



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	<input type="text" value="James Ritchie"/>
Organisation/ Community Council	<input type="text" value="A. Ritchie & Sons"/>
Building No./Name	<input type="text" value="Bertha Park Farm"/>
Address	<input type="text" value="Bertha Park Farm"/> <input type="text" value="Perth"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 3EQ"/>
Telephone	<input type="text" value="07931775188"/>
Mobile	<input type="text" value="07931775188"/>
Email	<input type="text" value="jameskitchie@yahoo.com"/>

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="As above."/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
	<input type="text"/>		<input type="text"/>

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.

South of Huntingtower House, Perth, PH1 3JL, bounded on the South by the A85 (Crieff Road), on the West by driveway to Huntingtower House, on the North by field owned by Huntingtower House, and on the East by land to be used to accommodate proposed new roads infrastructure as part of the Perth Transport Futures Project-Phase 1 A9/A85 to Bertha Park. All said ground is shown delineated in red and coloured brown and marked Brown 24 on attached plan.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use, however temporary occupation will be required for Perth Transport Futures Project-Phase 1 A9/A85 to Bertha Park as per PreCPO/13830, 24th October 2014.

The site is designated as being within the settlement boundary recognising its potential for development.

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?

Development of this site will produce employment opportunities for local tradesmen, albeit on a short term basis. The site is also within easy walking distance of all amenities and employment opportunities and is on a well serviced bus route which will be further enhanced when site H70 is developed in the near future.

The area concerned in this proposal will be created as a direct result of the Perth Transport Futures Project - Phase 1 A9/A85 to Bertha Park. This proposal is part of a larger field which is presently within the settlement boundary, recognising its potential for development . 75% of this field will be used to facilitate the new roads infrastructure mentioned above, this proposal being the remainder of that field. The proposed site itself will be under temporary occupation for the duration of the construction process of this infrastructure, and may therefore be more appropriately deemed a brown field site thereafter.

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

This proposal will add to the existing community of East Huntingtower.

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.

This proposal will not result in any 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.

This site lies within an area required to facilitate the construction of the Perth Transport Futures Project- Phase 1 A9/A85 to Bertha Park and as part of the CTLR proposals.

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.

See question 16.

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.

It is not envisaged that the development will affect any cultural assets.

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.

The proposal will be wholly compatible with neighbouring uses. The site is adjacent to an existing settlement area with both residential and employment uses, with land already allocated for development further west along the A85 at site H70. It is a natural extension to East Huntingtower in an area which will have little or no agricultural viability upon the termination of its aforementioned temporary occupation.

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 site is within easy walking distance of all amenities and employment opportunities. It is also on a well serviced bus route which will be further enhanced when site H70 is developed in the near future.

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 housing.

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.

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

The site is currently bounded to the South by the A85 Crieff road and will be bounded to the East by the new A9/A85 road infrastructure.

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 this site cannot be developed until the surrounding roads network improvements have been completed, it is not envisaged that there will be any determinable impact on the existing road network.

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.

Low Voltage overhead power lines run down the West boundary of the site and development proposals will take cognisance of any proposed standoff zone.

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

This proposal will have minimal additional impact on the landscape character of the area as it will be bounded to the West and North by existing residential areas and to the South and East by the A85 and A9 respectively.

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.

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 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 site is adjacent to an existing settlement area with both residential and employment uses, with land already allocated for development further west along the A85 at site H70. It is a natural extension to East Huntingtower in an area which will have little or no agricultural viability upon the termination of its aforementioned temporary occupation to facilitate the roads upgrade.

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?

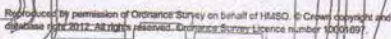
Further information

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.



0 10 20 30 40 50

SCALE 1:1250 (A1)
SCALE 1:2500 (A3)





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	<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" value="07825 712 090"/>
Email	<input type="text" value="mark.richardson@studioristol.co"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="Trustees of John Dewar Lamberki"/>
Organisation	<input type="text" value="John Dewar Lamberkin Trust"/>
Building No./Name	<input type="text" value="Dupplin Estate"/>
Address	<input type="text" value="Dupplin Estate, 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"/>	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 at Broxden Business Park,
Lamberkin Drive/Tweed Place, Perth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is designated for employment use under policy ED1A.

