



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	James Lochhead
Organisation/ Community Council	Lochhead Consultancy
Building No./Name	Millhole Farm
Address	Murthly
Town/City	Perth
Postcode	PH1 4LG
Telephone	01738 710053
Mobile	
Email	james@lochheadconsultancy.co.uk

2. Lead Developers Details (if any)

Name	Various (part of Almond Valley Vill
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Guthrie Fenton	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☐ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Ruthvenfield adjacent to
proposed new link road. See plan.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use and currently designated for employment uses. However, promotion and ultimate construction of the new link road by the Council will sever the current employment uses designation. The new link road will then form a logical division between employment uses to the east of the road and residential uses to the west as part of the larger housing designation known as Almond Valley Village.

What land use would you like the site considered for?

Residential.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

Incorporating this land within the current designation of Almond Valley is a sensible approach in view of the proposed alignment of the new link road. Almond Valley has long been acknowledged as a sustainable location for the future growth of Perth. Master planning and designing a sense of place will ensure the objectives of the Community Plan are met.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The scale of the enlarged Almond Valley Village offers the opportunity to support a viable new community with associated facilities. The Council now has in place Supplementary Planning Guidance regarding Developers Contributions covering both education and transportation levies. This will allow Almond Valley to proceed, within the context of an overall master plan, with each element of the allocation making an appropriate contribution.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes, as part of the larger designation of Almond Valley Village.

11. If the proposal will result in a loss of employment land, please give further details.

As detailed above the proposed new link road will form the 'natural' division between the extension of Inveralmond Industrial Estate and Almond Valley Village. No new access points onto the new link road are permitted thereby making access from the west the only option.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Yes. The proposal will support the delivery of the Strategic Development Area known as West/North West Perth as contained in TAYplan.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Extending Almond Valley to include the potential for a further 120 houses will enhance the deliverability of this strategic designation. Furthermore, in light of the route of the proposed new link road, no other sensible uses are apparent.

14. Is the proposed site within or next to an existing settlement area?

☐ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☐ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

N/A

19. Will development of this site re-use existing buildings?

No.

20. Explain the compatibility of the proposal with neighbouring uses.

As discussed above, the route of the proposed new link road represents a clear division between employment uses to the east and residential uses to the west. No other uses other than residential is apparent.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The surrounding uses are residential in nature.

22. How does the site's location promote the use of sustainable transport?

The proposal would form part of the existing Almond Valley designation, long viewed as the most appropriate and sustainable location for the expansion of Perth.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

No. However, the Pilkington Trust have undertaken extensive work on this matter in association with their Pre-Application Notice (PAN) which included the proposed site within the red line boundary. References - 14/00011/PAN and 14/01961/SCOP.

26. Explain how the site relates to existing road and rail networks.

The proposal is on the edge of Perth and recognised as an appropriate direction for growth in the Strategic Development Plan. The strategic case for the expansion of this area has been made and approved by Scottish Ministers. The detail of the location of specific uses now requires to take account of the route of the proposed new link road as promoted by the Council. This dictates that an employment use designation is no longer appropriate and that residential use is the only sensible alternative.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The Strategic Development Plan has already established this area as a Strategic Development Area and any specific issues can now be addressed through the development management process which is being progressed through the submission of a PAN and scoping exercise (see references above).

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no constraints known to affect the site as has been shown through the submission of previous applications for the site over the past few years. A further application will be made this year which will confirm this position.

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

No adverse affects as reflected in previous allocations (both residential and industrial) and two formal applications for housing.

30. How will the development contribute to the green network?

Clearly, this will form part of the master planning approach adopted by the Pilkington Trust and other landowners

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☐ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not to the best of my knowledge.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not to the best of my knowledge.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

The site forms a natural and obvious extension to the Almond Valley Village allocation for the reasons stated above. My client is fully committed to the delivery of the proposal along with the consortium of landowners with the Pilkington Trust taking the lead in association with the Stewart Milne Group.

34. When is the development proposed to take place on the site?

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

As stated above a Pre-Application Notice, including the proposed site, was served in 2014 and the Council responded to a Scoping Request, also in 2014. The intention is to submit a formal planning application this year. A lead developer is in place.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

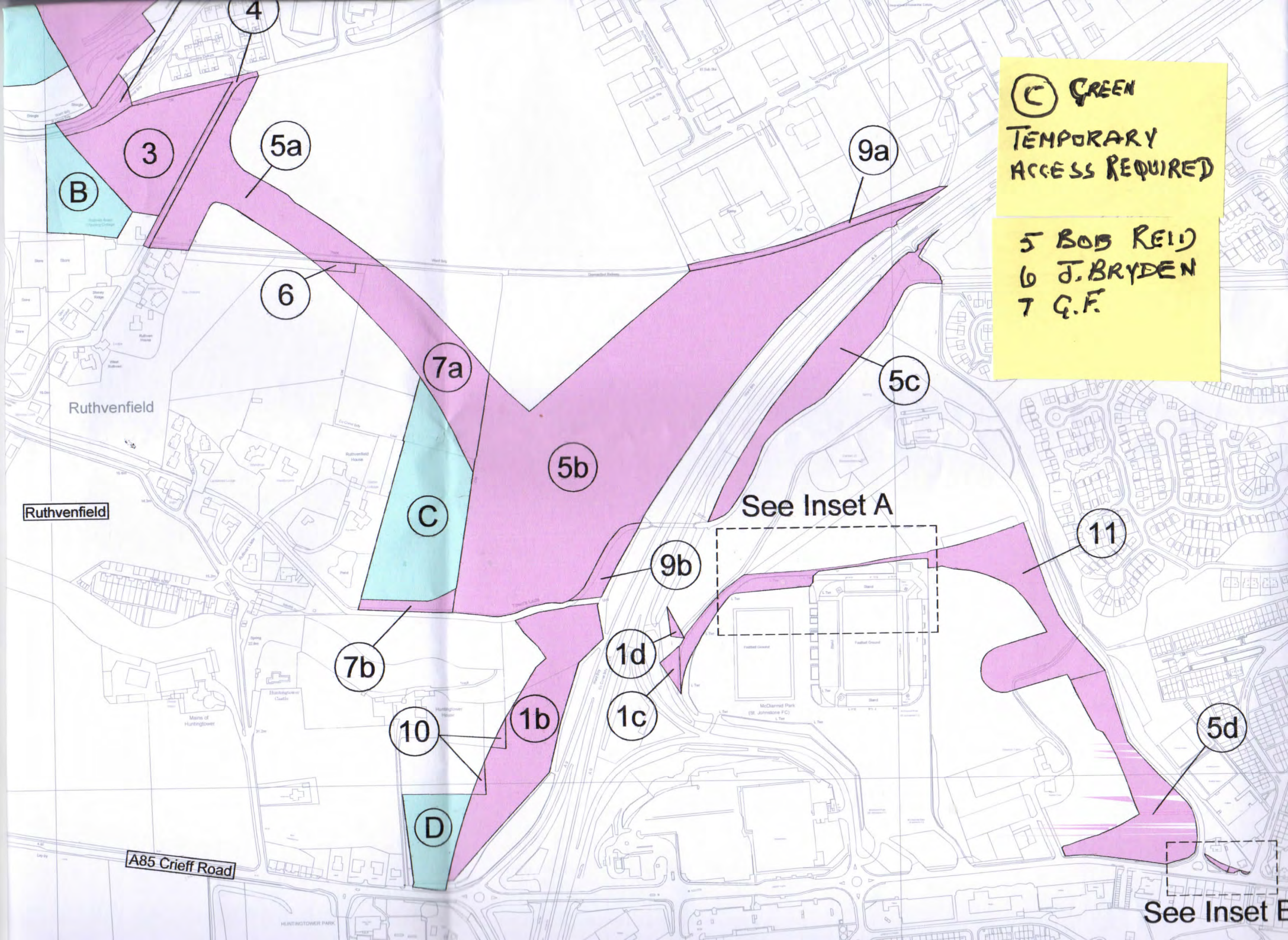
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



(C) GREEN
TEMPORARY
ACCESS REQUIRED

5 BOB REID
6 J. BRYDEN
7 G.F.

Ruthvenfield

A85 Crieff Road

See Inset A

See Inset B

Abernethy and District Community Council

Local Development Plan Team
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

c/o Secretary



Tel - 01738 850580

Email – abernethycommunitycouncil@pkc.gov.uk

2nd March 2015

Dear Team

The committee thank you for this opportunity to participate in the formation of New Development Plan for Perth & Kinross – Preparation of Main Issues Report.

There follows the observations of the committee in relation to the above.

Abernethy and Aberargie Villages

Abernethy village and surrounds has been the subject of substantial development in recent years, in particular two major housing developments, with a more recent extension of 11 dwelling houses to one (Land at Provost Main Caravan Park for A&J Stephen builder). At present there are a number of approved and pending housing developments in the area at Jamesfield Farm, KY14 6EW, and Aytoun Farm Aberargie PH2 9NE. There are also a number of individual single developments approved / pending.

It is felt that it should be noted that there are shortfalls in the infrastructure of the villages.

Abernethy primary school although only recently extended through necessity to accommodate the recent expansion to the village is presently nearing capacity and there are concerns that further development can only result in a situation of families being unable to school their children together in the local school.

The local doctors surgery now operates on reduced hours and there is no longer a dental service in the village.

The shortage of local employment and the poor unreliable local bus service is encouraging commuting and as a result the main road through the village has become very busy at certain times of the day. It is feared that further housing development with no local employment can only exacerbate these issues and create ‘a dormitory’ village scenario with no real identity of place.

There was reasonably sufficient green space in Abernethy prior to recent developments. However due to the fairly high density and minimal provision of open space in these developments the character of the village has been changed considerably.

It is felt there is adequate opportunity for infill sites and house extension for some time and the villages requires time now to integrate with the recent and pending developments.

The committee also feel that the Local Development Plan should complement the ethos of the Tayplan in that main housing development should be focused around Cities, Towns and Major Villages nearer to employment sources and facilities

Given the above, the committee are of the opinion that boundary alterations to accommodate open space and employment opportunities, could be of benefit to the villages and would possibly be acceptable; however it is felt there is no justifiable requirement to alter the present village boundaries to accommodate and identify a housing supply site.

Binn Farm Area

The present Binn Farm Area operations have proven problematic with numerous issues for the local communities and the environment since their concept (SEPA records will verify) and while many of these issues have eventually after many years been resolved the Committee have yet to see as recommended by the Scottish Government Reporter and included in the present adopted Local Development Plan a Master plan or guidance for this site at Binn.

Extract from present Plan.

5.9.1 Binn Farm lies approximately 4 miles to the south of Abernethy. The extent of existing planning consents is shown below and all are identified for waste management uses.

Note: A masterplan will be developed by way of Supplementary Guidance which at a minimum will:

- justify the site boundaries
- identify the uses to be accommodated on the site and the processes and technologies to be accommodated
- identify the impacts on the environment and any appropriate mitigation necessary
- hours of working
- address the array of consequential traffic matters and explain how these will be dealt with.

Wind Turbines

While at present there is supplementary guidance for wind farms the committee are concerned and feel additional guidance or Policy is required. At present a very large single Turbine has had planning approval at Jamesfield Farm next to the Village of Abernethy. The concerns are - this is a low lying area on the edge of the flood plan for the Tay and Earn estuary. The turbine will be a prominent feature in the area visible from many view- points, major roads and rail routes. While this may be deemed acceptable the problem will arise should further land owners along the valley and estuary feel they also wish to install one large turbine resulting in haphazard sporadic development which would severely take away from the character and amenity of the area as a whole.

Solar PV Projects

The committee have been made aware that a developer is looking to pursue such a project in this area. At present there is no guidance or Policy in the Local Development Plan to assist in preparing, determining or making representation to such a proposal. The committee feel a Policy or guidance would benefit all involved and should be included in the Development Plan.

Parking

Inconsiderate and lack of Parking are a continual issue on our agenda; any consideration in Council Policy or Guidance that would assist with this issue would be greatly appreciated.

The committee trust the above comments will be given due consideration.

Yours sincerely

Ann Sangster

For and on behalf of Abernethy & District Community Council

Mrs. A. Sangster
Secretary/ Contact



Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

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For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	James Lochhead
Organisation/ Community Council	Lochhead Consultancy
Building No./Name	Millhole Farm
Address	Murthly
Town/City	Perth
Postcode	PH1 4LG
Telephone	01738 710053
Mobile	0788 036 1877
Email	james@lochheadconsultancy.co.uk

2. Lead Developers Details (if any)

Name	Muir Homes
Organisation	
Building No./Name	Muir House
Address	Belleknowes Industrial Estate
Town/ City	Inverkeithing
Postcode	KY11 1HY
Telephone	01383 416196
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Mr D Cooper	Postcode	
organisation		Telephone	
Building No./Name	c/o Muir Homes	Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Newburgh Road South, Abernethy
(See attached plan)

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural.

What land use would you like the site considered for?

Residential development.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The proposal is for a small scale extension of Abernethy for some 50 houses which will help sustain and enhance the current services and facilities in the village. Examining Abernethy as a whole, there are very limited opportunities for growth to due landscape character, flood risk and ownership restrictions as evidenced by the Examination of the current Local Development Plan. The proposed site is the only logical area which can accommodate a limited expansion of the village. The limited scale of the proposed development would not prejudice the delivery of strategic housing allocations within the Perth Core Area. The position of the Council (as evidenced by their submission to the previous Examination) is that the site is "a logical extension to the settlement and creates a solid settlement boundary around it. Its development will also contribute to improving the gateway entrance to the settlement from the east." I agree with this assessment.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Through a masterplan approach there is an opportunity to provide a gateway improvement to the settlement from the east and create an attractive southern village boundary. There is also the ability to contribute to the core path network.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes, through the construction of 50 houses.

11. If the proposal will result in a loss of employment land, please give further details.

No

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The Perth Area Housing Market Area continues to rely on large housing allocations in a limited number of locations. This proposal will enhance the entrance to Abernethy and provide a small but important contribution to the actual housing supply on the ground and not simply add 50 houses to the notional supply. Muir Homes have a clear track record of delivering houses in the settlement.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

None. However, the Council previously supported the allocation of this site in the Proposed Local Development Plan. The Reporter who undertook an Examination of the Plan took a particularly strict interpretation of TAYplan Policy 5. The question is 'would a site for 50 houses in a settlement of some 1,500 people prejudice the delivery of any of the Strategic Development Areas? The answer is clearly no.

19. Will development of this site re-use existing buildings?

No

20. Explain the compatibility of the proposal with neighbouring uses.

The site adjoins housing to the west and north and is therefore fully compatible with neighbouring uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

As outlined above the proposal will improve the gateway entrance to the village and create a solid settlement boundary around it. The development will not exceed the 50 metre contour line that defines the extent of the village in this location.

22. How does the site's location promote the use of sustainable transport?

Abernethy is well served by public transport links to Perth and Fife.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Not at this stage. However the relevant utility providers did not raise an objection to the identification of this site in the previous Proposed Plan.

26. Explain how the site relates to existing road and rail networks.

The site adjoins Newburgh Road at the entrance to the village.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity issues to be overcome as previously stated by the Council.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known technical constraints.

29. Please explain what effect the proposal will have on the landscape character of the area.

The proposed site was previously considered acceptable in landscape terms and offers the opportunity to enhance the gateway entrance to the village.

30. How will the development contribute to the green network?

There is the opportunity to contribute to the Core Path Network. This was a previous requirement contained within the Proposed Plan.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

The site is under the control of Muir Homes.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is under option to purchase by Muir Homes who have a proven track record of delivering quality housing in Abernethy.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

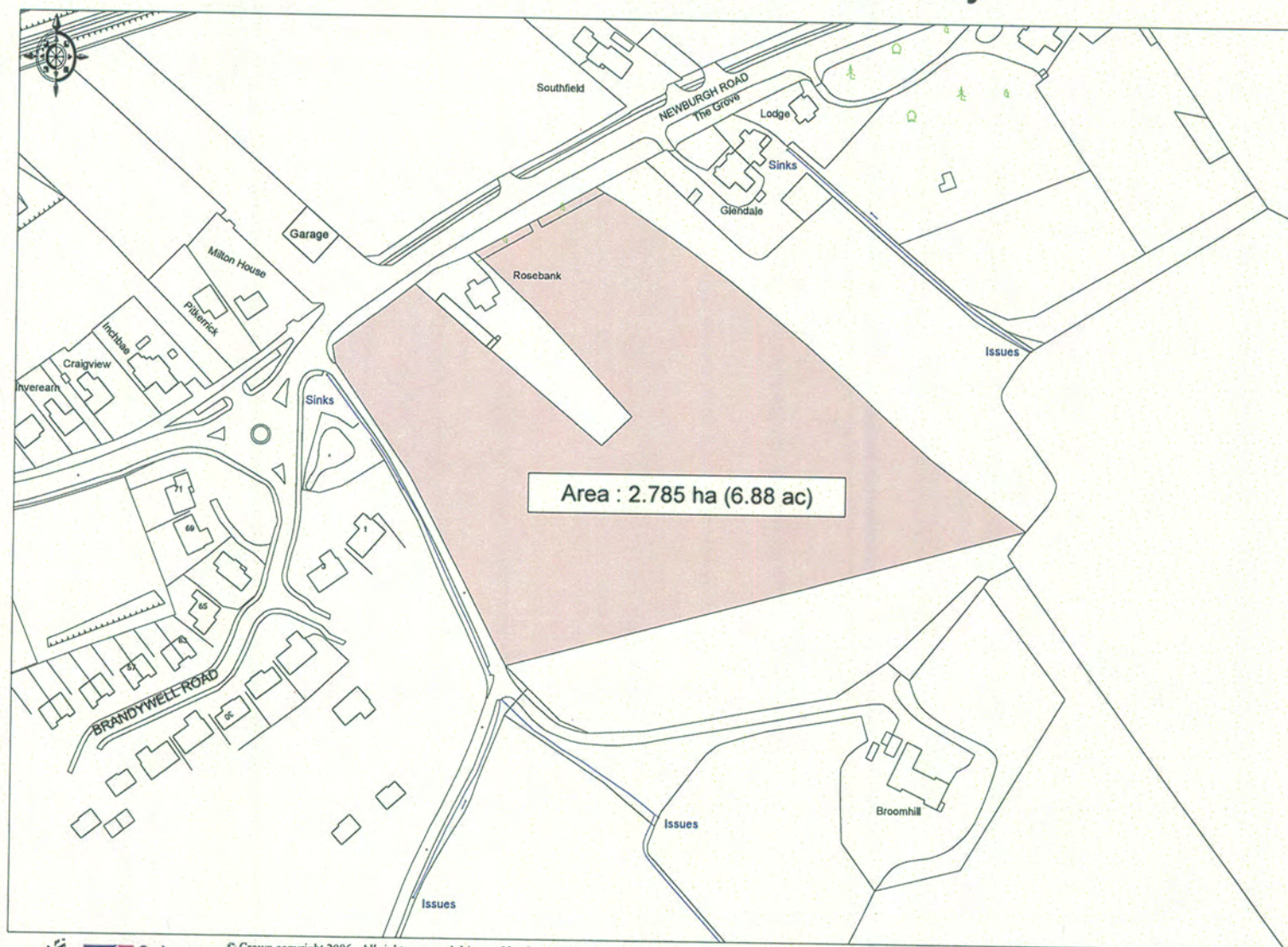
Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

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Perth and Kinross Council
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Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

Land, Gattaway Farm, Abernethy



Ordnance Survey

© Crown copyright 2006. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:2500

Drawing Number : A.22,921
O.S. Ref : NO 1916
Date : 13/3/2006

BIDWELLS

Telephone : 01738 630666
www.bidwells.co.uk



Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	John Wright
Organisation/ Community Council	Strutt & Parker
Building No./Name	5
Address	St John Street
Town/City	Perth
Postcode	PH1 5SP
Telephone	07138 567 892
Mobile	
Email	john.wright@struttandparker.co

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	A Ritchie & Son	Postcode	
organisation		Telephone	
Building No./Name	C/O Agent	Mobile	
Address	C/O Agent	Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land South of A85,
Huntingtower,
Perth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Currently in agricultural use, within the settlement boundary and allocated for residential led mixed use development.

What land use would you like the site considered for?

Continue to be considered for housing led mixed use development.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

A primary school may be required on this site which would give every child the best start in life, and if not delivered on site, this development would contribute towards its delivery.

The development comprises housing led mixed use development which will provide for housing need to be met in a sustainable location along with economic development and sustainable transport opportunities.

As part of the development, the core path network will be extended through the site providing and enhancing access to the wider countryside and footpath/cycle network. It is possible that the increased population in this area supports new employment opportunities (such as the supermarket). The principles of "safe by design" will be applied in the masterplan process.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The proposal will support existing and new businesses in the locality, improve public access and deliver useable public open space. If the Park & Ride is deemed to be feasible then there would be improved access to public transport in the locality. Other ideas may be brought forward through the community consultation to be undertaken.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes.

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Helping to meet the significant population growth anticipated for Perth, as well as delivering economic development opportunities, and potentially a Park & Ride facility providing more sustainable travel options for those traveling in to Perth from the development and further west.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

This is an allocated site and efforts are being made to facilitate delivery in line with the completion of the A9/A85 junction improvements.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

Further assessments will be undertaken in preparing the masterplan, but an initial assessment has been undertaken by the Council in allocating the site that development will not have a significant adverse impact.

18. Provide details of any known previous development of the site.

N/A

19. Will development of this site re-use existing buildings?

No this is a greenfield development opportunity.

20. Explain the compatibility of the proposal with neighbouring uses.

Neighbouring uses are either a potential supermarket (or other employment uses), countryside and housing. We do not expect there to be any conflict between these uses and those proposed.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

This will be established through the masterplan process, but we do not expect there to be any erosion of the existing character of the surrounding area as a result.

22. How does the site's location promote the use of sustainable transport?

The proposal currently under consideration incorporates a Park & Ride facility which would provide both residents and commuters from the west with a sustainable travel option in to Perth. With a potential supermarket and other retail/employment opportunities forming part of the development and on the adjacent site, we would expect the need to travel for day to day purposes would be limited.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

This will be addressed in more detail in the masterplan.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☐ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

We expect connections to be available within the A85 to the WWTW but have not yet confirmed this. Other services are either present on site, or adjacent to the site. Further discussions with utility providers will be undertaken shortly.

26. Explain how the site relates to existing road and rail networks.

Rail connections are available within Perth, frontage access to A85, and there is soon to be improved access to the A9.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

These will be investigated in more detail as part of the Transport Assessment process.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

These have been considered as part of the process in allocating the site for development and deemed to be acceptable. Further investigations are about to commence.