1. Retain this allocation.

2. Reference in policy ED1 A a new criteria (g) - support commercial development projects that specifically cater for accommodating existing SME companies within Perthshire for use classes 2 & 4 in terms of building sizes, car parking and access provision and floorspaces.

What land use would you like the site considered for?

Continue policy ED1A for employment use at Broxden business park as designated in the adopted LDP Perth settlement map, and attached to this submission (plan 1).

Reference in policy ED1 A as a new criteria (g) - support commercial development projects that specifically cater for accommodating existing SME companies within Perthshire for use classes 2 & 4 in terms of building sizes, car parking and floorspaces.

This would be consistent with the PKC Economic Development Strategy and drive towards supporting the growth of sustainable local business through providing appropriate business space in accessible locations.

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?

Delivery of employment land, with potential to meet local demand through the provision of space tailored to the requirements of local businesses.

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

Through the design and layout of new commercial buildings aligned to meeting the demand from SME's within Perthshire.
JDLT are proposing such uses for lots 5 & 6a Broxden business park as shown on plan 2.

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

Retain existing space and encourage development to meet local SME demand, thereby supporting local economic growth.

This would be consistent with the PKC Economic Development Strategy and drive towards supporting the growth of sustainable local business through providing appropriate business space in accessible locations.

JDLT are proposing such uses for lots 5 & 6a Broxden business park as shown on plan 2.

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

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

Not applicable

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.

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.

Serviced employment 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 an established commercial area.

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

The site is located within an established commercial area.

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

Access to local bus network and core footpath network leading into/from residential areas and Perth city centre.

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.

Yes - detailed utility review completed and service applications underway for sites 5 & 6a.

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

The site is located immediately adjacent to the Glasgow road.

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.

Utility service applications underway for sites 5 & 6a.

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 detailed site investigation has been completed and established that sites 5 & 6a are not subject of any ground conditions that prevent delivery of the development on the site.

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

Integrate into an established commercial area.

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

Through locating new development within walking distance of local amenities.

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 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 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.

Comment above relates to lots 5 & 6a as shown on plan 2.

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).

Landowner commitment to deliver the development of sites 5 & 6a for commercial development aimed at accommodating existing SME companies within Perthshire in terms of building sizes, car parking and floorspaces.

Detailed planning application for lots 5 & 6a to be submitted by 30th May 2015 with marketing campaign due to commence in June 2015 to support a site start in spring 2016 .

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:

C Mark 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

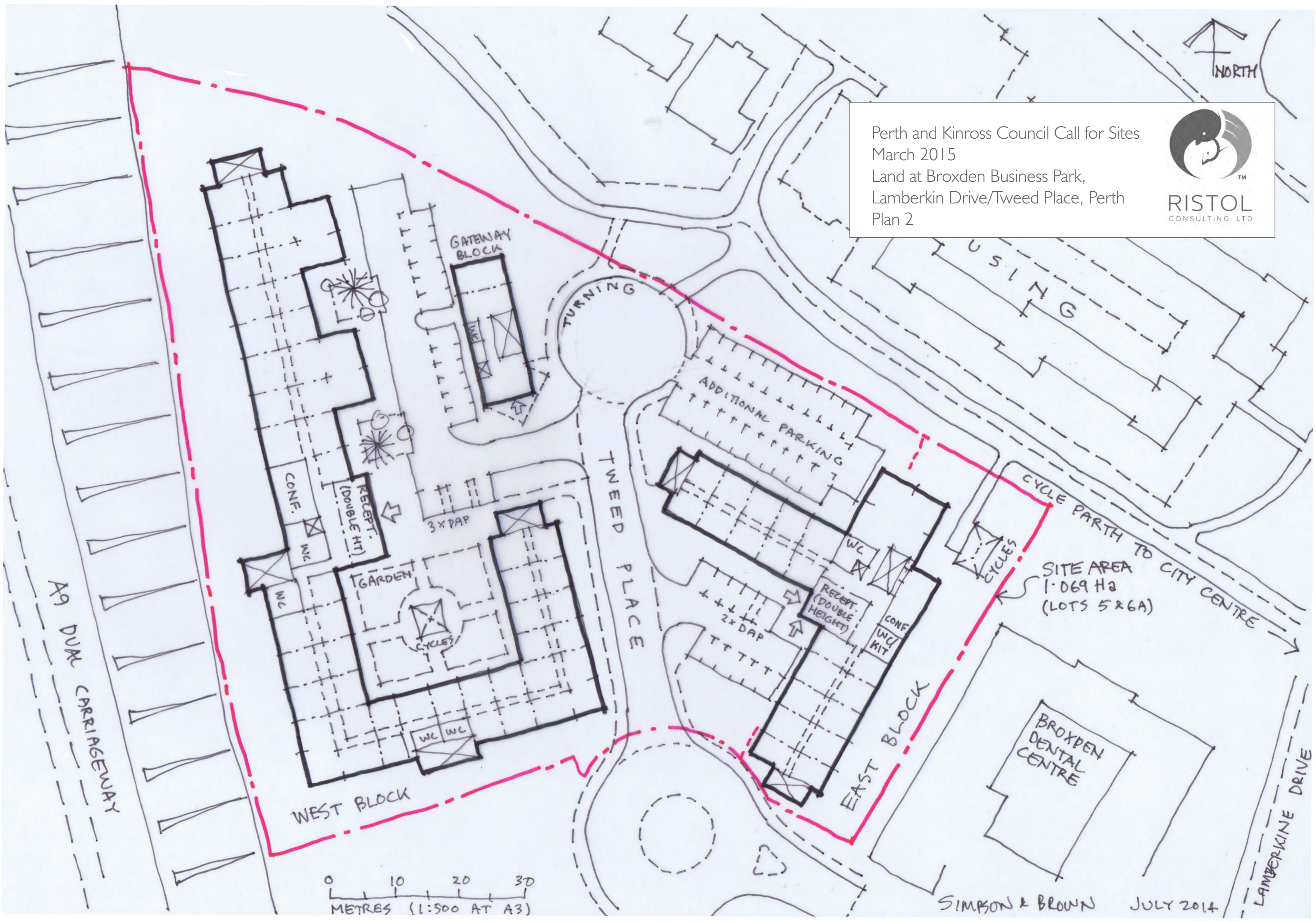
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Or alternatively by post to:

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Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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Perth and Kinross Council Call for Sites
March 2015
Land at Broxden Business Park,
Lamberkin Drive/Tweed Place, Perth
Plan 2