29. Please explain what effect the proposal will have on the landscape character of the area.

N/A

30. How will the development contribute to the green network?

This will be dealt with through the masterplan process, but we would have expected there to be enhancements to the core path network, as well as new native species planting and public open space provided within the development.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☒ Yes ☐ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km from the River Almond which is identified as a Special Area of Conservation. We would not expect this development to have an effect on this feature, but this will be investigated in more detail as part of the masterplan process.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The development is not expected to impact on any of these features, but further investigations will be undertaken as part of the masterplan process.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner. | <input checked="" type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

The two landowners have an agreement in place which provides for this development being brought forward within the timeframes anticipated.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The landowners are taking steps to make the land available for development. There are at present no known constraints to development happening once the A9/A85 junction improvements are completed as indicated in the Local Development Plan.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

John Wright

Date:

12.03.15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

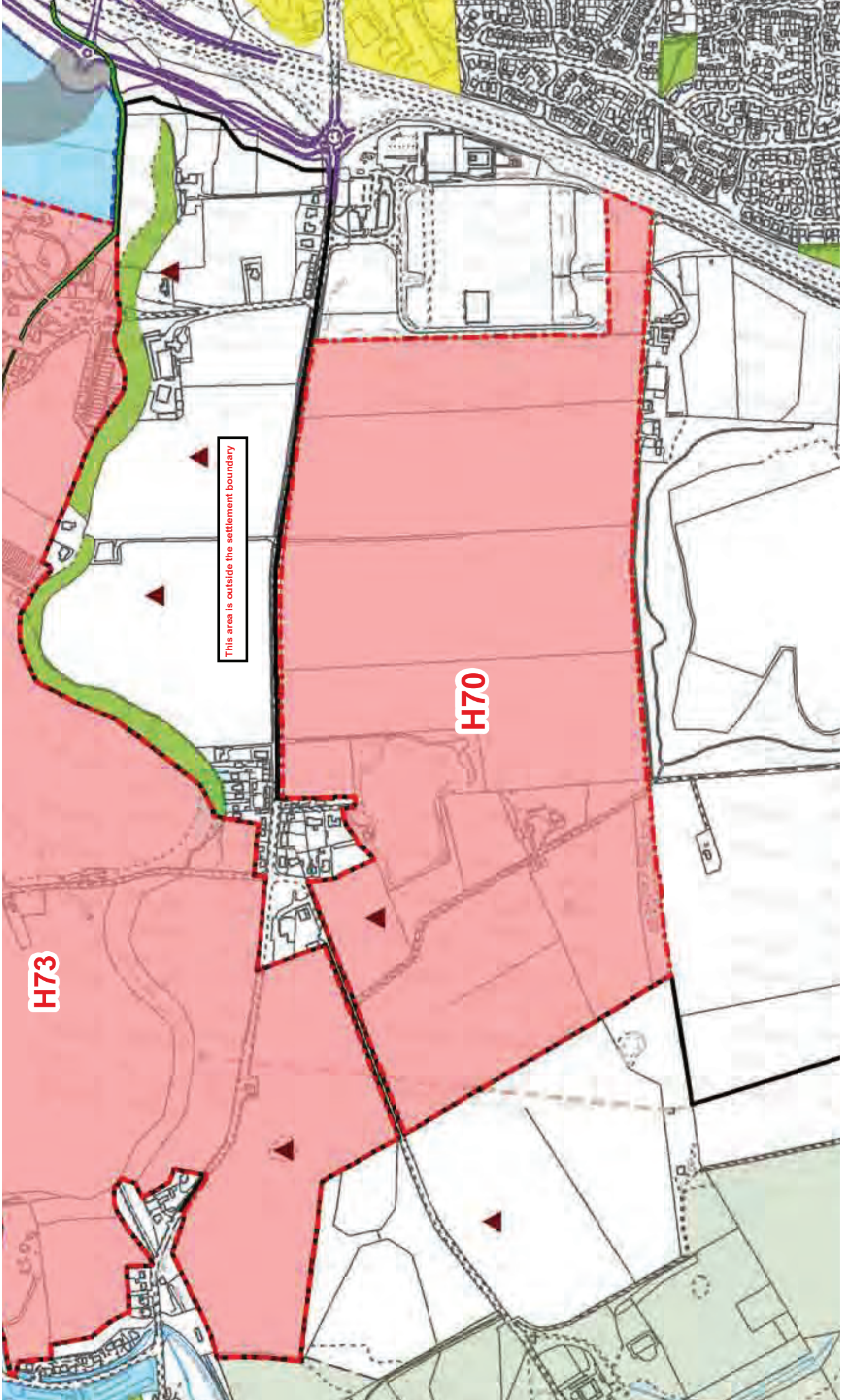
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



H73

H70

This area is outside the settlement boundary



Perth and Kinross Local Development Plan

71

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Malcolm Smith
Organisation/ Community Council	TMS Planning Services Ltd
Building No./Name	Balclune
Address	32 Clune Road
Town/City	Gowkhall
Postcode	KY12 9NZ
Telephone	01383853066
Mobile	07723320517
Email	tmsplanning@tiscali.co.uk

2. Lead Developers Details (if any)

Name	David Scobbie
Organisation	Muir Homes Limited
Building No./Name	Muir House
Address	Bellknowes Industrial Estate
Town/ City	Inverkeithing
Postcode	
Telephone	01383416191
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Philip and Joanne Sloan	Postcode	KY11 1HY
organisation		Telephone	
Building No./Name		Mobile	
Address	c/o TMS Planning	Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to the North of Strathview Place,
METHVEN
PH1 3PP

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Grazing land with woodland to the north

What land use would you like the site considered for?

The substantive area of the site (2.9 hectares) is proposed for residential development with the woodland to the north (shown green on the attached site plan) to be provided as a community woodland linking with the woodland to the west and to the Green Network around the Methven Burn (further to the north)

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The development site lies at the edge of a settlement within the defined Perth Core area. Methven contains a wide range of local facilities and is accessible, by sustainable transport, to Perth and the range of facilities offered in the City and beyond. The site is also well located for a range of formal and informal leisure facilities/pursuits, a position that would be enhanced by the community woodland proposals. Development of the site would make a direct contribution to the local economy, including potential for local employment (apprenticeships), provide for a range of homes to meet identified needs, including affordable housing and special needs housing as appropriate, and represent a safe, logical and sustainable extension to Methven.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The development would help provide for the range of housing, including affordable housing, required to meet local needs. In addition, the development would deliver enhanced access to the woodland area (through the site) and green corridor to the north for recreational use. The woodland area would be enhanced in order to facilitate enhanced public access provision following which it could be gifted to a local community trust or Perth and Kinross Council as appropriate.

10. Will the proposal create any permanent employment within Perth and Kinross?

As with most projects of this nature, temporary employment may arise during the construction phase which may lead to full time permanent positions within the construction and related industries. It is estimated that for each new house built this can create 2 full time jobs (some estimates are higher). In addition, the spending and needs of the resident community can translate into employment in a range of sectors. In short, the development would likely provide for additional permanent employment within the Perth and Kinross Council area.

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Significant land allocations are contained within the adopted Local Development Plan but this is not delivering the required completion levels and there is a strong case to suggest that this position will remain over an extended period as the large scale allocations take a period of time to become effective. To support completions and to meet identified housing need it is clearly beneficial to allow for a range of smaller effective sites within the Perth Core Area to progress. The site is modest in scale (circa 50 to 60 units), is under option to an established house builder Muir Homes Limited), and there are understood to be no infrastructure or other constraints impacting on its deliverability. The development would meet a proven need for both mainstream and affordable housing in an accessible location, with access to a range of facilities, within the Perth Core Area.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The site lies to the east of the area of land related to the Battle of Methven (AD 1306). The proposed site is sufficiently distant from this designated area and therefore is not considered to have any affect (positive or negative).

18. Provide details of any known previous development of the site.

None Known

19. Will development of this site re-use existing buildings?

no

20. Explain the compatibility of the proposal with neighbouring uses.

The surrounding area is residential in character with housing along the entire southern site boundary and bounding part of the west boundary. To the north is woodland with agricultural land to the east and west. The field is not part of a larger agricultural holding and is presently in limited use. The development would be fully compatible with the residential character of the area and represent a logical extension to the settlement. As part of the proposal a landscape edge will be formed on the east boundary both as an extension to the existing woodland and to mitigate any potential visual impact of the development from the public road to the east of the site.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

As outlined in the response to Question 20, the site represents a logical extension to the existing residential area/settlement boundary. The site is contained by development and a landscape framework, the latter being enhanced as part of the development proposal. Access to the site can be readily achieved from the public road network (Stathview Place) as would direct linkage to the woodland, the enhanced community woodland, to the north of the site (which forms part of the proposal). Earlier concern related to the perceived visibility of the development from the public road to the east of the site would be addressed by new strategic planting along the sites east boundary, this linking to the northern woodland area, and by the development design. Visibility of development, including new residential development, is not uncharacteristic on this approach to Methven in any event. With respect to the wider area, as can be seen from the overlay of the Methven LDP Map attached to this submission, the extension to the built up area proposed would not be out of keeping with the generally irregular settlement pattern/edge at present, neither would the development extend further north than the existing northern projection of Methven. The site would however be fully contained by the existing and proposed woodland belt and by its relationship to existing built development.

22. How does the site's location promote the use of sustainable transport?

The site is within walking/cycle distance of Main Street, Methven and the array of facilities and services available here. This also provides for ready access to a range of public transport services to Perth, Crieff and beyond. While there is no bus route directly serving the site the reasonable proximity of the Main Street and services allows for a range of non-car based trips by future residents.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site has a clear south facing aspect and is sheltered to some extent by surrounding development and landscape features. Solar gain for this development would be significant. Sections of the highest parts of the site (towards the north boundary) may be retained free of development, with the woodland extended, but this would be subject to further assessment. The structural woodland planting proposed for the east boundary would also reduce any potential wind exposure.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sewerage | <input checked="" type="checkbox"/> Electricity |
| <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Telecommunications/Digital | |

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Interrogation of Scottish Water's Asset Capacity Finder indicates both water and drainage capacity is presently available for the scale of development being proposed. No other network capacity details were available at the point of submission but in light of the scale of the development and initial investigations by the developer (and the normal approach to reinforce service provision where required as part of development), then capacity constraints related to gas, telecoms or electricity are not considered to be factors adversely affecting the delivery of this development. Further assessment/information can be provided where required.

26. Explain how the site relates to existing road and rail networks.

Access to the site would be taken directly from Strathview Place. This then links to all of the surrounding public roads. The closest rail station is in Perth, circa 6.5 miles from Methven.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No Known capacity constraints within Methven. It is understood that development of this site would be likely to require off-site contributions towards strategic transport infrastructure.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

An initial site survey has revealed no constraints to development related to site stability, contamination, flood risk, overhead lines, health and safety exclusion zones, infrastructure capacity, access, etc. Assessment of detailed ground conditions remains to be carried out but it is not expected that this will give rise to constraints. The site slope at the northern boundary of the site will need to be assessed in order to determine whether it is appropriate to develop on this part of the site (or sections of it) but this is not a constraint to the significant majority of the development site being promoted.

29. Please explain what effect the proposal will have on the landscape character of the area.

The site is generally well contained by built development to the south and by the woodland area to the north. The site, due largely to its relationship to existing built development, is not readily visible from within Methven even from immediately surrounding streets. The exception to this are views from a limited section of the public road lying to the east of the site from which sections of the site can be viewed (albeit no more so that other parts of the village including recent/on-going development and largely obliquely). To directly address any potential concerns, structural landscape planting is proposed along the entirety of the site's eastern boundary linking to the woodland to the north, as shown on the submitted site plan. This additional landscaping and careful site/development design would fully address any perceived impact on the landscape character of Methven and visual amenity issues related to the surrounding area.

30. How will the development contribute to the green network?

It is proposed to directly enhance the Green Network as an integral part of the development. Positive provision for access to the woodland to the north (from the site) will be provided along with any required management/maintenance of the woodland resource (circa 3 acres). This area links to other woodland and to the area around Methven Burn (and beyond) thereby providing enhanced public access to a significant area of woodland/countryside. This area has the potential to become a community resource (community woodland). The addition of additional woodland planting on the site's eastern boundary also strengthens the Green Network in addition to landscape enhancement.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The development site is considered to be fully effective within the LDP period (PAN 2/2010 Para 55 assessment) as: -

- The land is presently under option to Muir Homes. A willing seller and developer are therefore in place. In addition, Muir Homes has the required finance in place to fund this development;
- the site is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. There are no infrastructure issues/constraints or contamination issues affecting the site that would preclude its early development; and
- In terms of the scale and location of the site and its accessibility to the main road network, local services etc and public transport services, it is considered that the site would be readily marketable. The development should take 2-3 years from commencement to completion.

It can therefore, with confidence, be concluded that the subject site is fully effective and would be capable of development within the LDP period. Indeed, Muir Homes are confident that initial house completions would be deliverable within approximately a year of the site's LDP allocation.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☒ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

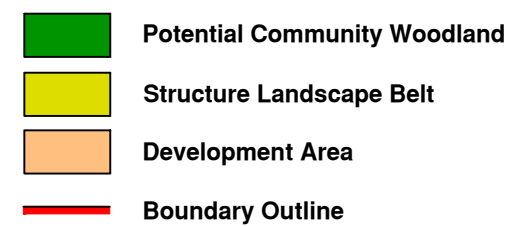
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

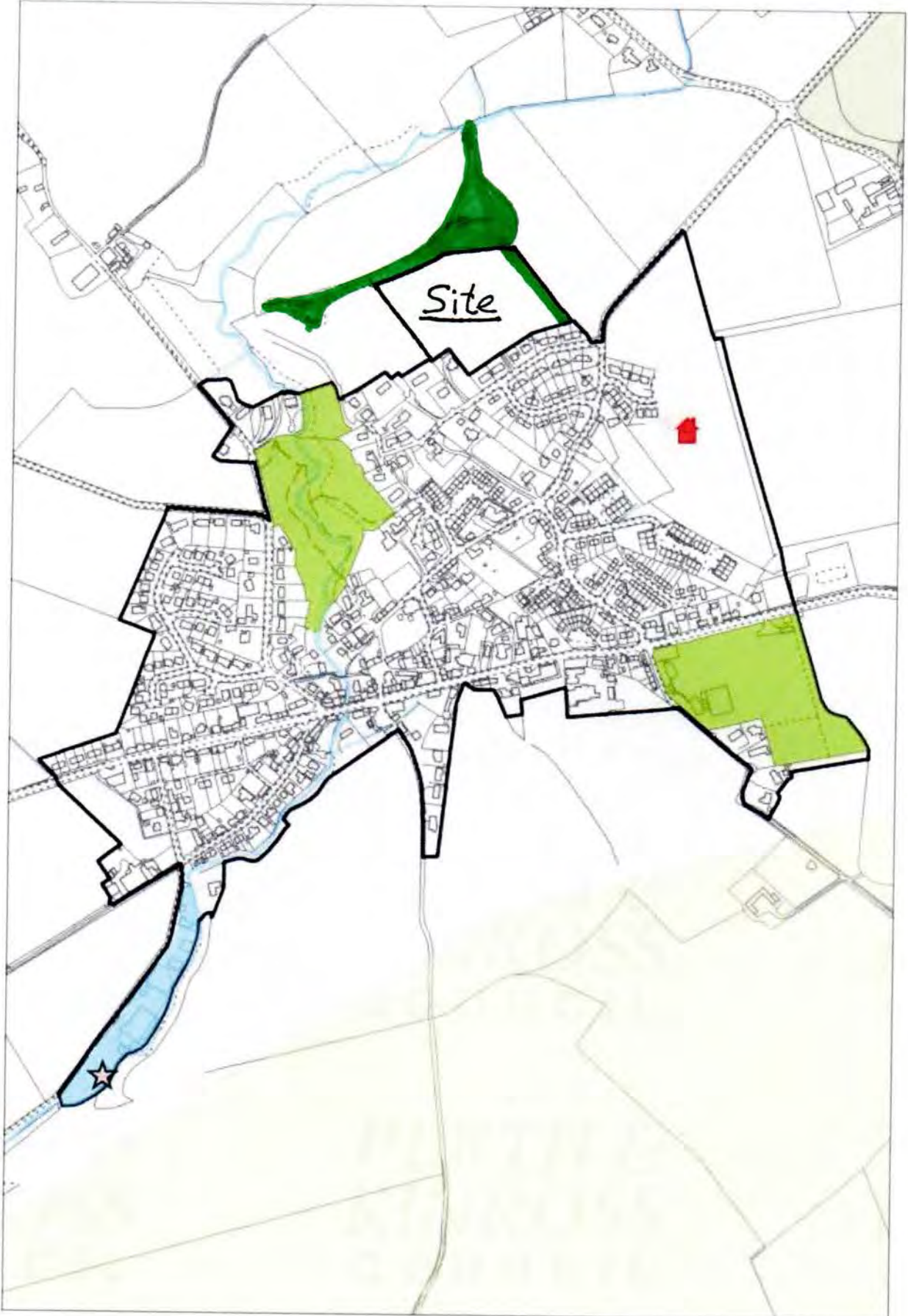


PROJECT METHVEN - SLOAN

DRAWN	GBR	DATE	Mar 15	SCALES			
VERIFIED	GBR	DATE	23.03.15	A1	1:1000	A2	—
VALIDATED		DATE		A3	1:2000	A4	—

DRAWING NO. 001	REVISION
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Methven



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↑ Scale:
1:7,500





Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	James Lochhead
Organisation/ Community Council	Lochhead Consultancy
Building No./Name	Millhole Farm
Address	Murthly
Town/City	Perth
Postcode	PH1 4LG
Telephone	01738 710053
Mobile	0788 036 1877
Email	james@lochheadconsultancy.co.uk

2. Lead Developers Details (if any)

Name	To be announced shortly
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Robert Reid Discretionary Trust and Robert G Reid	Postcode	
organisation		Telephone	
Building No./Name	c/o Lochhead Consultancy	Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Newton Farm,
Crieff Road,
Perth
PH1 2PE

Attached is a location plan which also indicates land within the site which is the subject of a Compulsory Purchase Order.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site forms part of a designated housing allocation in the adopted Local Development Plan (reference H71). The site comprises a range of agricultural buildings and associated land.

What land use would you like the site considered for?

The site is considered suitable for housing (approximately 120 to 140 units depending on the housing mix) and a food store (circa 2,000 to 2,500 square metres). The scale of the proposal takes account of land within the site which is subject to the Compulsory Purchase Order (see location plan).

These uses reflect both the existing adopted Local Development Plan and the recent Perth & Kinross Retail Study and City and Town Centre Review 2014 which confirmed capacity within Perth for further convenience floorspace. This site is considered the most appropriate location for such compatible uses.

Please see additional supporting statement submitted with this form.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The site is located within the settlement boundary of Perth, within an area which can be best described as 'mixed use' with a range of residential, retail and business uses firmly established. The site is well served by public transport and the proposed land uses represent a logical planning solution for this location. The proposal would provide a welcome addition to the housing land supply, for all tenures, within the boundaries of the city and extend the range and quality of retailing available to existing residents. The scale of the proposed retail provision would in no way affect the vitality and viability of established retailing centres within the city, indeed, it would compliment existing provision by extending choice in accordance with the Council commissioned 2014 Retail Study referred to above.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The proposed uses for the site would provide a welcome boost to both the housing supply, for all tenures, in this location of the city and convenience floorspace within walking distance of established residential areas.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes. Both through the construction phases for both uses and thereafter through the operation of the new food store.

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

In terms of housing, the site is already zoned for this purpose and is therefore already acknowledged as contributing to the established housing supply within the Perth Area Housing Market Area.

In terms of convenience floor space the proposed new food store reflects the findings of the 2014 Retail Study commissioned by the Council which provides the up to date context for the proposal.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

As stated above, the site is currently occupied by agricultural buildings and associated land.

19. Will development of this site re-use existing buildings?

No.

20. Explain the compatibility of the proposal with neighbouring uses.

The site is located within a 'mixed use' area of the city with direct access on to the Crieff Road. The uses proposed represent a logical and compatible use of the land reflecting both the adopted Local Development Plan and existing surrounding uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

As stated above, the proposed use of the site is both compatible and reflective of other uses along and fronting the Crieff Road.

22. How does the site's location promote the use of sustainable transport?

The site is well served by public transport as you would expect from a location within the city boundaries. The proposed food store would be within convenient walking distance of a significant residential catchment area. Overall, the proposed uses represent a sensible and obvious planning solution taking account of both existing planning policy and up to date retail assessments.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

All relevant services are readily available with no known constraints.

26. Explain how the site relates to existing road and rail networks.

The site fronts Crieff Road and Perth railway station is within walking distance.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

To the best of my knowledge, none.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The suitability of the site for residential use is already established within the adopted Local Development Plan. The proposal is to continue this allocation but with the addition of a food store, reflecting the findings and conclusions of the 2014 Retail Study.

29. Please explain what effect the proposal will have on the landscape character of the area.

As stated above, the site is located within the settlement boundary of the city and fully compatible with surrounding uses.

30. How will the development contribute to the green network?

The proposed uses can integrate and compliment any existing green networks through the development management process.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

The site is controlled by the Reid family.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is in the ownership of a willing seller with discussions on- going with potential developers/operators. Due to commercial considerations it is not possible to release this information at this time.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

Perth & Kinross Local Development Plan

Call for Sites

Newton Farm, Perth

Supporting Statement

This short statement should be read in conjunction with the completed 'Call for Sites Form'.

Background

The site forms part of a larger existing housing designation contained within the adopted Local Development Plan known as Newton Farm (Reference H71). The land fronting Crieff Road is in the ownership of the Reid family and extends to some 5.2 hectares. The remaining land is owned by St Johnstone Football Club. However, it is now apparent that the two landowners are working to different timescales with regard to the development of their respective land holdings. The Reid family wish to release their land for development now which does not reflect the timescale envisaged by the football club. As a consequence it is not possible to ensure an effective development site can be brought forward under the terms outlined in the existing Local Development Plan (i.e. Developer Requirements).

The Proposal

The sensible and pragmatic way forward is to progress the development of site H71 in two phases or to zone two separate sites. The first phase, fronting Crieff Road and in the ownership of the Reid family, should continue to be identified for housing (circa 120 to 140 houses) with the addition of a new foodstore, extending to some 2,000 to 2,500 square metres. The housing element clearly reflects the current Local Development Plan while the convenience store takes account of the very recent "Perth & Kinross Retail Study and City and Town Centre Review 2014" which identified capacity for further food store floor space in the city.

The proposed uses reflect the mixed use nature of this part of the city and would be completely compatible with surrounding uses. The new food store would be in walking distance of a large residential catchment area and be well served by public transport.

Conclusion

The Council quite rightly places considerable weight on ensuring effective and deliverable development opportunities. Up to date information is crucial in order to inform the preparation of the next generation of Local Development Plans and to sustain economic growth. Taking account of the up to date information in respect of Newton Farm leads to the conclusion that Site H71 should be either split into two sites or phased in such a way to reflect the intentions of the two landowners. Continuing to treat the existing allocation as a single entity will ultimately stifle development and discredit the development plan system. An application now can be looked upon favourably based on the provisions of the development plan (the site is zoned for housing) and material considerations based on the recent findings of the Council's Retail Study.

29 June 2009
09 06 26 PKC.doc

30 JUN 2009



Local Development Plan Team
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Alastair Wood

163 West George Street
Glasgow G2 2JJ

savills.com

Dear Sir/Madam

Perth Local Development Plan - Representation for land at Almondbank, Perthshire.

I am writing regarding land at Almondbank, Perthshire. We hereby ask that Perth and Kinross Council include these sites in the forthcoming Main Issues Report with a view to inclusion as a housing allocation in the Perth Local Development Plan.

Please find enclosed two map extracts showing the extent of the land requested for allocation.

Site 5 Upper – Figure 1 enclosed shows the red line boundary of this site. We ask that this site is identified in the Main Issues Report for housing. It has the capacity to accommodate approximately 40 units.

Site 5 Lower – Figure 2 enclosed shows the red line boundary of this site. We ask that this site is identified in the Main Issues Report for housing. This site has the capacity to accommodate approximately 40 units.

In line with the Scottish Government's carbon reduction targets, it is intended that the developed housing would conform to the highest environmental measures and incorporate the latest sustainable technologies.

Both sites are accessible via the existing settlement of Almondbank. There may be a requirement to upgrade the existing roadway and access into the site in order to accommodate development here. This is not an insurmountable issue and full details will be supplied to show how the two sites can be physically brought forward for development in a further submission to the Council when the Main Issues Report is published next year.

Current Planning Policy Context

The Perth Area Local Plan was adopted in 1996. The land identified on the enclosed map extracts is included in the landward area of the plan. This allocation has meant that all proposed development on the site has had to comply with rural planning policies.

To recognise the developed character of the land, the Draft Perth Area/Central Area Local Plan (published 2004) reallocated the land for employment uses within the settlement boundary of Almondbank. As this plan was abandoned before adoption the reallocation within the settlement boundary has never formally been recognised. For this reason we hereby request the identified land is included within the settlement boundary of Almondbank in the forthcoming Main Issues Report and subsequently the Perth Local Development Plan.

There are no current planning consents within the red line boundaries of the sites identified.



Justification

An alteration to the Perth and Kinross Structure Plan (approved 2003) is due to be submitted to Scottish Ministers for their consideration in July 2009. The alteration intends to update the section of the current Structure Plan which deals with population and households. As a result of increasing population growth and the trend towards smaller average household sizes, there is a significant need for new housing to be delivered by 2020. Based on a projection of 13% population growth between 2006 and 2020, the projected increase in households over this period is 18,000 which is significantly higher than that previously projected.

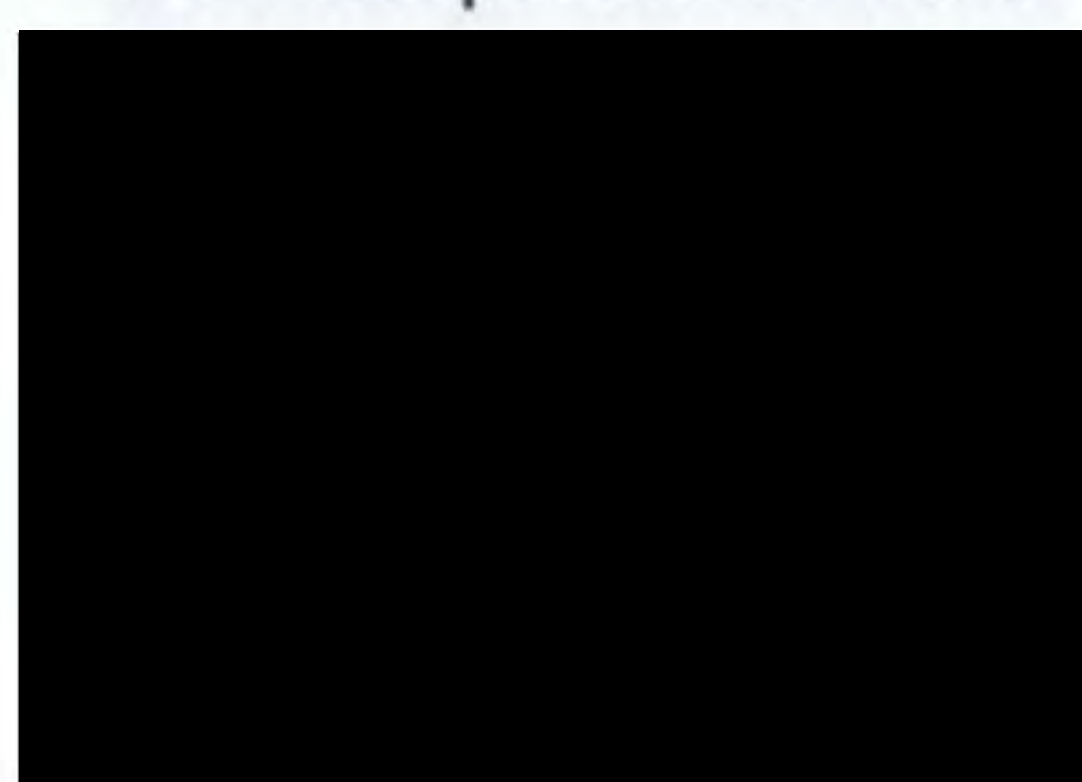
Within the Perth Core Area, of which Almondbank forms a part, there is a need for a further 4,840 homes. These homes will need to be delivered through additional housing allocations in future Local Development Plans. We believe that the two sites which are the subject of this representation, are well placed to contribute to this additional housing need.

Proposed Allocation

We hereby request that Perth and Kinross Council include the proposed sites within the settlement boundary of Almondbank for a potential residential development.

I look forward to receiving written confirmation of your receipt of this letter. I understand that at this stage Perth & Kinross Council is only requiring a short submission. Savills will submit further detailed information to justify the proposed allocations following the publication of the Main Issues Report (expected April 2010). If you have any queries regarding this representation please do not hesitate to contact me.

We hereby reserve the right to withdraw this representation at any stage of the preparation of the Perth Local Development Plan.



Alastair Wood
Director

Enc.

Figure 1

Almondbank Site 5 (Upper) – Potential Residential Development Site

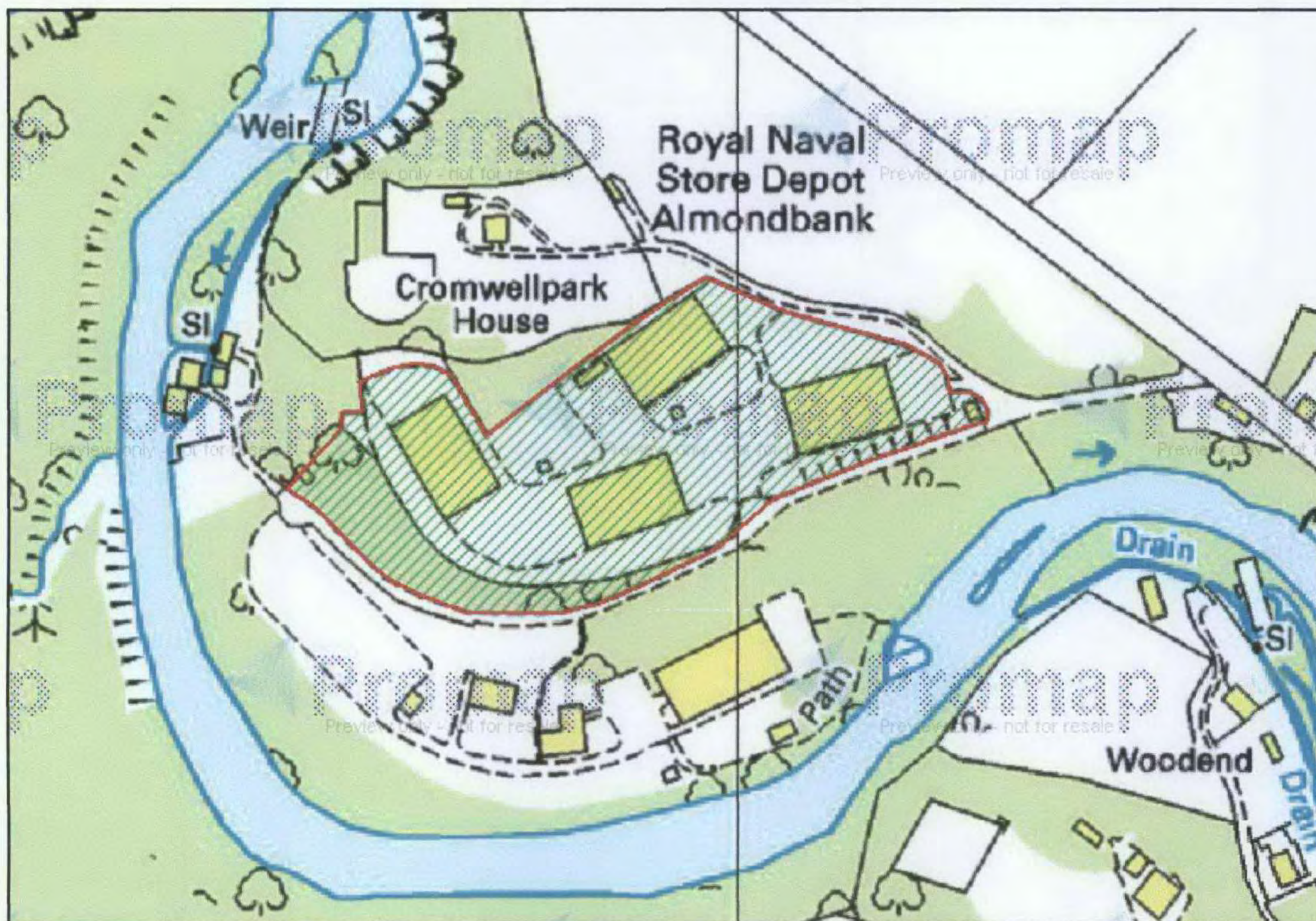
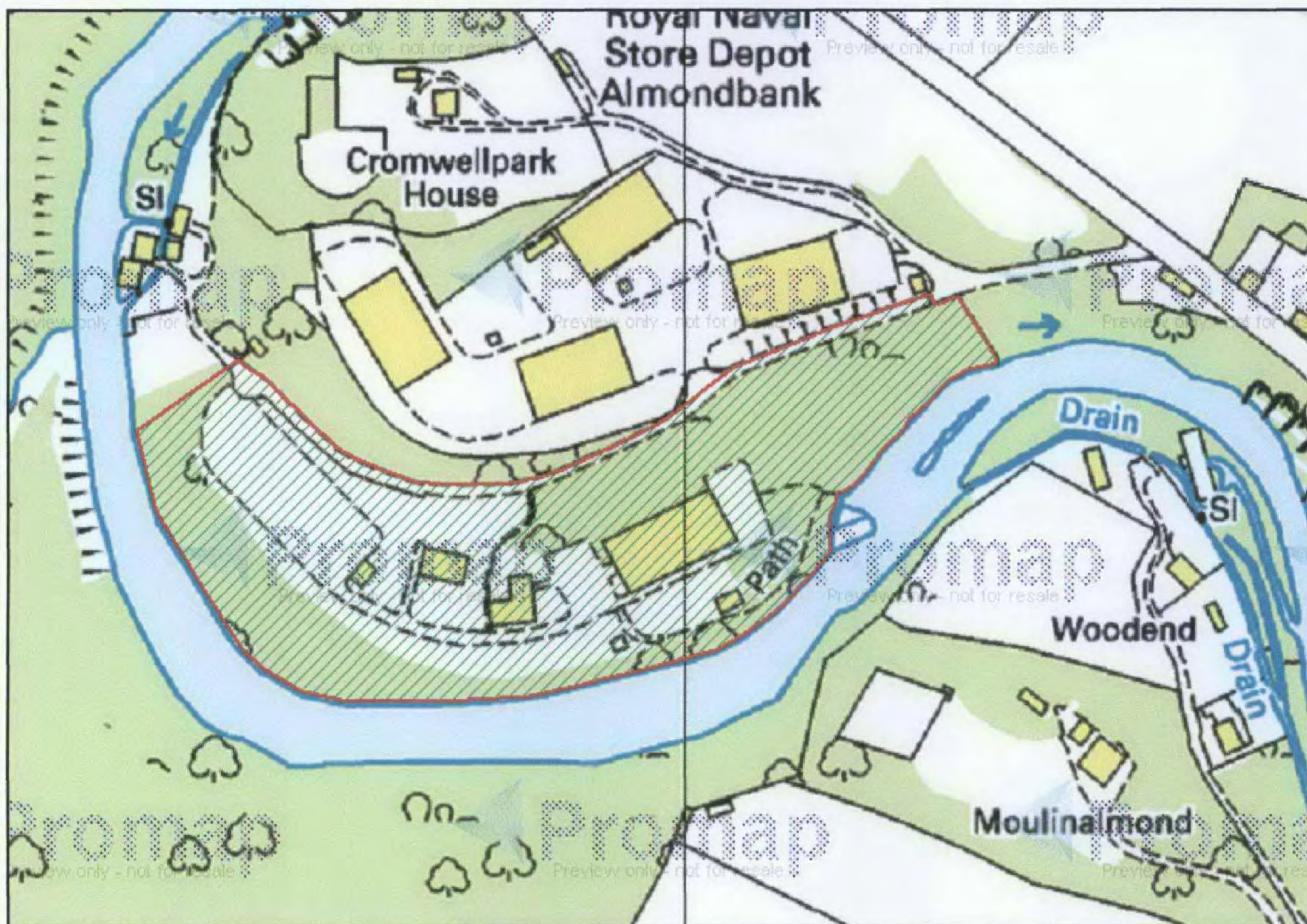


Figure 2

Almondbank Site 5 (Lower) – Potential Residential Development Site



29 June 2009
09 06 26 PKC.doc

30 JUN 2009



Local Development Plan Team
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Alastair Wood

163 West George Street
Glasgow G2 2JJ

savills.com

Dear Sir/Madam

Perth Local Development Plan - Representation for land at Almondbank, Perthshire.

I am writing regarding land at Almondbank, Perthshire. We hereby ask that Perth and Kinross Council include these sites in the forthcoming Main Issues Report with a view to inclusion as a housing allocation in the Perth Local Development Plan.

Please find enclosed two map extracts showing the extent of the land requested for allocation.

Site 5 Upper – Figure 1 enclosed shows the red line boundary of this site. We ask that this site is identified in the Main Issues Report for housing. It has the capacity to accommodate approximately 40 units.

Site 5 Lower – Figure 2 enclosed shows the red line boundary of this site. We ask that this site is identified in the Main Issues Report for housing. This site has the capacity to accommodate approximately 40 units.

In line with the Scottish Government's carbon reduction targets, it is intended that the developed housing would conform to the highest environmental measures and incorporate the latest sustainable technologies.

Both sites are accessible via the existing settlement of Almondbank. There may be a requirement to upgrade the existing roadway and access into the site in order to accommodate development here. This is not an insurmountable issue and full details will be supplied to show how the two sites can be physically brought forward for development in a further submission to the Council when the Main Issues Report is published next year.

Current Planning Policy Context

The Perth Area Local Plan was adopted in 1996. The land identified on the enclosed map extracts is included in the landward area of the plan. This allocation has meant that all proposed development on the site has had to comply with rural planning policies.

To recognise the developed character of the land, the Draft Perth Area/Central Area Local Plan (published 2004) reallocated the land for employment uses within the settlement boundary of Almondbank. As this plan was abandoned before adoption the reallocation within the settlement boundary has never formally been recognised. For this reason we hereby request the identified land is included within the settlement boundary of Almondbank in the forthcoming Main Issues Report and subsequently the Perth Local Development Plan.

There are no current planning consents within the red line boundaries of the sites identified.



Justification

An alteration to the Perth and Kinross Structure Plan (approved 2003) is due to be submitted to Scottish Ministers for their consideration in July 2009. The alteration intends to update the section of the current Structure Plan which deals with population and households. As a result of increasing population growth and the trend towards smaller average household sizes, there is a significant need for new housing to be delivered by 2020. Based on a projection of 13% population growth between 2006 and 2020, the projected increase in households over this period is 18,000 which is significantly higher than that previously projected.

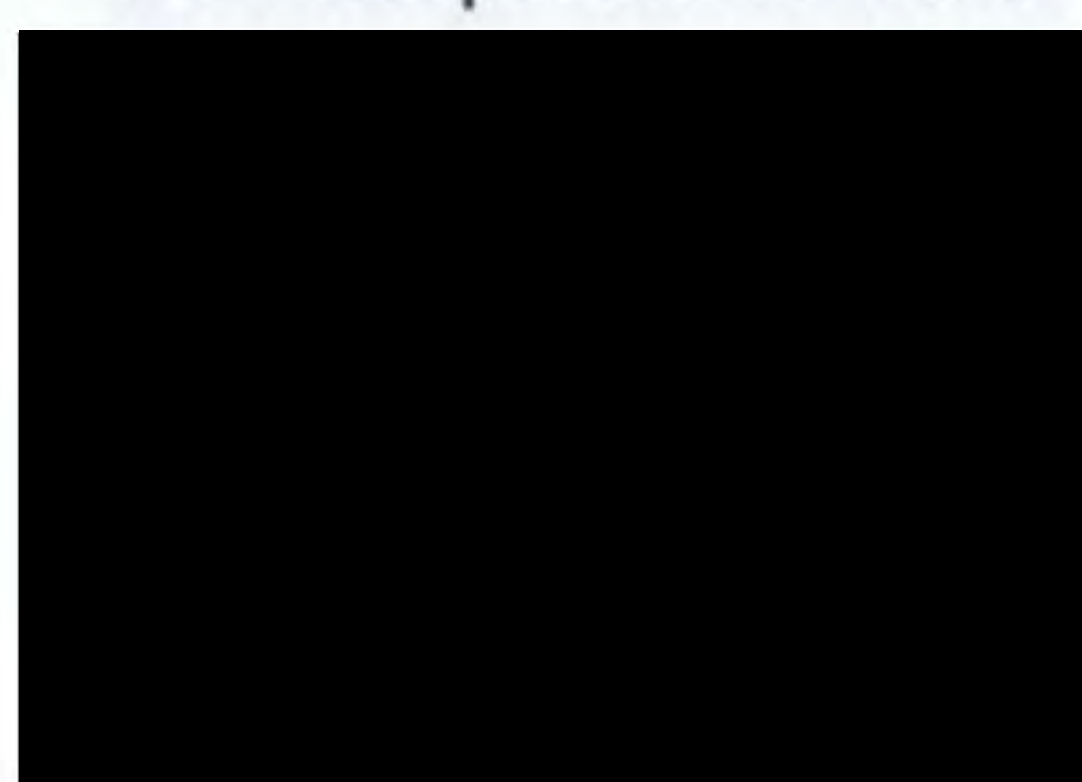
Within the Perth Core Area, of which Almondbank forms a part, there is a need for a further 4,840 homes. These homes will need to be delivered through additional housing allocations in future Local Development Plans. We believe that the two sites which are the subject of this representation, are well placed to contribute to this additional housing need.

Proposed Allocation

We hereby request that Perth and Kinross Council include the proposed sites within the settlement boundary of Almondbank for a potential residential development.

I look forward to receiving written confirmation of your receipt of this letter. I understand that at this stage Perth & Kinross Council is only requiring a short submission. Savills will submit further detailed information to justify the proposed allocations following the publication of the Main Issues Report (expected April 2010). If you have any queries regarding this representation please do not hesitate to contact me.

We hereby reserve the right to withdraw this representation at any stage of the preparation of the Perth Local Development Plan.



Alastair Wood
Director

Enc.

Figure 1

Almondbank Site 5 (Upper) – Potential Residential Development Site

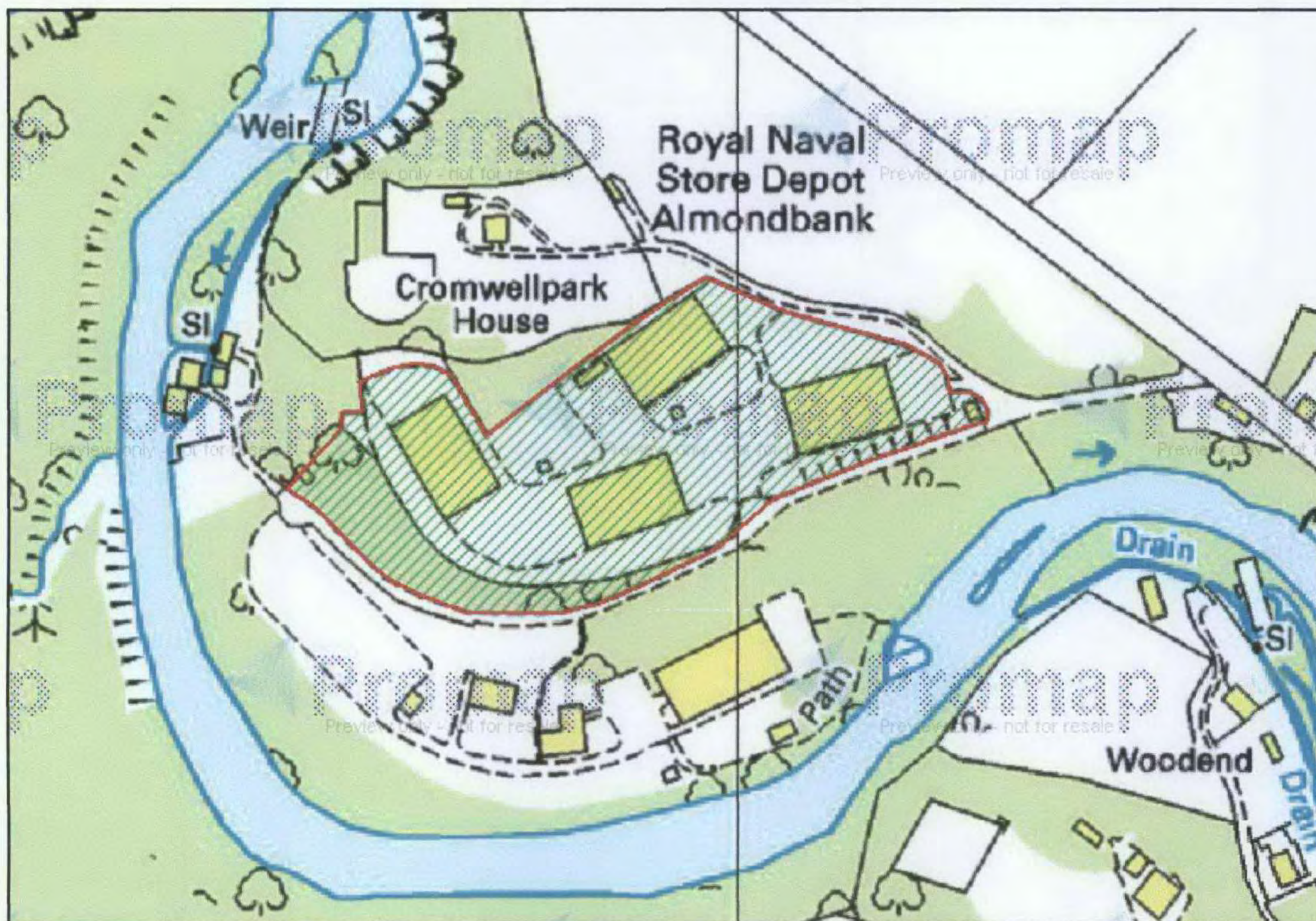
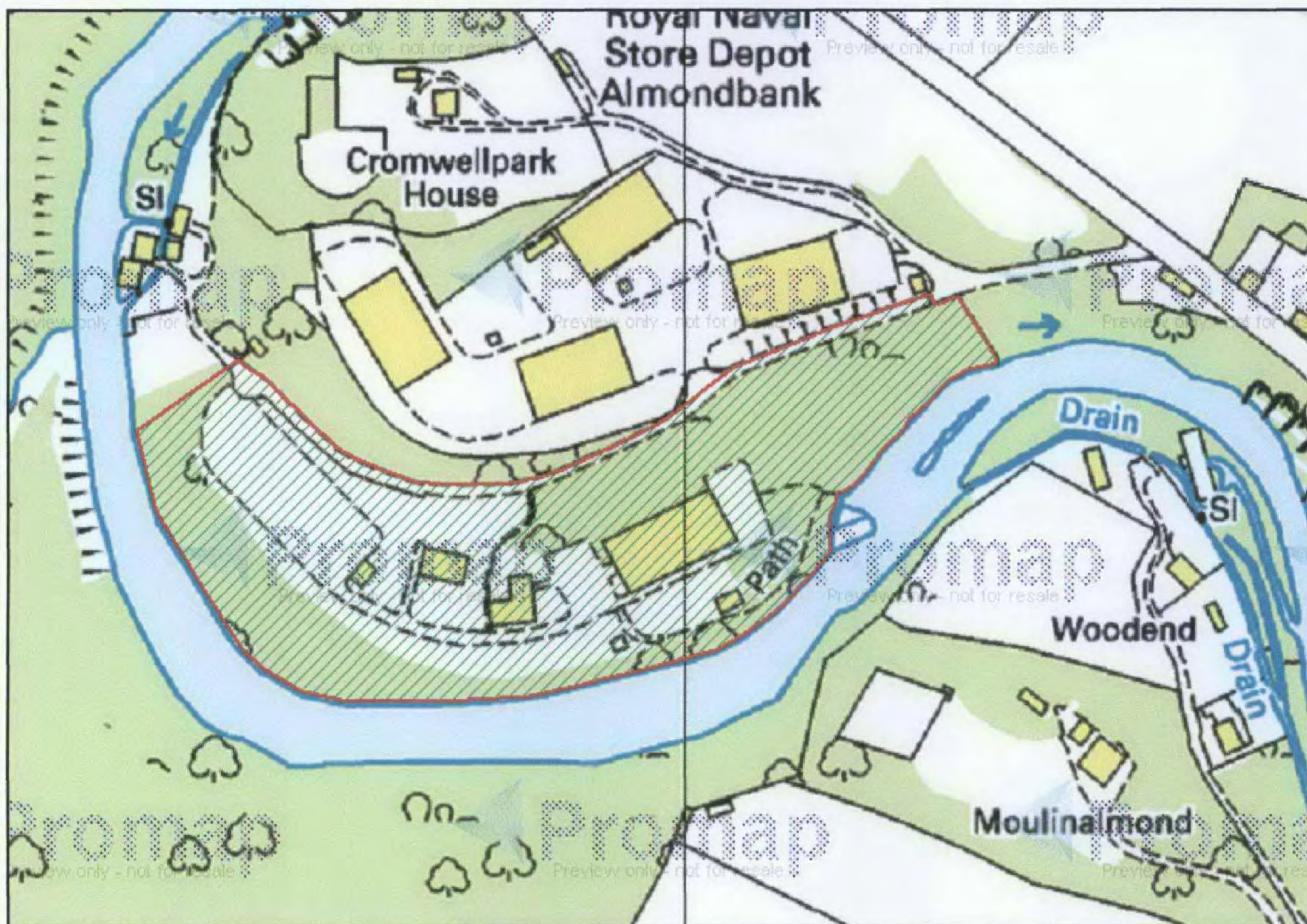


Figure 2

Almondbank Site 5 (Lower) – Potential Residential Development Site



Cromwellstore Partners

Cromwell Park House

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam,

I write as Co-Partner of Cromwellstore Partnership which owns Site 5 Lower, part of which is marked E6 Cromwell Park on Page 90 of the Local Development Plan (and Site 5 Upper).

We/Savills have sought to find end users for E6 without success and now ask that this site be classified for residential use because of an inability to find a suitable industrial user.

We would be happy to discuss its existing designation with you.

The WWII buildings are not in great shape and we think that both sites should be considered and classified for residential use.

I attach Savills' submission in 2009 for housing on Site 5 Upper and Site 5 Lower and ask that that be kept under consideration.

Yours

Hilary J.D. Mackenzie

Co-partner Cromwellstore

[REDACTED]



Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	James Lochhead
Organisation/ Community Council	Lochhead Consultancy
Building No./Name	Millhole Farm
Address	Murthly
Town/City	Perth
Postcode	PH1 4LG
Telephone	01738 710053
Mobile	0788 036 1877
Email	james@lochheadconsultancy.co

2. Lead Developers Details (if any)

Name	The Muir Group
Organisation	
Building No./Name	Muir House
Address	Belleknowes Industrial Estate
Town/ City	Inverkeithing
Postcode	KY11 1HY
Telephone	01383 416196
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name		Postcode	KY11 1HY
organisation	Hermiston Securities	Telephone	01383 416196
Building No./Name	Muir House	Mobile	
Address	Belleknowes Industrial Estate Inverkeithing	Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Perth West

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Currently designated as 'white land' in the adopted Local Development Plan and primarily in agricultural use.

What land use would you like the site considered for?

Housing led mixed use development. It is of note that the Reporter who undertook the Examination of the existing Local Development Plan concluded that Perth West should be "excluded from the green belt and included within the settlement boundary so as to preserve its development potential." As will be explained later in this submission, the work currently being undertaken by the landowners in association with the Scottish Government and Perth and Kinross Council justifies Perth West formally being identified and allocated as a housing site in the emerging new Local Development Plan.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The Council have acknowledged that Perth West represents a sustainable location for the future direction for growth for the city of Perth. Indeed, the Council have chosen Perth West to be the subject of a 'charrette' which will commence with a workshop session at the end of March 2015. This being funded by the Scottish Government, Perth and Kinross Council, the Muir Group and the John Dewar Lamberkin Trust . The aim is to ensure Perth West is developed in an attractive and successful fashion.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The scale of the proposal will provide for a range of new community facilities, enhance biodiversity, extend paths and cycle routes with links to Perth and the wider countryside and integrate the existing landscape framework into the development of the site.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes. The proposal is for a housing led but mixed use development.

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposal is a long term solution for housing supply for all tenures for Perth.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

N/A

19. Will development of this site re-use existing buildings?

There may be some limited opportunities in this respect but primarily the land is agricultural.

20. Explain the compatibility of the proposal with neighbouring uses.

There are no conflicts with any adjoining uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

As was apparent during the preparation of the existing Local Development Plan, including the Examination, development of Perth West did not raise any significant issues regarding landscape character. Indeed it is considered that the proposal will lead to an enhancement of the landscape and an increase in biodiversity.

22. How does the site's location promote the use of sustainable transport?

The proposal would enable the development to be connected to Perth's bus network. There would be a network of paths and cycle routes providing good active travel links to Perth, green corridors and the wider countryside.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Some initial discussions have taken place over the past few years. However, at this stage the focus is on the charrette process.

26. Explain how the site relates to existing road and rail networks.

The site adjoins the city and forms part of the settlement boundary of Perth and there is the opportunity to increase connectivity in this area.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Considerable amount of work has been done in this regard and the relevant studies are in the possession of the Council.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no overwhelming technical constraints affecting the successful development of Perth West.

29. Please explain what effect the proposal will have on the landscape character of the area.

The landscape assessment, already in the possession of the Council concluded that there was an opportunity to improve the landscape character of the area. No doubt the charrette process will add further knowledge to this issue.

30. How will the development contribute to the green network?

The proposal will provide a network of paths and cycle routes providing good active travel links to Perth, the green network and the wider countryside.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner. | <input checked="" type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

There two principal landowners, Hermiston Securities (part of the Muir Group) and the John Dewar Lamberkin Trust.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The suitability of the site was established through the process of preparing the existing Local Development Plan. The Council, the Scottish Government and the landowners would not have embarked upon the charrette process, with the associated costs and publicity, if there were any doubts over the effectiveness of the site.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

James Lochhead

Date:

26 March 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	J Sorrell
Organisation/ Community Council	Lambert Smith Hampton
Building No./Name	
Address	227 West George Street
Town/City	Glasgow
Postcode	G2 2ND
Telephone	0141 226 6777
Mobile	07774 639018
Email	jsorrell@lsh.co.uk

2. Lead Developers Details (if any)

Name	N/A
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Mr A McGregor	Postcode	KY11 8GG
organisation	Scottish Water	Telephone	
Building No./Name	Castle House	Mobile	
Address	6 Castle Drive Carnegie Campus Dunfermline	Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land north of Burghmuir Reservoir,
Viewlands Road West,
Perth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Current designation in the Perth & Kinross LDP under Policy CF1 Open Space Retention and Provision

The site comprises unused grassland associated with the adjacent Burghmuir Reservoir. It is open space within the well established Oakbank residential area but is private land and has never been publically used or accessed. It is not visible from public roads and has a 'backland' location situated to the rear of houses on two sides.

What land use would you like the site considered for?

The site is a prime opportunity for residential development with capacity for around 40 detached / semi-detached houses. Access will be achieved from Viewlands Road South with a short entrance drive into the site beside the reservoir. The existing track from Muirend Road would be retained for operational reservoir access and as a pedestrian route into the site which would enhance permeability through the neighbourhood.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

1. Provision of high quality family housing in a well-designed development and within an established local community will contribute to a safe and secure environment for children in their early years
2. The site is within the catchment of established primary and secondary schools, thereby providing opportunity for children resident in the proposed housing to develop their education, personal skills and play an active part in the community.
3. Development of the site will contribute to a thriving, expanding local economy, including the house-building sector
4. Immediate proximity to recreation facilities at the adjacent Burghmuir Park and easy access to leisure facilities in the area will encourage new residents to improve their health and wellbeing. Modern housing is easily adapted for the disabled / infirm to lead independent lives.
5. The design and layout of the proposed housing will achieve a pleasant and safe environment, blend with the locality and include safe streets and other measures to reduce crime and anti-social behaviour.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The proposed housing development will create an attractive and desirable place to live, reinforcing the residential character of the local Oakbank community.

The site has never been accessible to local people and is hidden from public view due to its location between the reservoirs and adjacent houses. Its development provides an opportunity for enhanced pedestrian permeability through the area with a link from Viewlands Road South to Muirfield Road, and to increase accessibility to Burghmuir Park.

10. Will the proposal create any permanent employment within Perth and Kinross?

No, but the site's development will create opportunities in the construction sector.

11. If the proposal will result in a loss of employment land, please give further details.

Not applicable. The land was retained adjacent to the reservoirs but has never been actively used and is now surplus to requirements.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Housing development of the site would support the desire of the NPF to create high quality, diverse and sustainable places that promote well-being and attract investment.

The site is not directly identified in the Tayplan but would contribute to the targets for housing delivery.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The site can be identified as an 'opportunity site' within the Perth area to achieve short-term delivery of houses complementary to the longer term larger land releases around the periphery of the city.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

Not applicable

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

18. Provide details of any known previous development of the site.

None

19. Will development of this site re-use existing buildings?

No

20. Explain the compatibility of the proposal with neighbouring uses.

The site is bounded to the north and west by the back gardens of houses in Muirend Road and Beechgrove Terrace, and to the east by the Burghmuir public recreation ground. These are wholly compatible as neighbours to the proposed residential development. To the south the proposed housing will be adjacent to the two Burghmuir reservoirs. These are 'benign' in terms of residential amenity and Scottish Water will ensure appropriate security and safety measures in their continuing operation.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The site is at the heart of a residential area in which housing comprises the principle land use. The proposed housing will provide detached and semi-detached dwellings compatible with properties in the vicinity.

22. How does the site's location promote the use of sustainable transport?

Use of public transport by residents of the proposed housing is facilitated by existing bus routes along Viewlands Road West and Muirend Road with bus stops immediately adjacent to the site. Proximity to local schools will encourage children to walk to school without being driven. House designs can include bike storage to encourage travel by cycle.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site has a hilltop location providing opportunity for houses to benefit from inclusion of solar panels, etc. Some protection from prevailing winds is provided by adjacent housing and the raised walls of the reservoirs.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

No

26. Explain how the site relates to existing road and rail networks.

The site will be accessed from Viewlands Road South which provides immediate access to the local road network within the southern part of the Perth urban area. The A9 is within a few minutes drive, providing access to the national road network.

Perth railway station is easily accessible in the city centre.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity constraints regarding road or rail connectivity.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity constraints regarding the site conditions but these will be fully investigated and addressed as part of a planning application.

29. Please explain what effect the proposal will have on the landscape character of the area.

The site is not visible from surrounding roads or from public vantage points and the area is not understood to have any designation of landscape character.

30. How will the development contribute to the green network?

The housing layout will include landscaped open space, sustainable urban drainage and achieve high standards of environmental design in accordance with Council standards and to contribute to green infrastructure in the locality. Accessibility to the adjacent Burghmuir Park will be enhanced by achieving pedestrian permeability through the site for the benefit of new residents and the local community.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There would be no impact

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is:

1. Available - Scottish Water is the sole owner and has declared the site surplus to requirements. It is unused and there are no leases, licenses, etc that would constrain its release for development
2. Suitable - the site provides opportunity for housing complementary to the locality, in a discrete well-screened situation. Pedestrian permeability through the area can be enhanced, including immediate access to Burghmuir Park. It is within walking distance of local schools and community facilities. A new vehicular access can be achieved to Viewlands Road West with immediate connections to the local and national road network and the site is served by local bus services with bus stops on adjacent roads. The site is flat with no known record of ground instability. A hilltop location enables gravitational flow of drainage. It is not constrained by the continuing operation of the adjacent reservoirs.
3. Achievable - the 3.3acre site (1.3ha) at standard density of 30houses per ha could achieve around 40 houses and the site is large enough to include a range of detached/semi detached dwellings at complementary market levels.
4. Deliverable - housing can be delivered within 5 years allowing for the respective procedures for planning consent, marketing, infrastructure and house construction.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

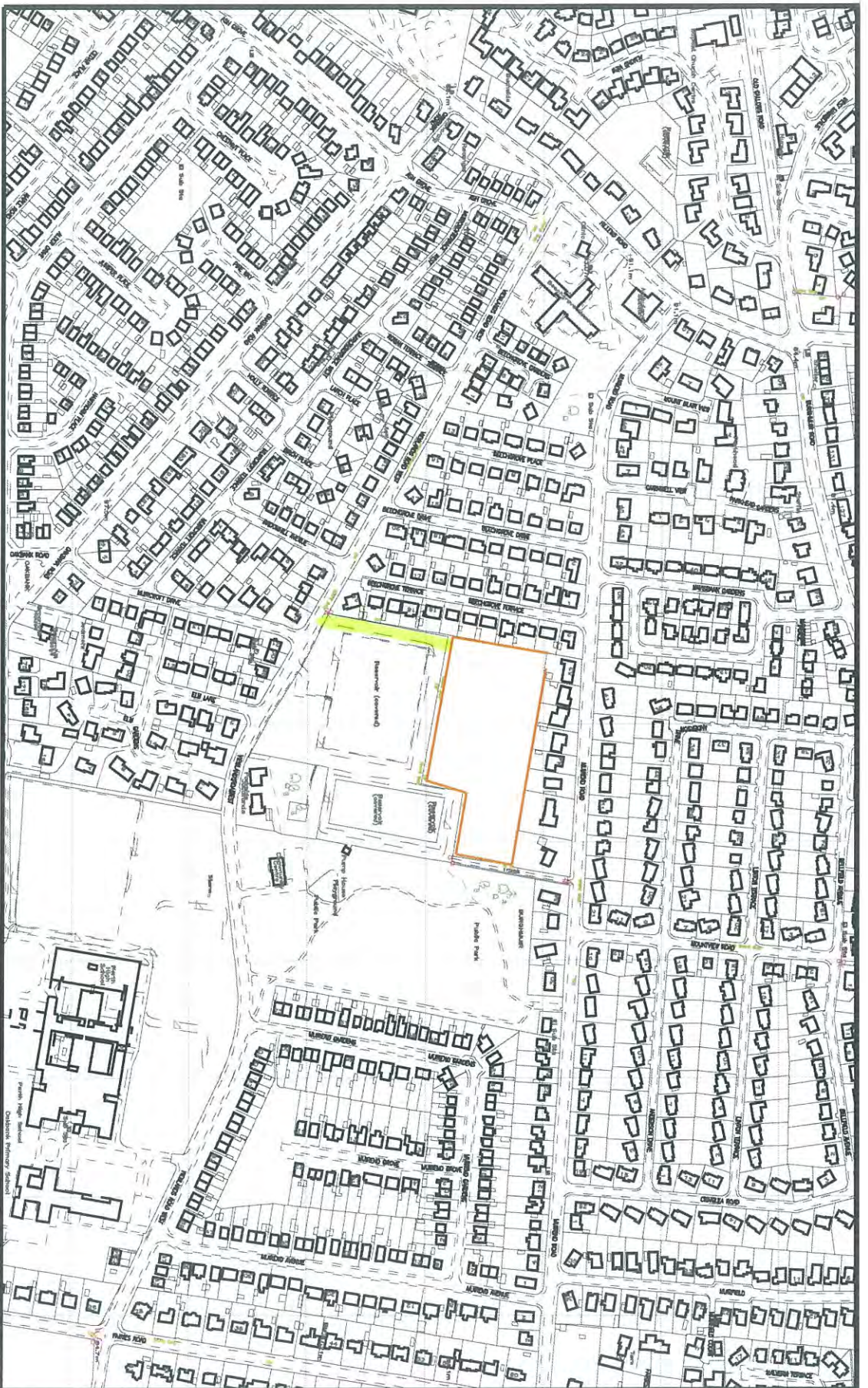
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Printed: 10/11/2011

Burghmuir SR, Perth

SCALE: 1:5000

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Produced by: gplanwin



Scottish Water
Drainage Services
CHET ECKSTEIN RICHARD K. ALFORD
Dumfries, KY11 5SS



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Joe Fitzpatrick"/>
Organisation/ Community Council	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="Aytoun Crescent"/>
Town/City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text" value="joe.fitzpatrick@tiscali.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Sheila Henderson"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to west and south of Thornbank
Abernethy. No postal address - see
attached plan for location.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural.

What land use would you like the site considered for?

Housing.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

Housing is the basic requirement for the achievement of all of the above objectives.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

By providing new homes.

10. Will the proposal create any permanent employment within Perth and Kinross?

Proposal will sustain existing jobs.

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Site will assist in extending the range and choice of housing land thereby promoting delivery to meet housing demand.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

18. Provide details of any known previous development of the site.

None

19. Will development of this site re-use existing buildings?

No

20. Explain the compatibility of the proposal with neighbouring uses.

Compatible with neighbouring residential uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

Urban edge residential development.

22. How does the site's location promote the use of sustainable transport?

It avoids a remote location where public transport is limited.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The open western aspect means that site is well orientated to ensure that dwellings can maximise solar gain. It is sheltered from prevailing winds.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Informal inquiries only and information obtained from site clearance work carried out on other sites in vicinity.

26. Explain how the site relates to existing road and rail networks.

Close to M90. No rail.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No road capacity issues.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Preliminary investigation indicates site can meet requirements of PAN 2/2010. Further investigation to be carried out to support later stages of LDP process.

29. Please explain what effect the proposal will have on the landscape character of the area.

Proposal would involve extension of the village envelope into greenfield land and would incur the same landscape impact as any urban expansion into countryside.

30. How will the development contribute to the green network?

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☒ Yes ☐ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No adverse impact.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

Investigations relating to PAN 2/2010 to be carried out as part of later stages of LDP process.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

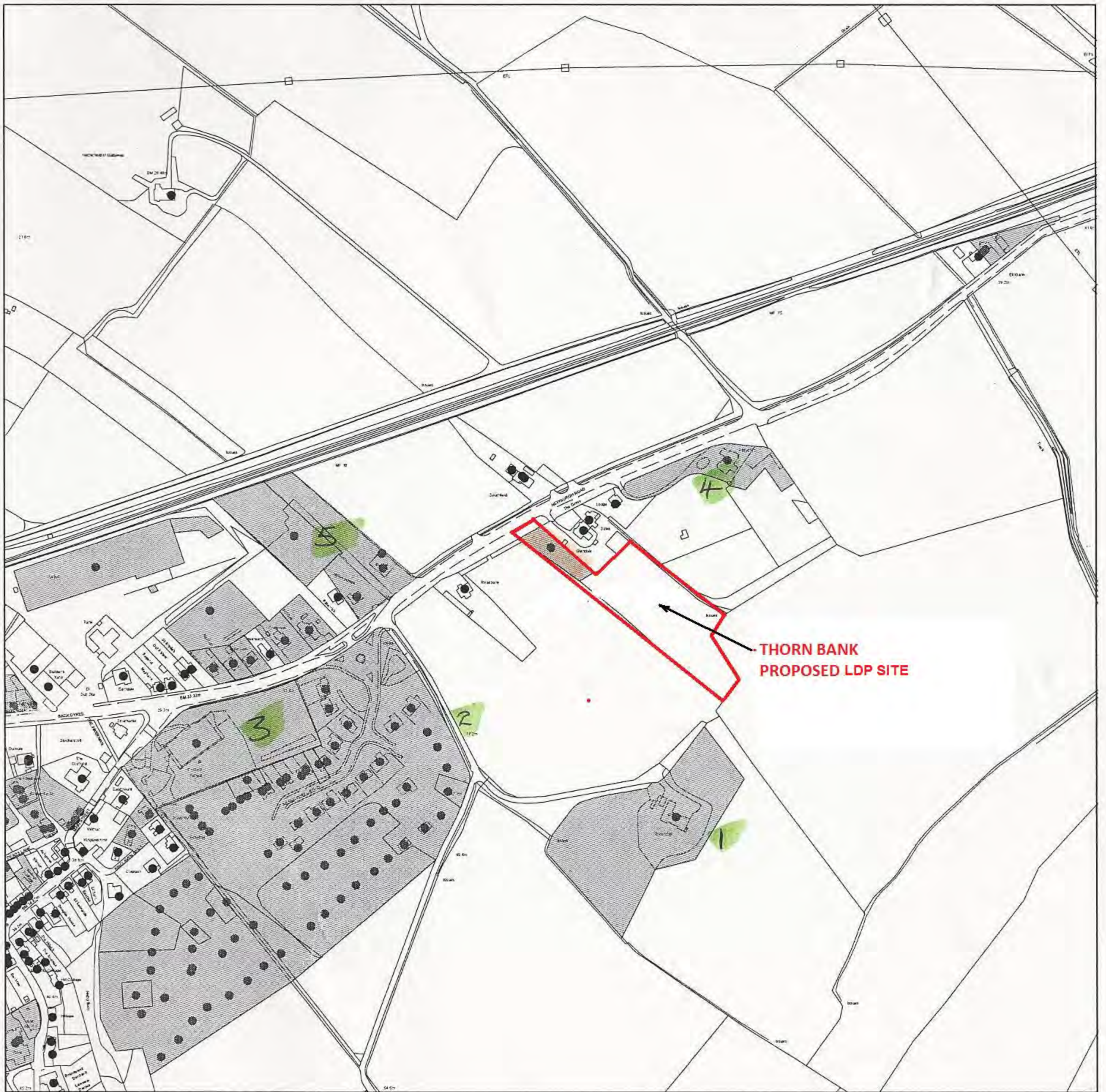
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Edward Murray
Organisation/ Community Council	KIC (Holdings) Ltd.
Building No./Name	Murray Architects
Address	47 Johnston Street
Town/City	Laurencekirk
Postcode	AB30 1AN
Telephone	01561 377 333
Mobile	
Email	ed@murrayarchitects.co.uk

2. Lead Developers Details (if any)

Name	KIC (Holdings) Ltd.
Organisation	Savills PLC
Building No./Name	55
Address	York Place
Town/ City	Perth
Postcode	PH2 8EH
Telephone	01738 445588
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	KIC (Holdings) Ltd.	Postcode	PH2 8EH
organisation	Savills PLC	Telephone	01738 445588
Building No./Name	55	Mobile	
Address	York Place	Email	
Town/City	Perth		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Netherton Farm
Aberargie Perth
PH2 9NE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural

What land use would you like the site considered for?

Mixed Use

including: Residential: mix of affordable, low cost flats, terraced and detached housing
Retail: convenience store
Commercial : small scale such as a hairdresser, service industries (joiner, plumber electrician) restaurant
Commercial : medium scale units
Community : village hall and amenity space
Recreational: Public open space, play areas; path and cycle ways and linear park with path circuit

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The development is intended to include a range of private and affordable housing from flats, terraced and detached housing. It is also intended to include smaller housing for the elderly. This broad range of housing will enable a diversity of age and socio-economic residents from the single person and young couples to the elderly. The provision of small retail and service business units and medium sized units will complement the present businesses such as the Baigle Inn and encourage new local businesses to sustain an organic growth of the community.

The development will include a network of new paths and cycle ways linked to the existing path network and a circular path round the perimeter of the site connecting a series of open spaces and the existing footpaths integrating encouraging walking and cycling and health to all generations.

The site is relatively flat allowing the use of the path network and a viable alternative to vehicular travel. This will encourage a greater number of residents to participate in healthy outdoor activities.

The provision of retail, services and commercial facilities will encourage residents to patronise local businesses so sustaining a viable community

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Aberargie has only one or two local businesses including an Inn. With the provision of a convenience store, a village hall and small service units the development will offer greater community facilities. The new housing will provide a critical mass of residents to sustain the present facilities and new community services. The footpath network offers pedestrian connectivity between the present and existing developments.

10. Will the proposal create any permanent employment within Perth and Kinross?

KIC (Holdings) Ltd. currently lets properties elsewhere for ,a bottling plant, a children's nursery and community organisation office. Immediately to the East of this site, KIC (Holdings) Ltd. has received planning permission for the construction of a distillery and bottling plant, the construction of the first phase of which is anticipated to start on site later in 2015.

This development will provide a convenience store, premises suitable for small community service businesses such as hairdressers, restaurant, food outlet, joiners plumbers etc as well as larger business premises. Accordingly the development has the potential to support local employment. within the community.

11. If the proposal will result in a loss of employment land, please give further details.

There will be no loss of employment land

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

The development proposes the establishment of a mixed use sustainable community integrating residential, retail and employment opportunities offering a whole life sustainable economy and the support of an inclusive healthy community in line with the National Planning Framework

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is widely accepted that the provision of new housing in Scotland will require the construction of 10,000 units per annum. These will be required to service the major towns and cities such as Dundee, Perth, Edinburgh and the South of Fife. Aberargie is well situated to offer excellent road links to all the above locations. While it is recognised that the site is outwith Perth and Kinross' housing market areas for preferred development, we would contend that Aberargie remains a viable and suitable location for an integrated community.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The archaeological remains of a round house are located on Netherton Farm but outwith this site. The proposed development will have no affect on these remains.

18. Provide details of any known previous development of the site.

There has been no known previous development on the site

19. Will development of this site re-use existing buildings?

There are no existing buildings on site

20. Explain the compatibility of the proposal with neighbouring uses.

Aberargie comprises mainly housing with one or two local service businesses including a licensed premises, the Baiglie Inn.

A linear park surrounding the site and linking areas of open space will buffer the new development from the existing settlement. The areas of the development next to the existing settlement will be residential with the retail and small business units located around the village square or green in the centre of the development. The larger business units will be located at the North East of the site adjacent to the proposed bottling plant and distillery complex.

Accordingly there will be little environmental nuisance affecting either the existing settlement or the new development. The use of the business premises will be subject to individual planning applications which will highlight any nuisance problems.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

Aberargie comprises a mixture of traditional single and two storey dwellings, local authority housing and a range of private detached dwellings from the 1960s to the present day. These are located along narrow lanes parallel with and at right angles to the main A913. There is a small village green separating the main area of housing from the A913.

To the West, East and South East of the site are stands of mature trees and the agricultural land stops abruptly at these woodlands with at most a simple post and wire fence or rough hedgerow to define the boundary.

It is envisaged that the new development will comprise a main boulevard running up to a village square with a green reflecting the character of the local villages. This would be surrounded by the community building, the retail and service business units and some flatted residential buildings. It would reflect the traditional architecture in the use of roof materials, cladding, roof pitches, proportion of openings etc.

From the square would radiate a series of streets and squares to individual residential areas. While the traditional character would be continued, we would envisage more contemporary architectural features being introduced in these areas.

Throughout the site will be areas of public open space linked by a network of paths while a circular linear path round the site boundaries will link the peripheral open spaces to form a natural green buffer to soften the appearance of the development from all sides. This would be enhanced by the planting of trees throughout and in particular at the site edges to reflect the existing local character.

We would envisage the north boundary defined from the agricultural land with a natural species hedge and a post and wire fence. The remaining site boundaries would be open with the individual house boundaries defined with fences and hedges.

22. How does the site's location promote the use of sustainable transport?

While the Perth to Ladybank railway line runs through Netherton Farm, the nearest railway stations are at Perth and Ladybank. We understand that there is considerable public appetite to re-open the station at Newburgh which would serve this community also.

Aberargie is served by a bus route. It is proposed that the paths in the development are linked to the existing lane to the present settlement and the access road to Netherton farm to offer a comprehensive network of cycle and pedestrian routes to the bus stops. However, it would be the aspiration of the developer that the route of the service bus would include the village square.

An existing cycle route exists from Aberargie, along the access road to Netherton Farm and through a series of farm lanes to Abernethy.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site lies in a relatively flat open area of agricultural land with stands of mature trees beyond the boundaries of the site and lends itself well to full exposure to solar gain.

The stands of mature trees at the West, East and South Eastern boundaries of the site and the existing buildings of Aberargie provide considerable shelter from the prevailing wind. Further protection is offered from Pottieshill Wood and Pitmedden Forest, on the rising land to the South of the settlement.

Further protection would eventually be provided by the tree planting proposed.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sewerage | <input checked="" type="checkbox"/> Electricity |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Telecommunications/Digital | |

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

The relevant authorities were approached during the application process for the distillery and bottling plant. All the infrastructure would have to be upgraded to service the development.

26. Explain how the site relates to existing road and rail networks.

The site is contiguous with and to the North of the present settlement of Aberargie. The A913 and A912 converge at Aberargie. 2.5 miles West of Aberargie the A912 joins the M90 which in turn allows easy access to Perth Dundee and the North and Edinburgh Glasgow and the South. The A913 offers access to Cupar, Dundee and the East Neuk

Bridge of Earn (2.9 miles) is a 5minute journey by car and 14 minutes by bike;
Abernethy (1.7miles) is a 30minute walk and 8 minutes by bike
Perth (12 miles) is 15 minutes drive
Dundee (26 miles) and Edinburgh (40 miles)are all within a 45 minute drive.

The nearest railway stations are at Perth (12 miles) 13 minutes and Ladybank (15 miles) 24 minutes. The 36 and 56 A bus route serves both these destinations to within a four minute walk.

We understand that there is a community willingness to have the station at Newburgh re-open

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There is no known capacity issues with access to the A913 or subsequent A912 and M90 roads

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?
(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The SEPA flood map indicates that there is no known flooding on the site itself.

Areas of the land well outwith and to the West of the site are vulnerable to flooding from the Farg Burn.

There are no known archaeological remains on the site

The archaeological remains of a round house lie to the North of and well outwith the site boundaries

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

The land surrounding Aberargie, classified as "Broad Valley Lowlands" , comprise relatively flat agricultural land producing cereals, potatoes and oil seed rape. The field boundaries are typically thin hedge rows or post and wire fence.

The land to the north of Netherton farm is therefore typical and offers broad expansive views with clumps of trees in a river plain with few other natural features of note. The land South of Aberargie village rises slowly to high wooded ground.

There are stands of trees round the village and within gardens and to the South East and East of the site but outwith the site.

Hedge rows and fences delineate the boundaries between development site and existing properties. However, much of the site boundaries are unfenced

30. How will the development contribute to the green network?

It is envisaged that the open spaces will be soft landscaped and linked by a linear park around the periphery of the site. It is intended that only areas close to the paths would be closely cut and the areas round trees and bushes left reasonably long to provide a natural corridor for wildlife. This would be particularly important along the North boundary which would be reinforced with a natural species hedge.

These park area would be enhanced with local flora to encourage wild life

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not applicable

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple |
| <input type="checkbox"/> developers. Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple |
| <input type="checkbox"/> developers. No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

Ownership

The land is wholly in the ownership of the developer KIC (Holdings) Ltd. who is willing to have the land developed.

Land Use

The land is wholly in agricultural use.

Contamination:

There is no known contamination on the site

Physical

The land is relatively flat and even

The SEPA flood map would indicate that there is no known flooding on the site

Deficit Funding

We do not envisage funding to be a difficulty

Marketability

We believe the development will be marketable

Infrastructure

Any necessary expansion of the infrastructure will be undertaken as development of the site.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.
- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature

Edward S. Murray

: Name:

Edward Murray pp Murray Architects for KIC (Holdings) Ltd.

Date:

27th. March 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

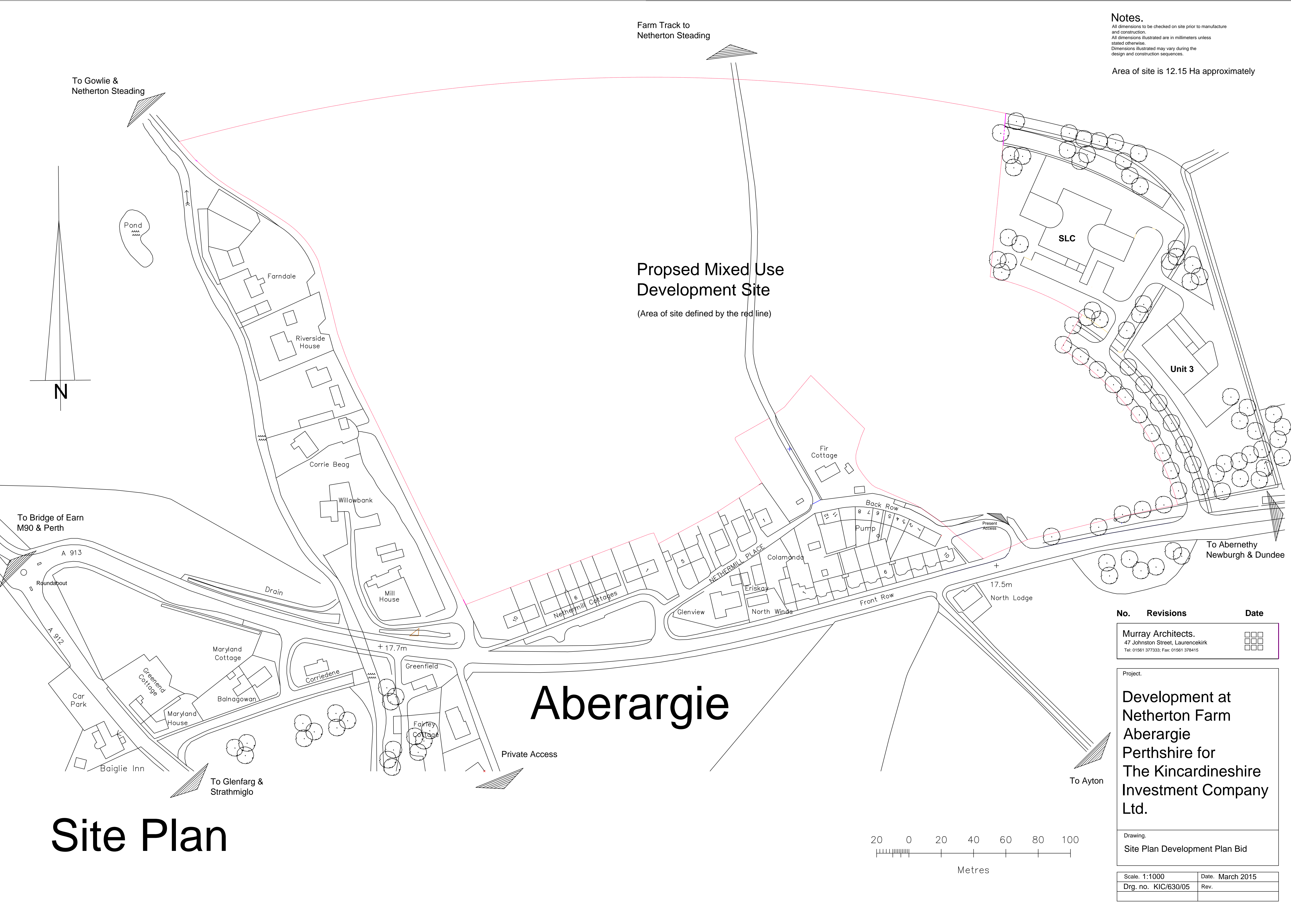
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Ref: 630-07
28th. March 2015

Ms Brenda Murray
Team Leader Development Plans
Local Development Plan team
Planning and Regeneration
Pullar house
35 Kinnoull Street
Pert
PH1 5GD

Dear Ms. Murray,

Perth & Kinross Development Plan 2018-23 – Call for Sites
Netherton Farm, Aberargie, Perth

We attach herewith our client's offer of a site for mixed use development at Netherton Aberargie, Perth. To assist you in considering it, we also attach a Location Plan with the site delineated in red.

As the submission is electronic, we would confirm that the form is signed.

We trust that these matters are in order, but should you have any queries or wish to discuss the project further, please do not hesitate to contact us.

Yours sincerely
For Murray Architects

Edward S. Murray



Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Alexander Hamilton MRICS
Organisation/ Community Council	
Building No./Name	501
Address	Chapelier House Eastfields Avenue
Town/City	London
Postcode	SW18 1LR
Telephone	020 8870 1637
Mobile	07896 642 853
Email	xanderham@gmail.com

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	As Above	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Site A on the attached plan is bounded by the main B935 to the north and Kinnaird Road to the west, both of which have existing village housing. Part of the site along the B935 was already enclosed within the village boundary in the 2014 plan.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently agricultural land of lower quality. It has been pasture for some time, but has been cultivated in the past.

What land use would you like the site considered for?

Low density high quality village housing, of 20-25 units.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

By providing quality housing in an attractive and life enhancing village environment.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Forgandenny is a small village, the additional housing and population will help support the local shop, bus services, school and church.

10. Will the proposal create any permanent employment within Perth and Kinross?

By providing quality residential property in an attractive rural environment, new people and businesses could be attracted to Perth and Kinross. Also with many more able to and choosing to work from home there could be new business created in the Forgandenny area.

11. If the proposal will result in a loss of employment land, please give further details.

No.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

No, but the northern part of the site now lies within the new village boundary defined in the 2014 Local Plan.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The site may take some pressure off the nearby larger settlements at Bridge of Earn, Dunning and Auchterarder. There is proven demand for housing of this type in the village and likely local support.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

None.

19. Will development of this site re-use existing buildings?

No.

20. Explain the compatibility of the proposal with neighbouring uses.

The site is bounded on two sides by existing village housing.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The surrounding area is rural and agricultural, the proposed housing will be in keeping with these characteristics.

22. How does the site's location promote the use of sustainable transport?

All of the site is within a few minutes walk to the local services of the village shop, park, church and school. The bus stop also lies within a few minutes and well within the 400 metres desired distance to public transport.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site, on the south-eastern corner of the village represents the most obvious and logical extension to the village. The land rises away behind the proposed site, protecting it from too much exposure to the wind and also providing a strong containment of the site.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Yes. Extensive investigations were carried out on this site by A & J Stephens before the 2009 consultation. Stephens concluded that this site was the most suitable in the Forgandenny area.

26. Explain how the site relates to existing road and rail networks.

The site is bounded to the north by the B935 which links 3 miles to the east to the M90 and 4 miles to the west to the A9, both major routes. Perth railway station is 6 miles to the north for services across Scotland and the UK.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Yes. Extensive investigations were carried out on this site by A & J Stephens before the 2009 consultation. Stephens concluded that this site was the most suitable in the Forgandenny area.

29. Please explain what effect the proposal will have on the landscape character of the area.

The proposal will have minimal effect on the green infrastructure. The proposal would be for low density housing with extensive landscaping and generous gardens which in time will further add to the green character of the village.

30. How will the development contribute to the green network?

The site will be green and rural in character.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

I am the owner of the site and also a Chartered Surveyor. I'd propose a partnership with a developer at a later date.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is effective and deliverable. Further details can be provided if required.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Alexander Hamilton

Date:

29/03/2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

I was e-mailed directly by the council due to the previous proposals for the same site.

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



No.	Date	Revision	By
<div style="display: flex; justify-content: space-between;"> <div> <p>Project</p> <p>12000 at A3</p> <p>House Type</p> </div> <div> <p>Drawn</p> <p>Scale</p> </div> <div> <p>Date</p> </div> </div>			
			Rev



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Alexander Hamilton MRICS
Organisation/ Community Council	
Building No./Name	501
Address	Chapelier House Eastfields Avenue
Town/City	London
Postcode	SW18 1LR
Telephone	020 8870 1637
Mobile	07896 642 853
Email	xanderham@gmail.com

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	As Above	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Site B in the village centre on the attached plan is bounded by Station Road to the west, the local park to the east and existing village housing to the north. There is frontage to the main B935 road to the south together with further housing and the village shop.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently agricultural land of medium quality. It is normally cropped with cereals, but its small size makes it inefficient for modern farming.

What land use would you like the site considered for?

Low density high quality village housing, of 12-14 units with additional public open space created to enhance the village centre and adjacent park area.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

By providing quality housing in an attractive and life enhancing village environment with the addition of extra public open space.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Forgandenny is a small village, the additional housing and population will help support the local shop, bus services, school church and park.

10. Will the proposal create any permanent employment within Perth and Kinross?

By providing quality residential property in an attractive rural environment, new people and businesses could be attracted to Perth and Kinross. Also with many more able to and choosing to work from home there could be new business created in the Forgandenny area.

11. If the proposal will result in a loss of employment land, please give further details.

No.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

No, I don't believe so.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The site may take some pressure off the nearby larger settlements at Bridge of Earn, Dunning and Auchterarder. There is proven demand for housing of this type in the village and likely local support.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

Yes. The property lies within the Forgandenny conservation area. However, I believe that development would have a positive impact on the area, in terms of additional trees, gardens, public open space and quality properties. At present, although within the conservation area, there are no trees, hedges or wildlife habitat. It is simply an open agricultural field, which seems anomalous in the heart of the village.

18. Provide details of any known previous development of the site.

None.

19. Will development of this site re-use existing buildings?

No.

20. Explain the compatibility of the proposal with neighbouring uses.

The site is bounded on two sides by existing village housing. It is also bounded by the local park and public roads. Development would be compatible with neighbouring uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The surrounding area is a rural village, the proposed housing and open spaces will be in keeping with these characteristics.

22. How does the site's location promote the use of sustainable transport?

All of the site is within a few minutes walk to the local services of the village shop, park, church and school. The bus stop also lies within a few minutes and well within the 400 metres desired distance to public transport.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site is flat and receives plenty of sunlight. It is protected from the prevailing wind by the mature trees of the Rossie Estate on the west side of Station Road, and mature trees to the north in gardens of existing houses.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Yes. Extensive investigations were carried out on this site by A & J Stephens before the 2009 consultation. Stephens concluded that this site was suitable.

26. Explain how the site relates to existing road and rail networks.

The site is bounded to the south by the B935 which links 3 miles to the east to the M90 and 4 miles to the west to the A9, both major routes. Perth railway station is 6 miles to the north for services across Scotland and the UK.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Yes. Extensive investigations were carried out on this site by A & J Stephens before the 2009 consultation. Stephens concluded that this site was suitable.

29. Please explain what effect the proposal will have on the landscape character of the area.

The proposal should add to the green infrastructure as detailed previously. The proposal would be for low density housing with extensive landscaping and public open space, with generous gardens which in time will further add to the green character of the village.

30. How will the development contribute to the green network?

The site will be green and rural in character.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

I am the owner of the site and also a Chartered Surveyor. I'd propose a partnership with a developer at a later date.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is effective and deliverable. Further details can be provided if required.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Alexander Hamilton

Date:

29/03/2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

I was e-mailed directly by the council due to the previous proposals.

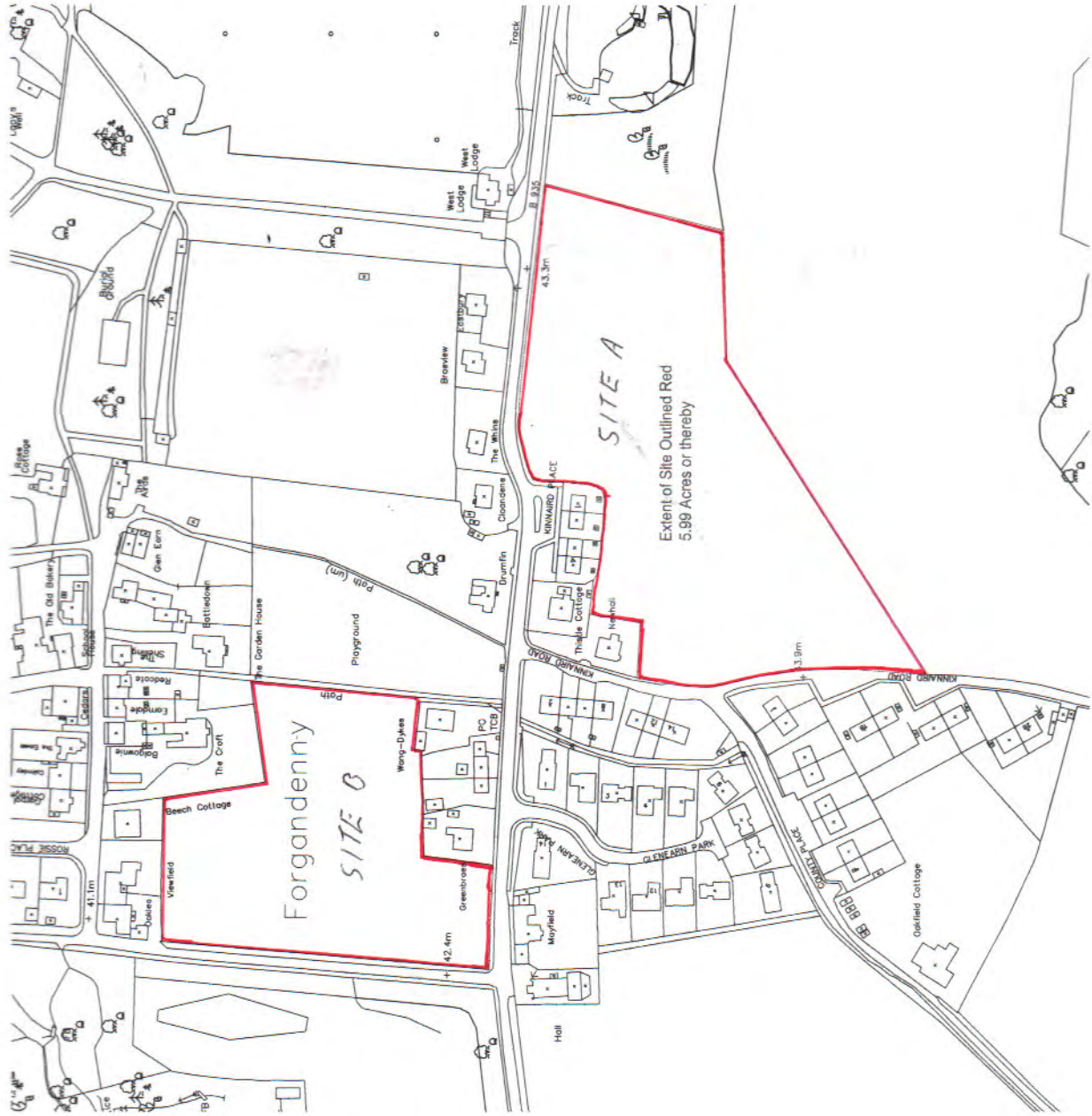
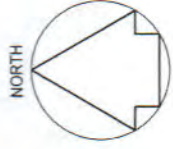
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developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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PROPOSED SITES AT FORGANDENNY 29/03/15



No	Date	Revision	By
Project			
Drawn			
Scale			
House Type			
Rev			



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Ann Richardson"/>
Organisation/ Community Council	<input type="text" value="Ristol Consulting Ltd"/>
Building No./Name	<input type="text" value="2"/>
Address	<input type="text" value="Kirk Street"/>
Town/City	<input type="text" value="Dunblane"/>
Postcode	<input type="text" value="FK15 0AN"/>
Telephone	<input type="text" value="01786 823649"/>
Mobile	<input type="text"/>
Email	<input type="text" value="ann.richardson@studioristol.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Deuchny Properties Ltd"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Rhynd Road, Tarsappie

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural Land (grazing).

What land use would you like the site considered for?

Small scale residential development. circa 4 units. The site is located on the edge of the Perth Area inner Green Belt boundary. The approved LDP states that the Green Belt is "designated to manage long-term growth, preserve the setting, views and special character of Perth". We consider the land at Rhynd Road is urban in nature and its development will not detract from the objectives of the Green Belt in this location.

Development in this location will provide a small infill site to meet local needs whilst strengthen the urban settlement edge of Perth.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☐ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The site is located on the urban edge with easy pedestrian and cycle access to Perth. Development of this small site will assist in meeting local housing demand.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Development of this small site will assist in meeting local housing demand.

10. Will the proposal create any permanent employment within Perth and Kinross?

No - but it will meet local housing demand.

11. If the proposal will result in a loss of employment land, please give further details.

No.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Development of this small scale site will provide an immediate contribution to short term housing land requirements with the Perth housing market area in advance of strategic sites materialising.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☒ Yes, go to question 16 ☐ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

1. Located on the settlement edge

2. Accessibility to local amenities

3. Ability to enhance the green belt boundary by consolidating the site site into the settlement boundary and undertaking structural landscaping to create a defined and long term settlement edge, consistent with the provisions of the SPP. This is detailed in the attached landscape assessment report.

17. Will the proposal affect any cultural heritage asset(s)?
(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

18. Provide details of any known previous development of the site.

Grazing land

19. Will development of this site re-use existing buildings?

N/A

20. Explain the compatibility of the proposal with neighbouring uses.

Existing residential area. The site is located below residential properties and development can be laid out and designed to minimise impact on amenity, as evidenced in the attached layout plan.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

Existing residential area with the site located below properties, as detailed in the attached landscape assessment report.

22. How does the site's location promote the use of sustainable transport?

Accessibility to Perth by foot, bike and bus.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Opportunity exists through property orientation.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Utility survey establishes service capacity.

26. Explain how the site relates to existing road and rail networks.

Direct access to road network

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Site considered unconstrained.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?
(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Utility survey.

A noise survey as submitted establishes that through development layout, window treatment and landscape works, the site can be developed within noise parameters.

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

Strengthen the urban edge and create a long term, well defined settlement boundary consistent with the provisions for green belt with the SPP.

This is evidenced in the attached landscape assessment.

30. How will the development contribute to the green network?

It will not detract from the Council's green network strategy as advanced within the adopted LDP.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.
(Whole, or in part to establish the suitability of the proposal in this regard).

Development of this small scale site will provide an immediate contribution to short term housing land requirements with the Perth housing market area in advance of strategic sites materialising. The site is unconstrained technically, within the ownership of a single party and of a scale that is considered to be attractive too the local market.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:



Name:

Ann Richardson

Date:

30th March 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
☐ Notice in Newspaper, could you tell us which one below?
☒ PKC Development Plan Scheme
☐ Telephone enquiry to Council
☐ Email enquiry to Council
☐ Social Media (e.g. Twitter, Facebook)
☐ Other, could you tell us how below?

Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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RISTOL
CONSULTING LTD

March 2015





Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="David Jewell"/>
Organisation/ Community Council	<input type="text" value="Springfield Properties Ltd"/>
Building No./Name	<input type="text" value="Springfield House"/>
Address	<input type="text" value="3 Central Park Avenue
Larbert"/>
Town/City	<input type="text" value="Falkirk"/>
Postcode	<input type="text" value="FK5 4RX"/>
Telephone	<input type="text" value="01324 555536"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="david.jewell@springfield.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value=""/>
Organisation	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>
Address	<input type="text" value=""/>
Town/ City	<input type="text" value=""/>
Postcode	<input type="text" value=""/>
Telephone	<input type="text" value=""/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value=""/>

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mr Ritchie"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value="n/a"/>	Telephone	<input type="text" value="n/a"/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value="n/a"/>
Address	<input type="text" value="Perth"/>	Email	<input type="text" value="n/a"/>
Town/City	<input type="text" value=""/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☐ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land north of existing Bertha Park allocation (H7)

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Currently designated as Green Belt and in agricultural use.

What land use would you like the site considered for?

Potential Park & Ride and employment uses as an extension of the allocated site at Bertha Park (H7) connecting to the proposed Cross Tay Link Road.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

As a modest extension to the allocated site at Bertha Park (H7), development of this land will create further opportunities and options for the creation of a new Park & Ride and employment uses. The location of the Park & Ride to the north of the proposed Cross Tay Link Road is an ideal location for those from the large rural hinterland and adjacent proposed residential/employment development to connect into Perth town centre. It would help in reducing existing congestion within Perth city centre and create greater accessibility through a range of transport mode options to services, employment, health, leisure and employment opportunities. The Park & Ride Strategy & Action Plan (2008) produced by TACTRANS identified the north of Perth as a future Park & Ride opportunity in connection with proposals with the A9 and Cross Tay Link Road as it had good potential to satisfy planning objectives, incorporate bus priority and allow for bus access into currently unserved areas. The extension of the allocation at Bertha Park creates further options and opportunities for its location.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Proposal will enhance the existing allocation at Bertha Park (H7) and create further opportunities/options for Park & Ride and associated uses through its connection to the proposed Cross Tay Link Road.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes.

11. If the proposal will result in a loss of employment land, please give further details.

N/A - proposal can assist in providing more employment land opportunities

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

N/A - proposed site is not for housing, but for Park & Ride and associated employment uses.

14. Is the proposed site within or next to an existing settlement area?

☐ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☐ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

Although presently within the Green Belt, the proposal is immediately adjacent to the allocated site at Bertha Park (H7). It will enable a modest extension of the allocation and enable further opportunities/options for the location of a Park and Ride and also employment uses.

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

It is not envisaged that the development will affect any cultural assets as a logical extension of the allocated site at Bertha Park (H7). Further information can be provided in due course if required.

18. Provide details of any known previous development of the site.

Currently used for agricultural use.

19. Will development of this site re-use existing buildings?

No

20. Explain the compatibility of the proposal with neighbouring uses.

Berthapark (H7) is an allocated strategic site for 3000+ homes and employment uses. The proposal will be complimentary to the proposal and the Masterplan. With the proposed Cross Tay Link Road in close proximity, the proposal is an excellent opportunity to extend to present allocation in a sustainable manner creating opportunities/options for the location of a Park & Ride and employment uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

As above.

22. How does the site's location promote the use of sustainable transport?

The provision of a Park & Ride is an aim of the Strategic Allocation of Berthapark (H7) and the proposed site offers the opportunity to further extend the site and create further opportunities/options. As noted above, its location to the north of the proposed Cross Tay Link Road is an ideal location for those from the large rural hinterland and adjacent proposed residential/employment development to connect into Perth town centre through a new Park & Ride.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes. The site is protected from the prevailing westerly winds through existing woodland.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Not at this stage, although discussions are ongoing with utility providers regarding the allocated site at Berthapark (H7) to the south.

26. Explain how the site relates to existing road and rail networks.

Although it does not relate to an "existing" road network, the construction of the Cross Tay Link Road will change the existing character of this area and the proposals' location will create opportunities to enhance the development area to the north of the CTLR route.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

As above

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Part of the site is dissected by overhead pylons and development proposals will take cognisance of any proposed standoff zone.

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

The character of the area will change through the Bertha Park proposals and construction of the Cross Tay Link Road. The extension of the allocation will have minimal additional impact and can be demonstrated through further investigations if required.

30. How will the development contribute to the green network?

n/a

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☐ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km of the River Tay which is a designated Natura 2000 site. Additional information can be provided in due course with regards to the suitability of the proposal.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not anticipated at this stage to have any impact on a national, regional or local designated site.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input checked="" type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A

34. When is the development proposed to take place on the site?

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.
(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

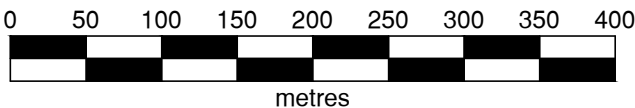
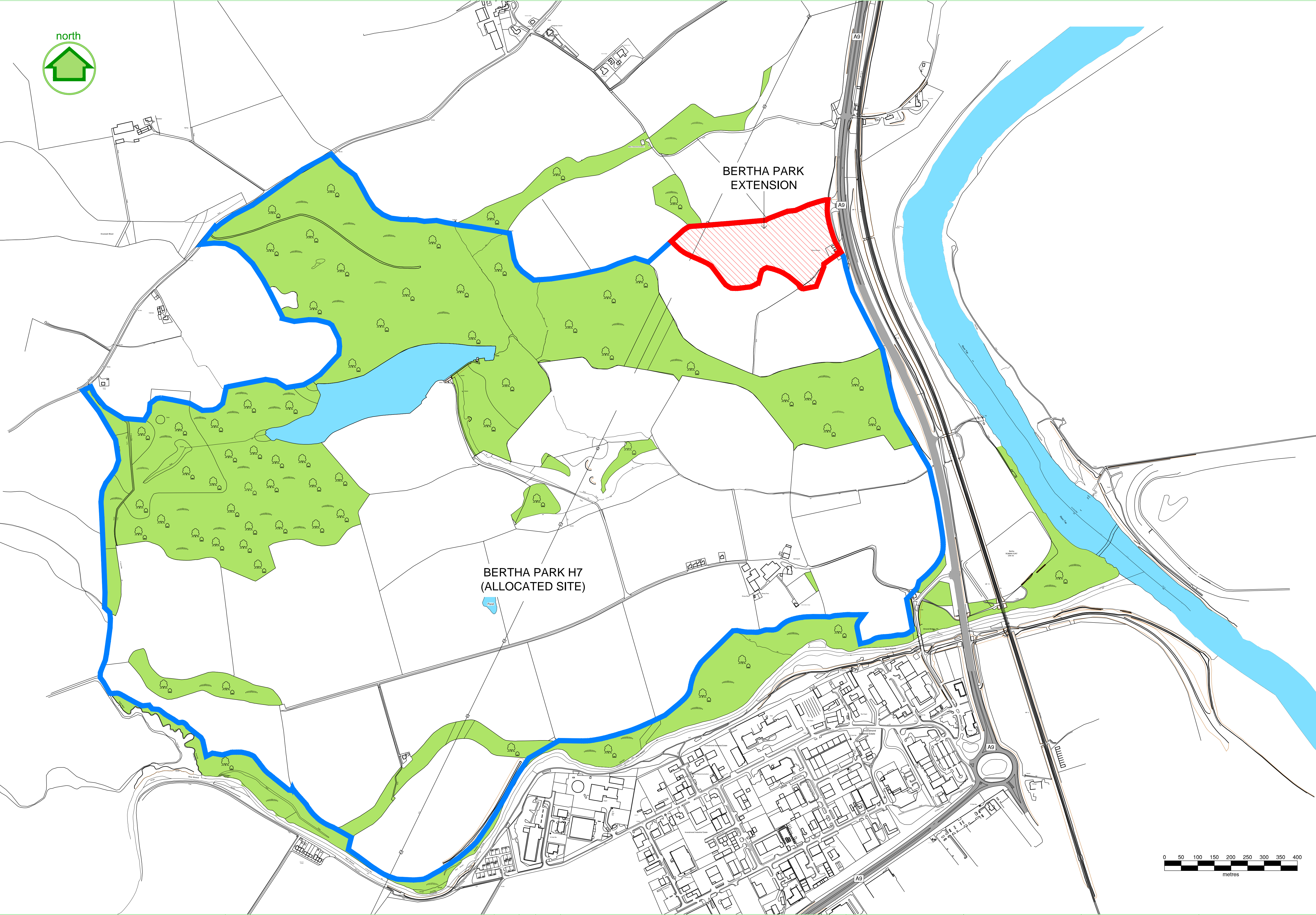
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



IMPORTANT NOTES FOR CLIENTS / CONTRACTORS
NO WORKS ARE TO COMMENCE ON SITE UNTIL ALL RELEVANT APPROVALS HAVE BEEN OBTAINED. ANY DEVIATIONS TO THE APPROVED PLANS HAVE TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. GIVEN DIMENSIONS ONLY TO BE USED "DO NOT SCALE" THE COPYRIGHT OF THIS DRAWING AND DESIGN REMAIN THE SOLE PROPERTY OF SPRINGFIELD PROPERTIES PLC AND MUST NOT UNDER ANY CIRCUMSTANCE BE REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT.

REVISION	DESCRIPTION	DATE	BY	REVISION	DESCRIPTION	DATE	BY



SPRINGFIELD PROPERTIES PLC
ALEXANDER FLEMING HOUSE
8 SOUTHFIELD DRIVE
ELGIN
IV30 6GR
TEL 01343 552550 FAX 01343 551776
E-MAIL info@springfield.co.uk

PROJECT
BERTHA PARK
DESCRIPTION
CALL FOR SITES PROPOSAL
LOCATION
PERTH

DATE
MARCH 2015
DWG No
SPR/BP/CFS01
DRAWN BY
AJY

SCALE
1:5000 @A1

Methven and District Community Council

Call for Issues and Sites

Methven Community Council wishes to see the following issues re-considered at this time. Most are relevant to the western edge of Perth, and to the expansion of the city.

1) Plans and Priorities for West / North West Perth

The 3 major sites for large residential development are in this sector, with Almond Valley and Perth West lying in our area, and with Bertha Park contiguous north of the River Almond. In all 3 sites Master Plans are in preparation, with Developers seeking early starts, and at Bertha Park the Council is committed to early construction of a school and access road.

How are decisions to be made about the adequacy and timing of these Master Plans, and on possible approvals for major growth ?

We request a re-examination of the scale and timing of new residential developments, in order to seek a phased programme of land releases, compatible with realistic building programmes and Infra structure provision - a Masterplan of the 3 site based Masterplans is vital.

2) Almond Valley

This proposal, in its boundaries, coincides with a tenanted farm unit, and parts, such as the field south east of Almondbank estate, and land south of the A85 Jet garage, are disconnected from the main part of the site and need special consideration. These parts may relate to existing settlements – e.g. Almondbank, or to infrastructure needs. We want to see the future needs of existing places included.

We continue to believe that the proposed development is potentially damaging to the Landscape and to the communities living there. We suggest that large scale residential development should not be approved in order to safeguard the interests of the local communities and to conserve this area's recreational value to the whole of Perth.

3) The landscape of this site requires special attention, comprising the valley of the Almond, and its flanking woodlands. The existing settlements also have distinctive characters, with traces of their industrial past, and their conservation will be a challenge. The Town's Lade is of special interest, cherished by locals. Outwith our area, Bertha Park shares many of these aspects.

4) Perth West

If government has finalised plans for the A9, Broxden and the Tibbermore junctions, then proposals at Lamberkin may be feasible. In our view Perth West is the preferred option. Our strong preference, as noted in 2) above, is to retain Bertha Park and Perth West, and to refuse Almond Valley.

5) Rural Issues

a) Gask Ridge Roman Frontier

The recent studies by Woolliscroft and Hoffmann have demonstrated the European significance of this tract, from Huntingtower westwards to Raith, and it would be opportune to designate the Ridge and seek to enhance its heritage character, while protecting it from sporadic development.

b) Sma' Glen

Now that the eastern side of the Glen lies in our area, and in view of the recent refusal of windfarms at Mull Hill, we suggest

the Plan should contain a landscape zone where windfarms and other inappropriate development should be excluded.

MDCC

March 2015



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	John Ferguson
Organisation/ Community Council	Binn Group
Building No./Name	
Address	Binn Farm
Town/City	Glenfarg
Postcode	PH2 9PX
Telephone	01350 720902
Mobile	
Email	john.ferguson@binneconpark.co.uk

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	John MacGregor	Postcode	PH2 9PX
organisation	Binn Group	Telephone	01577 830833
Building No./Name		Mobile	
Address	As above.	Email	john.macgregor@binngroup.co.uk
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Binn Farm
Glenfarg
Perthshire
PH2 9PX

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Waste Management and Recycling. The site currently contains an inert waste landfill site, an in-vessel composting operation, an anaerobic digestion plant, two dry mixed kerbside recycle Material Reclamation Facilities (for commercial and household kerbside collected materials), 2 recycling operations for commercial and industrial skip waste and a Solid Recovered Fuel production plant. A wind farm application for 4 turbines has been submitted to PKC.

The expanded area also incorporates the boundary for protected horticulture that gained planning in December 2010 (10/00983/IPM) as extended in February 2014. The increased boundary area rises from its current 84.2ha to 209ha.

What land use would you like the site considered for?

Eco Innovation Business Park including Waste Management and Recycling.

Key industries:
Integrated Waste management, Recycling and Recovery.
Horticultural food production.
Renewable energy.
Clean technology businesses.
Environmental Education and Training Centre.
Advanced Sustainable Drainage Systems.
Industrial symbiosis (regional and national).

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

By providing a next generation mixed use eco park, supporting a low carbon economy and innovating in new circular economy services. The Binn Eco Innovation Park is part of a rapidly growing clean technology and green business sector. It has the potential to be a leading demonstration centre for advanced waste management and recycling with integrated renewable energy systems demonstrating how industrial system can be integrated to support more efficient business systems and environmental outcomes. It supports core societal needs in respect of raw material conservation, food production and renewable energy production. With a strong potential focus on training and education it will support the promotion of a more sustainable local economy. It will also demonstrate how industry can develop in tandem with improved biodiversity and habitat outcomes. It addresses the important issue of community relationship through its community engagement forum, community communications, community benefit schemes and the creation of local employment and training opportunities. By forming a core part of the Tay Eco Valley initiative we will provide a facility that provides core environmental services and support for

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

We already have an active Community Forum and a tri-annual community Newsletter (now on its 12th edition). We consider community engagement and communication to be an essential process in being a good neighbour, particularly as we move from the historical realities of landfill into the next generation of waste and resource management and eco innovation businesses. We will establish a community benefit scheme supported by companies that establish themselves at the facility. In addition the training facility, once established, will be a facility that can be used by the local community for relevant activities. We will also continue the long tradition of local philanthropy which has seen many local community initiatives supported by the Binn Group.

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes. With the growth evident in the green economy and the need for society to find new ways of balancing economic growth with novel solutions to address an ever increasing number of environmental challenges, employment growth in this sector demonstrates significant growth potential. With over 100 people currently employed on this facility, we feel this could double over a 5-7 year period provided we can create the appropriate development platform to realise the sites potential.

11. If the proposal will result in a loss of employment land, please give further details.

The proposal seeks to increase the supply of employment land at a site that clearly demonstrates potential to increase employment.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

The Binn site is currently identified in the Strategic Development Plan - Tayplan as follows:

"Many of the region's existing waste management facilities have additional capacity or could be expanded in situ, including the strategic scale facilities at Binn Farm near Glenfarg and DERL at Baldovie in Dundee. No requirement for new landfill sites has been identified before 2024 and successful implementation of the Scottish Government's Zero Waste Plan and expansion of other treatment facilities could extend this to and beyond 2032.

This Plan encourages new strategic scale waste/resource management infrastructure to be within or close to the Dundee and Perth Core Areas reflecting the proximity of materials and customers for heat and other products".

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposal seeks to promote the natural extension of an integrated waste management facility, which has system characteristics (infrastructure, skills, energy, resources, agricultural space) that support the sites natural evolution into an integrated eco-innovation facility. To achieve this it needs to expand the allocation of land from that detailed in the current LDP.

14. Is the proposed site within or next to an existing settlement area?

☐ Yes ☒ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No.

18. Provide details of any known previous development of the site.

The site is a current waste management facility on a large agricultural estate with historical and ongoing agricultural activity. The initial site use related to landfill and expanded to include recycling. The active landfill is now closed reflecting the transition away from landfill to increased recycling and recovery and other elements of the waste hierarchy.

19. Will development of this site re-use existing buildings?

N/A

20. Explain the compatibility of the proposal with neighbouring uses.

The proposal is a spatial expansion of an existing activity and is entirely located within the wider agricultural and forestry activities of the Binn Estate. No part of the proposed boundary extension reaches the estate boundary. There are no co-located neighbouring uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The proposed extended area for the Binn Eco Innovation Park exists within the Binn Estate boundary in a natural land form that forms a bowl shape providing a high level of screening to the current and future business activities on the park.

22. How does the site's location promote the use of sustainable transport?

The site is on a current bus route. However as the site expands we would seek to introduce a dedicated bus/transport service for staff.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site has north, south, east and west facing aspects. Whilst exposed the site does offer some natural protection from prevailing winds.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

There is no gas supply and unlikely to be one in the near future. The site is on the electrical grid but with a constrained level of supply that is exceeded by the sites power demand. This leads to a high dependence on diesel powered generation. However, as a site producing renewable energy the intention is to create our own local power distribution network to self supply both heat and electricity thus radically reducing power costs and carbon emissions by displacing diesel generation. We are in ongoing discussion with SSE on power transmission access from proposed developments at the site.

26. Explain how the site relates to existing road and rail networks.

The site is located on the A912 some 5km east of Junction 9 M90 . The nearest rail network is Perth City. The site is also close to the Perth to Edinburgh line via Newburgh.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no current capacity issues given the recent closure of the Binn Active Waste Landfill operated by SITA UK. This has significantly reduced the number of vehicular movements to the site. This reduced heavy truck movements by an estimated 15-20 heavy goods vehicle movements per day.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site has been in operation since 1993 as an active industrial site. The site has no specific flood risks or land contamination. There are no overhead pylon lines but it does have two (11kV and 33kV) pole mounted distribution lines running through the Estate. There are no H&S exclusion zones.

29. Please explain what effect the proposal will have on the landscape character of the area.

Limited due to the natural land form as described above and existing industrial activity.

30. How will the development contribute to the green network?

The development forms a major part of the waste and recycling network for Scotland's Zero Waste strategy as well as producing renewable energy. The site will produce short supply chain local food produce and locations for clean technology businesses as a driver for local economic development. The site forms a core part of the Tay Eco Valley concept which is under ongoing development.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☒ Yes ☐ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Part of site within 2km of Tarflundie Wood SAC. No potential effects noted in any previous planning applications.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No direct water catchment relationships between this site and any SSI or SAC areas. Air pollution impacts already considered as negligible in previous planning applications for the Energy from Waste facility planning.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A

34. When is the development proposed to take place on the site?

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☒ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.
(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

John Ferguson

Date:

30th March 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

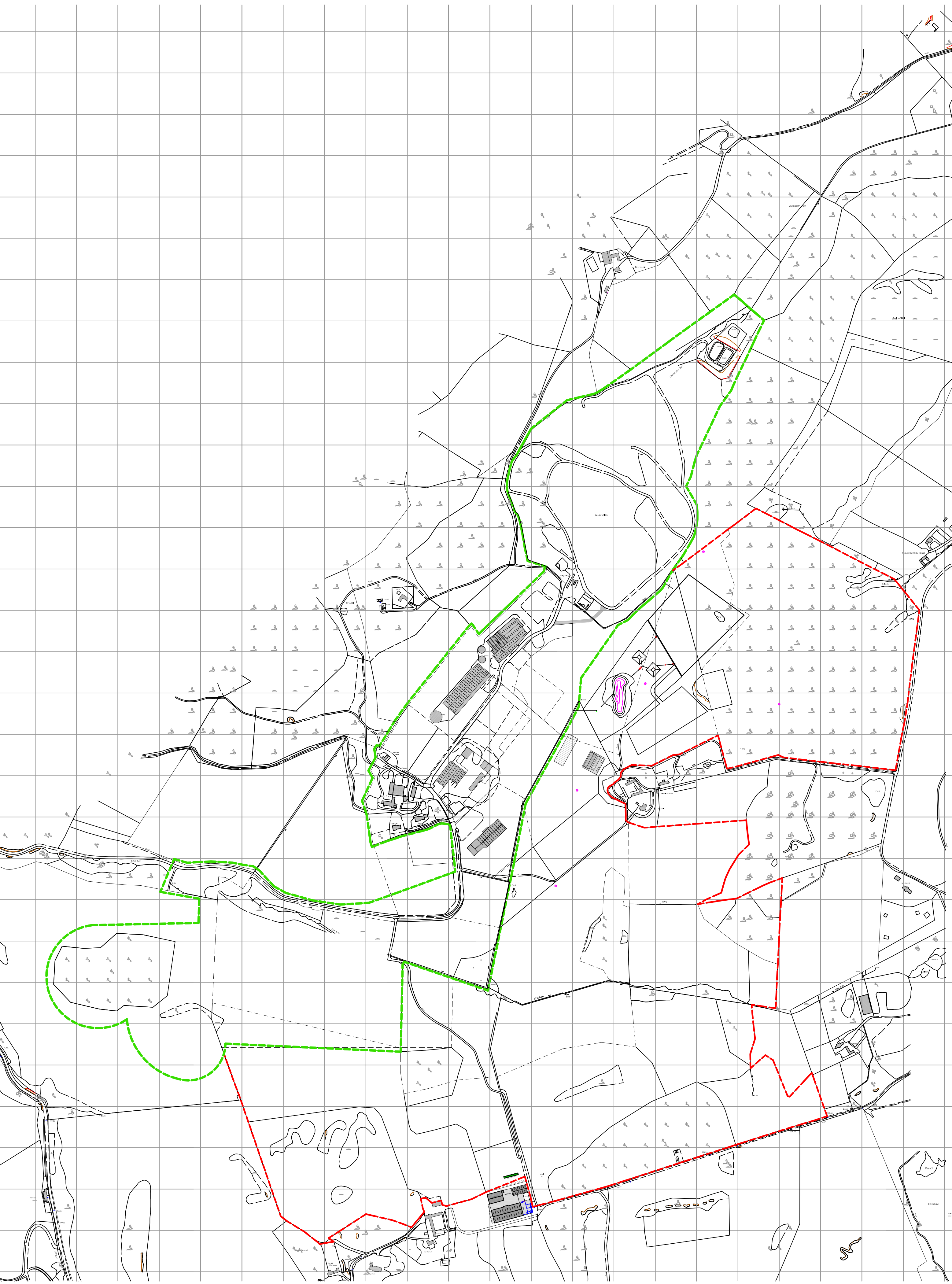
Ongoing dialogue with PKC.

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



BINN SKIPS - LDP BOUNDARIES ONLY
SCALE - N.T.S.
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--- LDP WASTE 2014-2018 CURRENT BOUNDARY
--- LDP ECO-PARK 2018-2022 EXTENSION OF BOUNDARY = 125 ha / 308.8 acres





Perth and Kinross Local Development Plan

151

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Mark Richardson"/>
Organisation/ Community Council	<input type="text" value="Ristol Consulting Ltd"/>
Building No./Name	<input type="text" value="2"/>
Address	<input type="text" value="Kirk Street"/>
Town/City	<input type="text" value="Dunblane"/>
Postcode	<input type="text" value="FK15 0HR"/>
Telephone	<input type="text" value="01786 823649"/>
Mobile	<input type="text"/>
Email	<input type="text" value="mark.richardson@studioristol.co"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="Trustees, John Dewar Lamberkin"/>
Organisation	<input type="text" value="John Dewar Lamberkin Trust"/>
Building No./Name	<input type="text" value="Dupplin Estate office"/>
Address	<input type="text" value="Dupplin Estate office, Perth"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text" value="John Dewar Lamberkin Trust/Cr"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Landowner/developer"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="c/o agent"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o agent"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to the west of Perth - see plan 1

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural and forestry use.

Perth West is a strategic allocation intended to make a long term contribution towards Perth's future housing and employment requirements. As shown on plan 1 the development currently comprises allocation H70 (land to the north) and land within the settlement boundary, for which the principle of development is established.

The John Dewar Lamberkin Trust are a primary land owner within the Perth West project, with their interests forming land within the settlement boundary and outwith allocation H70. The adopted LDP provides that this land is included within the settlement boundary to preserve its development potential so this can come forward for development with the plan period.

Additional land is within the designated Perth green belt.

What land use would you like the site considered for?

Continue identifying land to the west of Perth as a direction of growth for future strategic development.

Extend allocation H70 to include land shown on plan 2.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The development of land to the west of Perth, as shown on plan 2, is consistent with key Council vision, economic and infrastructure strategies, including;

1. The Perth City Plan 2013
2. Perth's economic development strategy
3. Perth Transport Futures
4. Adopted LDP 2014
5. TayPlan
6. The Scottish Cities Alliance investment prospectus

Combined these city vision, economic, transport and land use strategies set a westwards direction of growth for the city. This reflects the the ability of a western expansion of the City to make a significant contribution towards Tayplan's future housing and employment land requirements, the ability to link strategic development with the City transport strategy and the capacity of the land to accommodate mixed use development that can be delivered through a place making led approach, consistent with the principles of integration, sustainable design and community underpinning policy PM1 (A-C) in the adopted LDP.

Ultimately, development to the west of the City as shown on plan 2 has the potential to make a significant and positive contribution towards meeting Perth City's future housing, employment and amenity requirements through a sustainable, place led planning approach that strengthen the economy of the City.

The recently launched charrette project being run by PKC, Scottish Government and the principle landowners, JDLT & the Muir group will help frame the development framework for this area through active and wide spread public engagement.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Through a masterplan led development that will;

1. Be shaped through public consultation, commencing with the recently launched March 2015 charrette event
2. Enable the delivery of housing of a range of tenures including affordable and social rented properties
3. Invest in the road network including improvements to the A9 through the removal of 'at grade junctions', their replacement through the phased delivery of a new junction south of Broxden and investment in improvements to Broxden junction
4. Make financial contributions towards the wider Council transport strategy education provision
5. Incorporate neighbourhood centres
6. Deliver primary school provision
7. Form public parks for the benefit of existing and proposed neighbourhoods
8. Connect the site to the surrounding area through footpath, cycleways and open space provision to the benefit of the existing community of Perth and future residents
9. Protect and enhance local heritage through incorporating the designated battlefield into the development framework

10. Will the proposal create any permanent employment within Perth and Kinross?

Yes - commercial park as an expansion to Broxden business park and neighbourhood centres.

11. If the proposal will result in a loss of employment land, please give further details.

No loss.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Improvements to Broxden junction forms part of Transport Scotland's STP & and Tayplan strategic project

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Continuing the identification of land to the west of Perth between the A9 and A85 as shown on plan 2 will provide strategic land to make a significant contribution towards meeting Perth's future housing, employment and amenity requirements to reflect TayPlan's projections for the city.

Extending the allocation provides the landscape capacity to plan for the integration of land uses including housing, employment, neighbourhood centres, greenspace and infrastructure (internal roads and a new grade separated junction on the A9 south of Broxden). In doing so, it enables a robust, long term outer green belt boundary to be formed consistent with policy direction contained within the SPP (para 48-51)

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☒ Yes, go to question 16 ☐ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

As shown on plan 1, part of the site is located within the green belt.

This area is considered most suitable for a new grade separated junction on the A9, reflecting junction separation requirements and providing a location for a future western bypass.

Removing the land from the green belt enables this area to be masterplanned to ensure the proposed development is closely integrated with infrastructure to achieve an optimum and sustainable development framework.

Landscape analysis undertaken to date establishes that this land capable of accommodating development and will provide a long term, robust green belt boundary, allowing the city to grow in a planned way consistent with the principles of green belt as set out in the SPP (paras 48-51).

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The site is located within the Battlefield Inventory for the Battle of Tibbermore. As Historic Scotland's Guidance on land use change with battlefields advises, this designation does not prevent development from materialising, but seeks to ensure this is delivered through an approach to masterplanning that takes into account battlefield heritage and landscape and enhances peoples understanding and awareness of these landscapes.

Within the context of Perth West and as emerging site through the current charrette exercise, the potential exists for early site evaluation through a conservation plan including metal detection, possibly undertaken with interest groups (i.e. the Montrose Society) and local schools. This will lead to the retention and enhancement of core areas of the battlefield for public access through a park with footpath/cycleway network and the identification of development areas outwith key conflict areas. This has the potential to enrich the Perth West project and advance public awareness, knowledge of the battle and role this had in shaping Perth.

18. Provide details of any known previous development of the site.

Review discussions with environmental health officers establishes areas within the centre of the site as being previously developed.

19. Will development of this site re-use existing buildings?

Yes - East Mid and West Mid Lamberkin steadings have the potential to become neighbourhood centres within the development, reflecting the rural heritage of the landscape within the development.

20. Explain the compatibility of the proposal with neighbouring uses.

The site adjoins an established residential and commercial area.

The proposed reallocation of part of the site from commercial to residential use will result in a use that is compatible with the amenity of the surrounding residential area.

The charrette work is assisting in defining key amenity, commercial and transport connection points between Perth and the site and exploring through public consultation how these can be expanded to ensure development at Perth West is integrated with the City.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The landscape character of the site has the potential to absorb a range of development uses and this will be informed by detailed evaluation shaped by the current charrette exercise.

22. How does the site's location promote the use of sustainable transport?

Through linkages into existing bus corridors and core footpath networks, along with the potential to enhance usage through new park and ride facilities at key locations on the trunk road network and by the place led approach to site masterplanning layout of land uses, which will seek to encourage non vehicular modes of transport.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

Yes.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

As a strategic development site the project will require significant investment in infrastructure. Initial assessments establishes the potential to connect into and upgrade service networks which can be delivered economically.

26. Explain how the site relates to existing road and rail networks.

Ideally situated with access to the trunk road and local road networks, with access to national and local bus routes and the ability to connect into core footpath links to Perth railway station.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A detailed Transport Assessment will follow on from the charrette exercise. Traffic modelling undertaken as part of the preparation of the adopted LDP established that the road network (trunk road and local) can accommodate the Perth West project subject to junction improvements. The development also has the ability to deliver investment in strategic road project priorities including the A9 (replacement of at grade junctions) and Broxden.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no overriding technical constraints for delivering the development.

29. Please explain what effect the proposal will have on the landscape character of the area.

Through a place led approach to masterplanning, which will be shaped by consideration of the sites landscape character, the potential exists to locate land uses which are integrated with the topography of the area and respond to the character and heritage of the location. This approach is consistent with the principles of place making promoted by the SPP and PAN 68.

30. How will the development contribute to the green network?

Through the approach to masterplanning detailed in Q29 (above), with a specific focus on responding to existing public use of the area, protecting and enhancing footpath and cycleways and exploring how these can be extended into the countryside outwith the wider area. The role of heritage, particularly the Battlefield Inventory and Gask ridge will shape the design of a strategic green network that will strengthen the public amenity and space of the project for the benefit of existing and new residents.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Owned/controlled by single developer. | <input checked="" type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

Key landowners working together to deliver this strategic project which will be shaped through the charrette development framework and set within an infrastructure strategy that can be implemented by each landowner.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

Spring 2015 - completion of the charrette development framework
Summer 2015 - advancement of application for planning permission
2016-17 - consents to enable detailed design and phased implementation

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

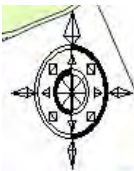
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



RISTOL
CONSULTING LTD

Perth and Kinross Council Local Development Plan Call for sites March 2015

Perth West Proposed Allocation Site Boundary

Plan 2

Perth West Proposed Allocation
Site area 351 Ha



Perth and Kinross Local Development Plan

153

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Mr. Robert Patrick
Organisation/ Community Council	CKD Galbraith LLP
Building No./Name	Lyndoch House
Address	Barossa Place
Town/City	Perth
Postcode	PH1 5EP
Telephone	01738 456 078
Mobile	07717 788 683
Email	robert.patrick@ckdgalbraith.co.uk

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Mr. John Messenger	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to south of Ayton Farm, Aberargie,
PH2 9NE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Unallocated greenfield land.

What land use would you like the site considered for?

Residential housing.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

There is limited land identified in Aberargie for further development in the existing adopted LDP. By amending the settlement boundary to include the proposal site, this identifies a deliverable site for a limited amount of new housing within the village, which will help meet local housing demand as well as increasing the range and choice of housing available locally, whilst also creating an opportunity to sustain the village. This site meets the above strategic objectives.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

It is anticipated that developer contributions will be sought towards transport infrastructure and to Abernethy Primary School. It is also anticipated that developer contributions would be required towards improving the existing access road to the proposed site.

The adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the village and as such should be supported.

10. Will the proposal create any permanent employment within Perth and Kinross?

N/A.

11. If the proposal will result in a loss of employment land, please give further details.

N/A.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. However, TAYplan also states that 'Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement'. It is considered that Aberargie is capable of accommodating development in this location, and as such this proposal should be supported.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is accepted that the majority of requirements of the spatial strategy will be met by much larger residential allocations; it is likewise acknowledged that the Council is most interested in receiving information on potential sites in Highland, Strathmore and Strathearn. However, this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate 'sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes. It is anticipated that this site could be delivered within a relatively short timespan. As mentioned, TAYplan also states that 'Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement'.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A.

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The site does not include any cultural heritage assets.

18. Provide details of any known previous development of the site.

N/A.

19. Will development of this site re-use existing buildings?

N/A.

20. Explain the compatibility of the proposal with neighbouring uses.

Neighbouring uses are primarily residential and agricultural and it is considered the proposal is compatible with these uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

There are surrounding residential areas and the site would be in keeping with those. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location; that this would integrate well with the existing building pattern; and that well designed development would not detract from the overall impression or landscape character of the local area.

22. How does the site's location promote the use of sustainable transport?

The proposals are in a highly sustainable location with local public transport links - there are bus connections within walking distance of the site providing links to Perth, Halbeath, Cowdenbeath and Glenrothes. There are bus stops located within the village on the A913 and also on the A912 at Baigle Inn. The site is therefore considered to be in a sustainable location.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

A significant portion of the site is south west facing, which will allow a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Integrating new development with the existing building group and established trees will provide an element of shelter from prevailing winds.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

A detailed site assessment has not been undertaken in respect of utilities. However, it is understood that all services are available locally and are capable of extension to serve the site.

26. Explain how the site relates to existing road and rail networks.

Aberargie lies on the junction of the A913 and the A912, close to junction 9 of the M90. Abernethy is 1.5 miles to the east via the A913. Bridge of Earn is 3 miles to the west, and Perth is approximately 7 miles north west by road. The proposal site can be accessed by a farm track which leads off the A913. It is anticipated that improvements would be sought to this road for development in this location.

Perth (as mentioned, approximately 7 miles by road) has a main line railway station which provides frequent rail links to Dundee, Edinburgh, Glasgow, Aberdeen and Inverness.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A transport assessment has not been undertaken. As mentioned, it is anticipated that improvements will be required to the current access road.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A technical site assessment can be undertaken at a later stage in the planning process if required. As per the current LDP, the possibility of flood risk from the river Farg would need to be investigated.

29. Please explain what effect the proposal will have on the landscape character of the area.

There are surrounding residential areas and the site would be in keeping with those. The site itself is extremely well enclosed and has clear natural and physical boundaries - the site presents a logical extension to the existing settlement boundary, and it is considered that the landscape would be sufficiently robust to accommodate sensitively scaled and positioned development in this location. New planting could be used to integrate new development with the surrounding countryside, and existing mature trees would be retained - a landscape character assessment can be provided at a later stage in the planning process if required.

30. How will the development contribute to the green network?

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. As mentioned, additional new planting could be used to compliment the existing green network and to strengthen connectivity between the village and the surrounding countryside.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

This proposal will help sustain the village. The site meets the above criterion and development in this location should be supported.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

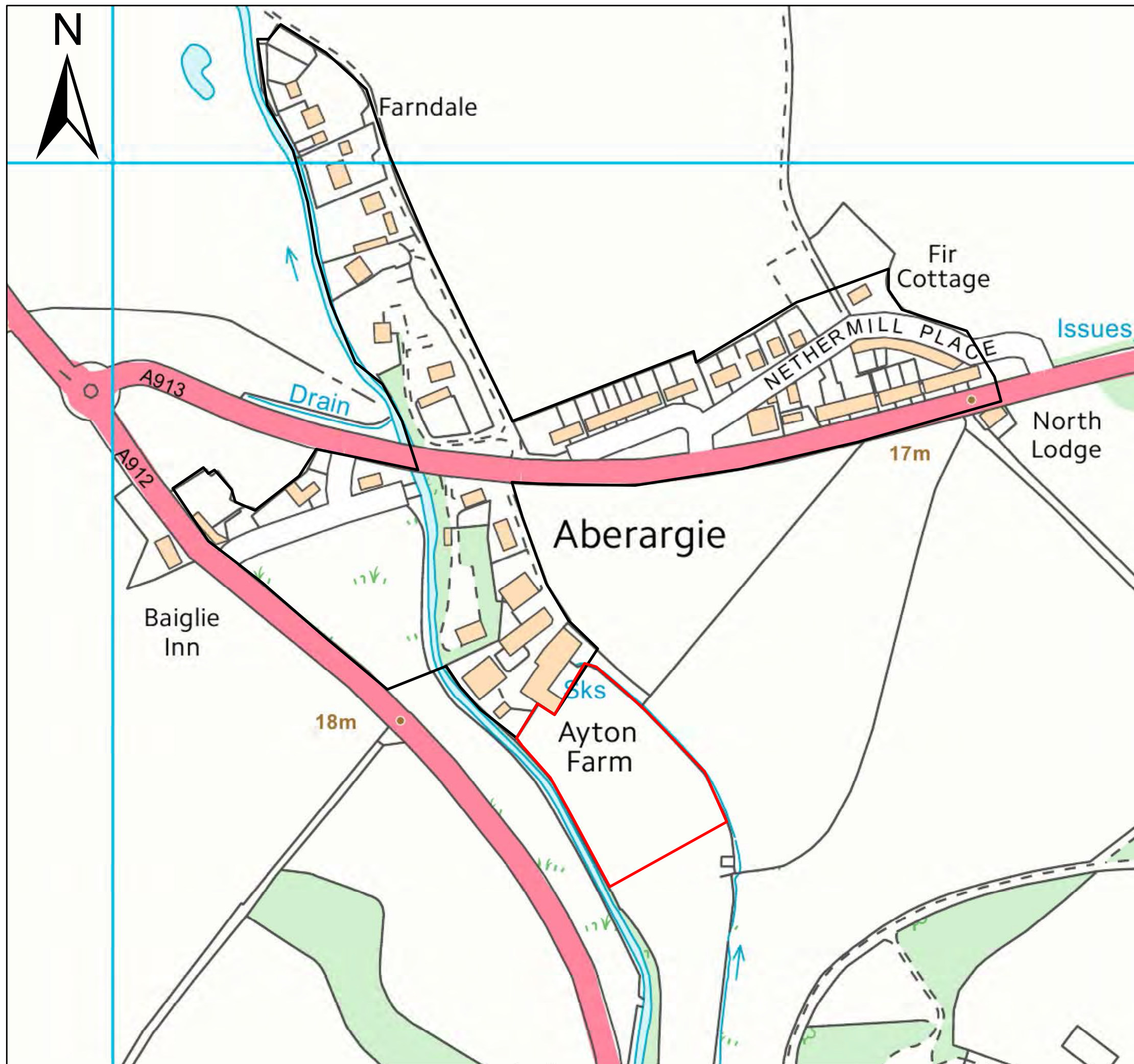
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Land at Aberargie Plan

0 30 60 120 Meters

1:2,500

- Proposal Site 1
- Existing Settlement

Description-Plan for LDP submission

Date 25/03/2015

CKD Galbraith

CKD Galbraith
Lynedoch House, Barossa Place,
Perth, PH1 5EP

Tel: 01738 451 111 Fax: 01738 451 900

Email: perth@ckdgalbraith.co.uk

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Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Mr. Robert Patrick
Organisation/ Community Council	CKD Galbraith LLP
Building No./Name	Lyndoch House
Address	Barossa Place
Town/City	Perth
Postcode	PH1 5EP
Telephone	01738 456 078
Mobile	07717 788 683
Email	robert.patrick@ckdgalbraith.co.uk

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Mr. John Messenger	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to east of Ayton Farm, Aberargie,
PH2 9NE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Unallocated greenfield land.

What land use would you like the site considered for?

Residential housing.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

There is limited land identified in Aberargie for further development in the existing adopted LDP. By amending the settlement boundary to include the proposal site, this identifies a deliverable site for a limited amount of new housing within the village, which will help meet local housing demand as well as increasing the range and choice of housing available locally, whilst also creating an opportunity to sustain the village. This site meets the above strategic objectives.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

As outlined in the existing LDP, it is anticipated that developer contributions will be sought towards transport infrastructure and to Abernethy Primary School. It is also anticipated that developer contributions would be required towards improving the existing access road to the proposed site.

The adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the village and as such should be supported.

10. Will the proposal create any permanent employment within Perth and Kinross?

N/A.

11. If the proposal will result in a loss of employment land, please give further details.

N/A.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. However, TAYplan also states that 'Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement'. It is considered that Aberargie is capable of accommodating development in this location, and as such this proposal should be supported.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is accepted that the majority of requirements of the spatial strategy will be met by much larger residential allocations; it is likewise acknowledged that the Council is most interested in receiving information on potential sites in Highland, Strathmore and Strathearn. However, this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate 'sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes. It is anticipated that this site could be delivered within a relatively short timespan. As mentioned, TAYplan also states that 'Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement'.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A.

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The site does not include any cultural heritage assets.

18. Provide details of any known previous development of the site.

N/A.

19. Will development of this site re-use existing buildings?

N/A.

20. Explain the compatibility of the proposal with neighbouring uses.

Neighbouring uses are primarily residential and agricultural and it is considered the proposal is compatible with these uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

There are surrounding residential areas and the site would be in keeping with those. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location; that this would integrate well with the existing building pattern; and that well designed development would not detract from the overall impression or landscape character of the local area.

22. How does the site's location promote the use of sustainable transport?

The proposals are in a highly sustainable location, with local public transport links - there are bus connections within walking distance of the site providing links to Perth, Halbeath, Cowdenbeath and Glenrothes. There are bus stops located within the village on the A913 and also on the A912 at Baigle Inn. The site is therefore considered to be in a sustainable location.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

A significant portion of the site is south west facing, which will allow a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Integrating new development with the existing building group will provide an element of shelter from prevailing winds.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☐ Water

☐ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

A detailed site assessment has not been undertaken in respect of utilities. However, it is understood that all services are available locally and are capable of extension to serve the site.

26. Explain how the site relates to existing road and rail networks.

Aberargie lies on the junction of the A913 and the A912, close to junction 9 of the M90. Abernethy is 1.5 miles to the east via the A913. Bridge of Earn is 3 miles to the west, and Perth is approximately 7 miles north west by road. The proposal site can be accessed directly from the A913.

Perth (as mentioned, approximately 7 miles by road) has a main line railway station which provides frequent rail links to Dundee, Edinburgh, Glasgow, Aberdeen and Inverness.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A transport assessment has not been undertaken. The settlement map for Aberargie from the current adopted LDP states that developer contributions will be required towards transport infrastructure.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A technical site assessment can be undertaken at a later stage in the planning process if required.

29. Please explain what effect the proposal will have on the landscape character of the area.

There are surrounding residential areas and the site would be in keeping with those. The site itself presents a logical extension to the existing settlement boundary, and it is considered that the landscape would be sufficiently robust to accommodate sensitively scaled and positioned development in this location. New planting could be used to integrate new development with the surrounding countryside, and existing mature trees would be retained - a landscape character assessment can be provided at a later stage in the planning process if required.

30. How will the development contribute to the green network?

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. As mentioned, additional new planting could be used to compliment the existing green network and to strengthen connectivity between the village and the surrounding countryside.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

This proposal will help sustain the village. The site meets the above criterion and development in this location should be supported.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

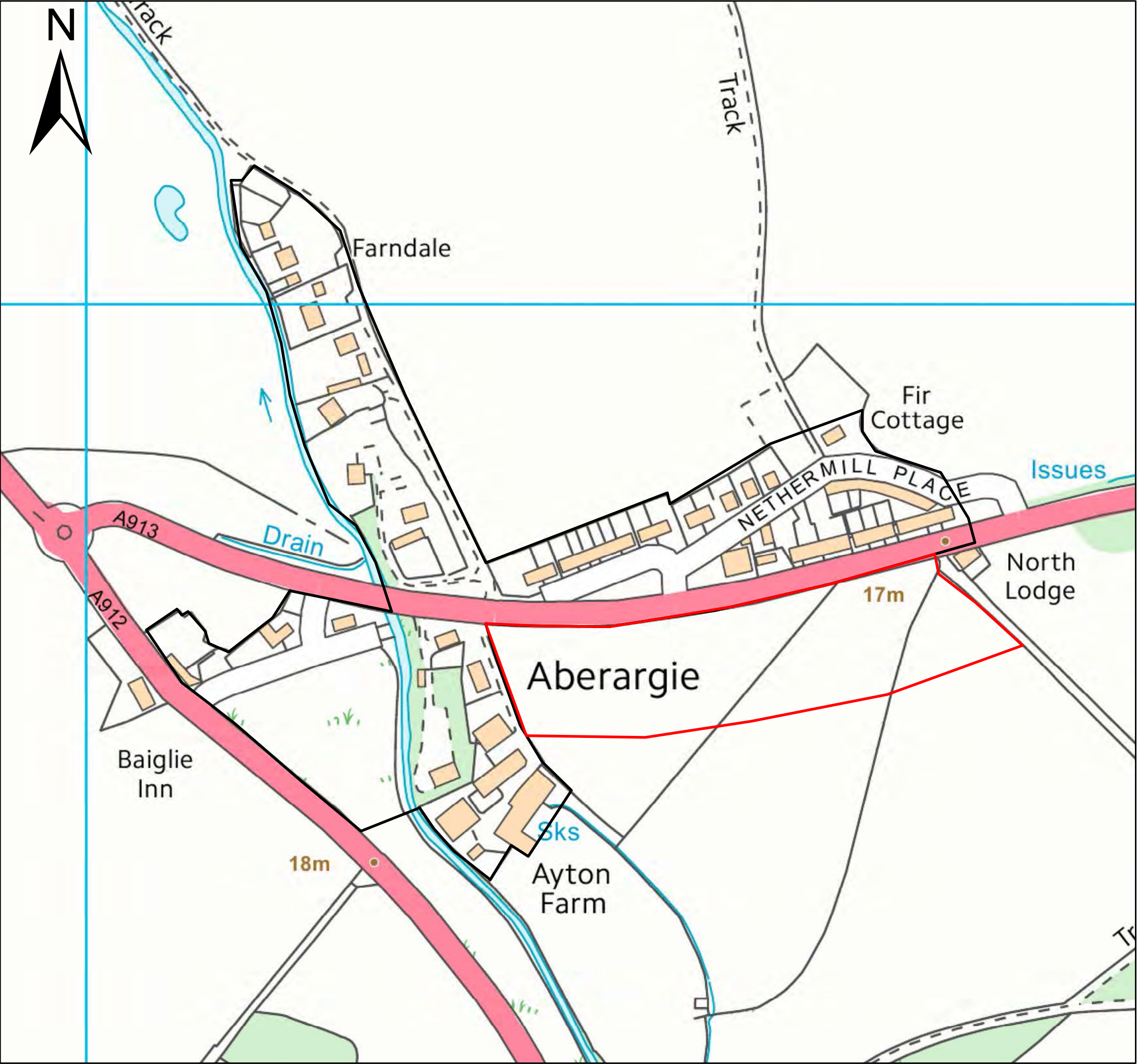
Further information




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Or alternatively by post to:

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Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Land at Aberargie Plan	
0 30 60 120 Meters 1:2,500	
	Proposal Site Two
	Existing Settlement
Description-Plan for LDP submission	
Date 25/03/2015	
 CKD Galbraith Lynedoch House, Barossa Place, Perth, PH1 5EP Tel: 01738 451 111 Fax: 01738 451 900 Email: perth@ckdgalbraith.co.uk © Crown copyright and database rights (2015) Ordnance Survey Licence No.100025025	



Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Mr James Reilly
Organisation/ Community Council	DM Hall Baird Lumsden Survey
Building No./Name	
Address	17 Corstorphine Road
Town/City	Edinburgh
Postcode	EH12 6DD
Telephone	0131 624 6107
Mobile	07786 260 212
Email	james.reilly@dmhbl.co.uk

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	Mr Ian Tod	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land adjacent to Gean Tree Cottage
Mount Tarbor Road
Perth
PH2 7DE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The land adjacent to Gean Tree Cottage is currently designated within the Perth and Kinross Local Development Plan 2014 as Open Space - policy CF1. It is a grass field within the Kinnoull residential area.

What land use would you like the site considered for?

As per representations and objections previously submitted on behalf of Mr Peter Tod and Mr Ian Tod in respect of the land at the Perth & Kinross Local Development Plan 1, we would like to see the site considered by the Council for residential development.

In our opinion this is a natural and logical residential site as it is surrounded on all sides by residential development.

Our clients, over the years that they have owned the land, and despite the Council identifying and discussing developing houses on the site on several occasions, have not received an allocation within the Local Plan/Local Development Plan for residential development and have witnessed the surrounding land being developed for houses.

For whatever reason, in various previous Local Plans and the current Local Development Plan, the site has not been zoned for residential development, despite it, arguably, being one of the most logical housing development sites on Kinnoull Hill.

Our client's land is not a park and is not used by the general public, is not an amenity area and has no place being designated as open space which nullifies and blights any development potential.

Please note that there is a large area of open space to the immediate south of the site, which is a public space and is a valuable asset to the immediate area.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☐ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

It is our contention that this is arguably a natural potential housing site for low density high value housing which is something Perth continues to have a need for and should be providing.

As our client's land is almost entirely surrounded by residential development, it would be easy to accommodate and assimilate a well designed and laid out new residential development on this site.

Perth does and will continue to require a range of house types, tenures etc. and therefore we consider that the development of this site for housing would create a safe and sustainable new residential development within an existing well established and well connected part of the city of Perth.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

The re-designation of our client's land from open space - which in fact is not an asset as it is not used by locals - for residential use will create well designed and low density housing.

10. Will the proposal create any permanent employment within Perth and Kinross?

N/A

11. If the proposal will result in a loss of employment land, please give further details.

N/A

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

For the purposes of this initial Call for Sites I have not undertaken a review of the Housing Land Supply for Perth, although there has to be some scepticism that Perth & Kinross Council considers that they have an adequate Housing Land Supply to meet the projected increase in the numbers of households until 2028.

Our client's land should have been allocated for housing in the past, and housing has been built all around it, and therefore we would ask the planners seriously review and re-consider the decision to designate land adjacent to Gean Tree Cottage, Mount Tarbor Road, Perth as open space and move towards finally allocating it for residential use.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

18. Provide details of any known previous development of the site.

Our client's family purchased Gean Tree Cottage in approximately 1948. Mr Ian Tod is the third generation of owners. After the death of the owners mother in 2006, Gean Tree Cottage was sold off but the eastern corner of the garden and the adjacent field was retained.

When our client's family bought the property in the 1940s it was surrounded by open fields, owned by the Earl of Kinoull. The land either side of Mount Tabor Road begun to be developed for housing in the 1960s. From the 1960s onwards, development pressure began to mount on the site.

The site therefore has no been previously developed.

19. Will development of this site re-use existing buildings?

No.

20. Explain the compatibility of the proposal with neighbouring uses.

The predominant neighbouring use here is residential therefore an allocation for residential use is the most logical use for our client's land.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The character of the surrounding area is high quality low density residential development and that is why we consider that our client's land should be re-designated for residential development.

22. How does the site's location promote the use of sustainable transport?

The site is well connected and highly accessible. It can be accessed via walking, bike, public transport and car.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

N/A

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☐ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

No.

26. Explain how the site relates to existing road and rail networks.

The site can be accessed directly off both Mount Tabor Road and Muirhall Road. It enjoys excellent road links into the city and also is in good proximity to Perth train station.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known constraints here.

29. Please explain what effect the proposal will have on the landscape character of the area.

Little demonstrable impact on the street scene of this residential area.

30. How will the development contribute to the green network?

N/A

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

Whilst there are no developers with an interest in the site at this time, if the site was to be allocated for residential use we are confident that the market would be very interested in developing here.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Mr James Reilly

Date:

31/03/2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

Potential Access

Murray Royal Redevelopment

Public Footpath

Gean Tree Cottage

Potential Access





Perth and Kinross Local Development Plan

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Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	Robert Patrick
Organisation/ Community Council	CKD Galbraith LLP
Building No./Name	Lynedoch House
Address	Barossa Place
Town/City	Perth
Postcode	PH1 5EP
Telephone	01738 456 078
Mobile	07717 788 683
Email	robert.patrick@ckdgalbraith.co.uk

2. Lead Developers Details (if any)

Name	
Organisation	
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	c/o Mr. B. Farrell	Postcode	PH2 9BQ
organisation	Kilgraston School	Telephone	
Building No./Name		Mobile	
Address	Kilgraston School Bridge of Earn	Email	bfarrell@kilgraston.com
Town/City			

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Kilgraston School
Bridge of Earn
PH2 9BQ

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Kilgraston School and its grounds are currently excluded from the settlement boundary of Bridge of Earn. The site is currently used as amenity ground for Kilgraston School. The land in question is surplus to operational requirements. The school grounds comprise some 60 acres in total, which is more than ample for all existing and foreseeable expansionary purposes.

What land use would you like the site considered for?

Residential use for a limited number of dwelling houses on large plots, envisaged at a similar density to neighbouring properties opposite Kilgraston Lodge.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The proposals are in a highly sustainable location adjacent to local services and amenities, as well as large areas of formal and informal open space, with excellent local public transport links.

The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets this requirement.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Kilgraston School represents a major local and regional facility, attracting significant inward economic migration to the Bridge of Earn/lowland Perthshire area, and playing an important role within the local and wider economy. The option of releasing this land for residential development could allow the school business to realise a certain amount of capital to contribute towards investment in maintaining and enhancing existing school buildings as well as planned capital expenditures .

10. Will the proposal create any permanent employment within Perth and Kinross?

N/A.

11. If the proposal will result in a loss of employment land, please give further details.

N/A.

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Bridge of Earn is identified within TAYplan as a tier 1 settlement - 'tier 1 settlements have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the region's economy.' TAYplan also states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice.'

This site is therefore within an area where further allocation should be supported.

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is accepted that the majority of requirements of the spatial strategy will be met by much larger residential allocations within Bridge of Earn and further afield, including those at Oudenarde; it is likewise acknowledged that the Council is most interested in receiving information on potential sites in Highland, Strathmore and Strathearn. However, this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate 'sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes. It is anticipated that this site could be delivered within a relatively short timespan.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

N/A.

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

Kilgraston School is category A listed. It is not considered that the introduction of a limited number of architecturally sympathetic dwelling houses on larger plots would be to the detriment of the character of the school grounds.

Kilgraston Lodge and Gates are category B listed and it is recognised that a sensitive and sympathetic design solution complimentary to this existing built heritage would be required, in order to safeguard and protect the setting of these heritage features. The aesthetics of the local environment are of key importance to the school, and precaution would be taken to ensure these were not jeopardised by the proposals. Detailed design work, taking account of the existing listed buildings, will take place at the planning application stage.

18. Provide details of any known previous development of the site.

N/A.

19. Will development of this site re-use existing buildings?

N/A - no previous buildings.

20. Explain the compatibility of the proposal with neighbouring uses.

There are surrounding residential areas and the site would be in keeping with those. It is not considered that the introduction of a limited number of architecturally sympathetic dwelling houses on larger plots would be to the detriment of the character of the school grounds.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

There are surrounding residential areas and the site would be in keeping with those. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this developed location and would not detract from the overall impression of the local area. Residential use would be for a limited number of dwelling houses on large plots, envisaged at a similar density exhibited by neighbouring properties opposite Kilgraston Lodge.

22. How does the site's location promote the use of sustainable transport?

The proposals are in a highly sustainable location adjacent to local services and amenities, as well as large areas of formal and informal open space, with excellent local public transport links - there are frequent bus connections linking Bridge of Earn to Perth. There are bus stops located at Kintillo Road, just a short walk from the site, which provide a direct bus link to Perth. The site is therefore considered to be in a sustainable location.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

A significant portion of the site is west facing, and coupled with the low density of housing being proposed this will allow a key opportunity for the orientation and siting of buildings to make maximum use of solar gain.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

Although a detailed assessment has not been carried out, it is thought that all services are available locally and capable of extension to serve the site.

26. Explain how the site relates to existing road and rail networks.

Access to the site could be achieved via Forgandenny Road, or from the main drive leading to Kilgraston School, or a combination of both. Perth train station is the closest rail station, approximately 5 miles north by road, and provides direct rail services to Dundee, Stirling, Edinburgh, Glasgow and Inverness.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

It is thought that the level of traffic associated with the scale of development would be extremely low, and it is thought that adequate provision could be created to serve the proposals. The school driveway junction currently serves significant traffic during peak hours and it is not thought that the proposal would materially increase such traffic burden.

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

29. Please explain what effect the proposal will have on the landscape character of the area.

There are surrounding residential areas and the site would be in keeping with those. The site itself is extremely well enclosed in terms of surrounding vantage points. New planting could compliment the parkland style landscape exhibited at present within the Kilgraston grounds, and all existing mature trees would be retained.

30. How will the development contribute to the green network?

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. As mentioned, all existing mature trees would be maintained, and additional new planting could be used to compliment the existing green network.

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

N/A.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.

(Whole, or in part to establish the suitability of the proposal in this regard).

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

Bridge of Earn is also identified as a tier 1 settlement. TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements.' The site is deliverable and is in a location where development should be supported.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
☐ Notice in Newspaper, could you tell us which one below?
☐ PKC Development Plan Scheme
☐ Telephone enquiry to Council
☐ Email enquiry to Council
☐ Social Media (e.g. Twitter, Facebook)
☐ Other, could you tell us how below?

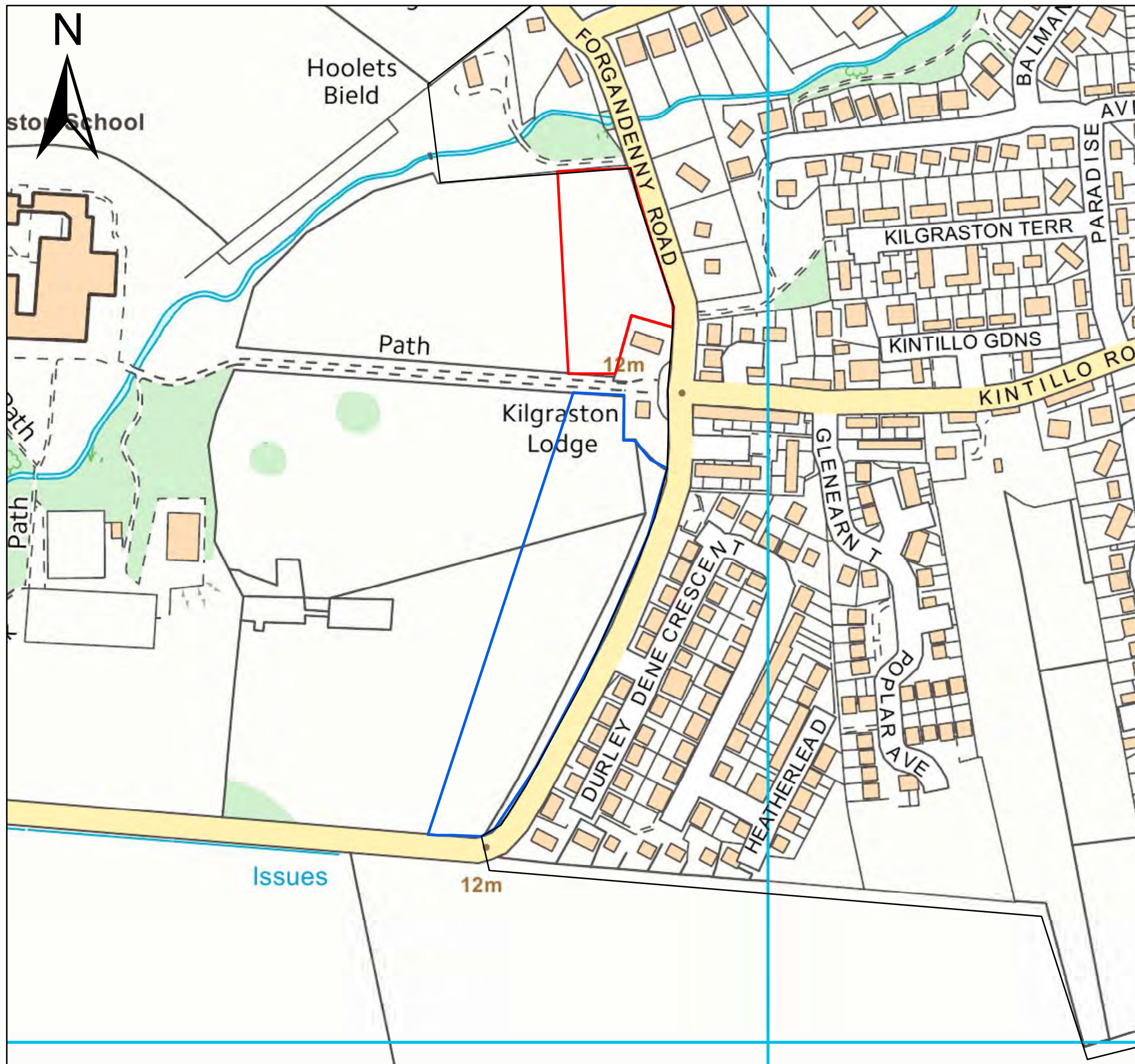
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Land at Kilgraston Plan

0 30 60 120 Meters

1:2,500

- Existing Settlement Boudnary
- Site One
- Site Two

Description-Plan for LDP submission

Date 25/03/2015

CKD Galbraith

CKD Galbraith
Lynedoch House, Barossa Place,
Perth, PH1 5EP
Tel: 01738 451 111 Fax: 01738 451 900
Email: perth@ckdgalbraith.co.uk

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Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name

Organisation/ Community Council

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

2. Lead Developers Details (if any)

Name

Organisation

Building No./Name

Address

Town/ City

Postcode

Telephone

Mobile

Email

3. Primary Landowner's Details (if known)

Name

organisation

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?
See question 33.

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metres (sq m)

6. Postal Address or Location of proposed Development (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land adjacent to Latch Burn Wynd,
Dunning

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Within the Perth and Kinross Local Development Plan our client's land is 'white land' on just outside the village envelope for Dunning. It is currently a grassed field.

What land use would you like the site considered for?

As per previous representation made to the Perth & Kinross Local Development Plan 1 we would like our client's land to be considered as a natural extension to the village and allocated for residential development.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☐ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

It is considered that there is still capacity at Dunning for additional housing and that our client's land is the most sensible place to allow expansion.

The way to ensure and create sustainable places for future generations is to provide a generous housing land supply to ensure that future generations can access housing locally if they desire. Also new housing also attracts new people into villages like Dunning which in turn helps to support and sustain local services.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

Allocating our clients land for residential development will enhance the housing choice and provision within Dunning. Due to the Council's Affordable Housing policies any subsequent residential development which occurs will have an affordable element which will provide more opportunities for local residents to access housing in their community.

10. Will the proposal create any permanent employment within Perth and Kinross?

No

11. If the proposal will result in a loss of employment land, please give further details.

No

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

N/A

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

For the purposes of this initial Call for Site for Perth & Kinross Local Development Plan 2 I have not undertaken a review of the existing and projected Housing Land Supply. Our client's land is just outside the existing and overly restrictive settlement envelope for Dunning. It appears to be the most logical and sensible land to be considered for future residential development.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

18. Provide details of any known previous development of the site.

The land has no known previous development history.

19. Will development of this site re-use existing buildings?

No

20. Explain the compatibility of the proposal with neighbouring uses.

There is currently residential development on the northern and eastern boundary of our client's land at Dunning. There is also residential development to the south and therefore residential development is considered to be compatible with the neighbouring uses.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

The allocation of our client's land for residential development would be logical and compatible within the context of being adjacent to the existing settlement envelope. A well designed residential development within the identified site would be compatible with the character of the surrounding land.

22. How does the site's location promote the use of sustainable transport?

The site is well connected, both in terms of roads and footpath with the centre of the settlement of Dunning. There is public transport available to and from the village.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

The site is south facing and, therefore, depending on the layout of any residential development and orientation of the houses the site could make best use of solar gain.

INFRASTRUCTURE CAPACITY

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☒ Water

☐ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.

No.

26. Explain how the site relates to existing road and rail networks.

This site has the potential to be accessed via Latchburn Wynd and is therefore well connected to the main roads serving the settlement of Dunning.

27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

SITE TECHNICAL CONSTRAINTS

28. Do you have information that supports that the site is free from, or can be made free of any constraints?

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known constraints here.

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

The site is on the very edge of the settlement of Dunning and a well designed and laid out residential development here can easily be assimilated into the village fringe without having a detrimental impact on the landscape character of the area.

30. How will the development contribute to the green network?

N/A

31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

32. In what way would development of the site impact on a national, regional or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

DELIVERABILITY IN THE PLAN PERIOD

33. What is the ownership/control status of the site? Select all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner. | <input type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. | |

Where there are additional developers or landowners involved please provide details.

34. When is the development proposed to take place on the site?

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.
(Whole, or in part to establish the suitability of the proposal in this regard).

It is our contention that were the Council to allocate this site for residential development then it would be attractive to developers.

PART 3 DECLARATIONS

Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

Signature

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submission by ticking the box instead of providing signature).

Signature:

Name:

Mr James Reilly

Date:

31/03/2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

36. How did you find out about the call for sites process? optional question.

- ☒ Councils website
☐ Notice in Newspaper, could you tell us which one below?
☐ PKC Development Plan Scheme
☐ Telephone enquiry to Council
☐ Email enquiry to Council
☐ Social Media (e.g. Twitter, Facebook)
☐ Other, could you tell us how below?

Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

This is a detailed map of Dunning, Scotland, showing streets, buildings, and a red-outlined area labeled 'Gallows Knowe' and 'Townhead'. The map includes a compass rose, a scale bar (0m to 75m), and various place names like 'Auchterarder Road', 'The Glibe', and 'The Lodge'. A red arrow points to a specific location within the red-outlined area.