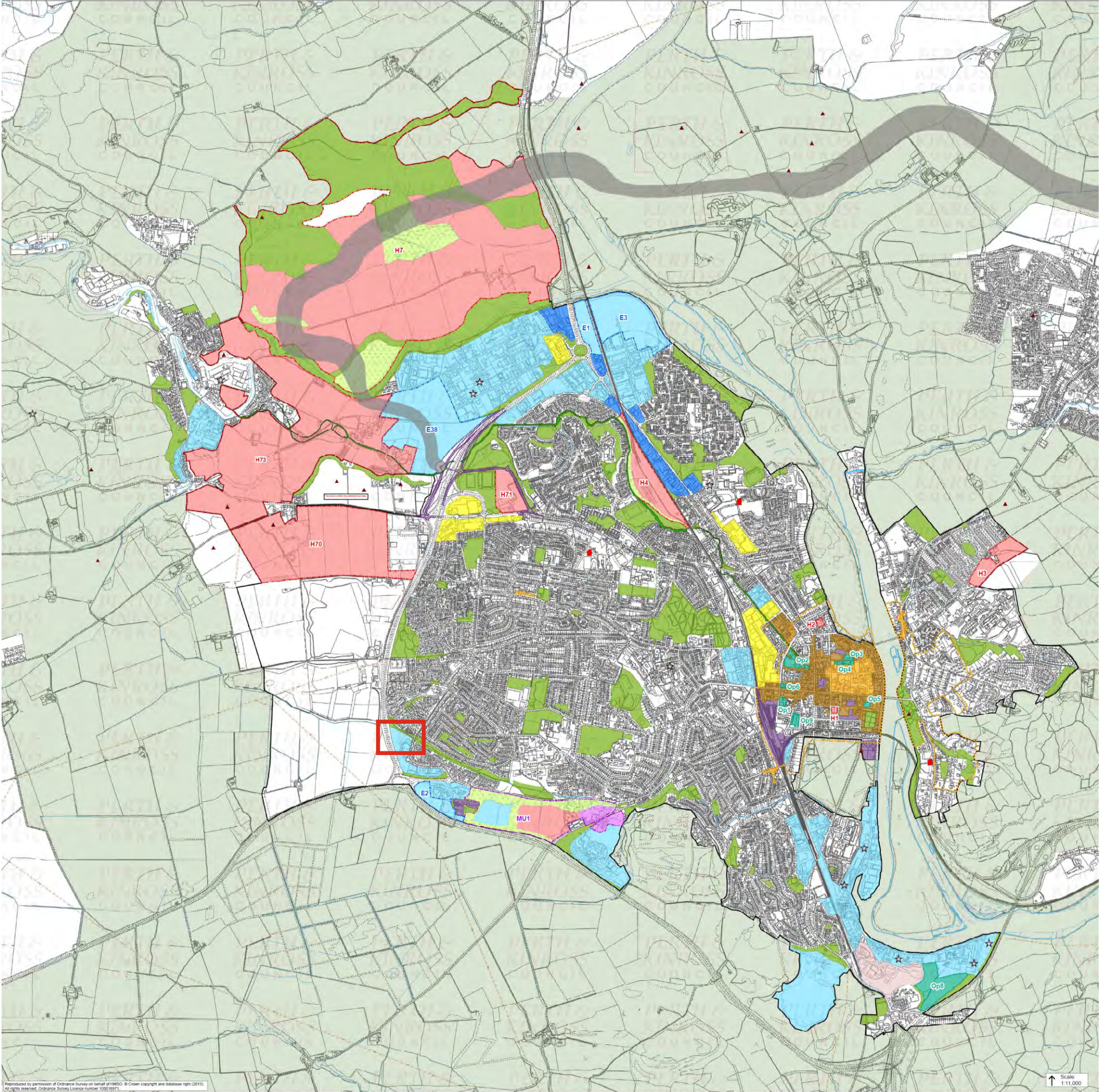
SIMPSON & BROWN JULY 2014

Perth Settlement Map

Site Reference	LDP Land Uses	Policy Reference	LDP Land Uses	Policy Reference	Designations	Policy Reference
	 Settlement Boundary		 Transport Infrastructure	Policy TA1	 Scheduled Monument	Policy HE1
	 Residential		 New Road		 Conservation Area	Policy HE3
H1 - H73	 Housing - proposal	Policy RD1	 Town and Neighbourhood Centre (Perth prime retail core)	Policy RC1	 Green Belt	Policy NE5
	 Significant Housing Planning Consent		 City Centre Secondary Uses	Policy RC2		
Op1 - Op9	 Opportunity - proposal	Policy ED1A	 Commercial Centre	Policy RC3		
E1 - E3	 Employment - proposal	Policy ED1A	 Indicative Landscaping			
	 Employment - existing	Policy ED1C	 Open Space	Policy CF1		
	 Motor Mile	Policy ED1B	 Perth Lade Green Corridor	Policy NE6		
MU1	 Mixed Use - proposal		 Countryside Adjacent to Perth	Policy EP9		
	 Cross Tay Link Road band of search		 Waste Management Site			

For pipeline consultation zones, Special Areas of Conservation, Historic Gardens and Designed Landscapes and Sites of Special Scientific Interest please refer to the Perth Area Landward Map.

Almondbank Description, Spatial Strategy Considerations and Infrastructure Considerations are in section 5.5.

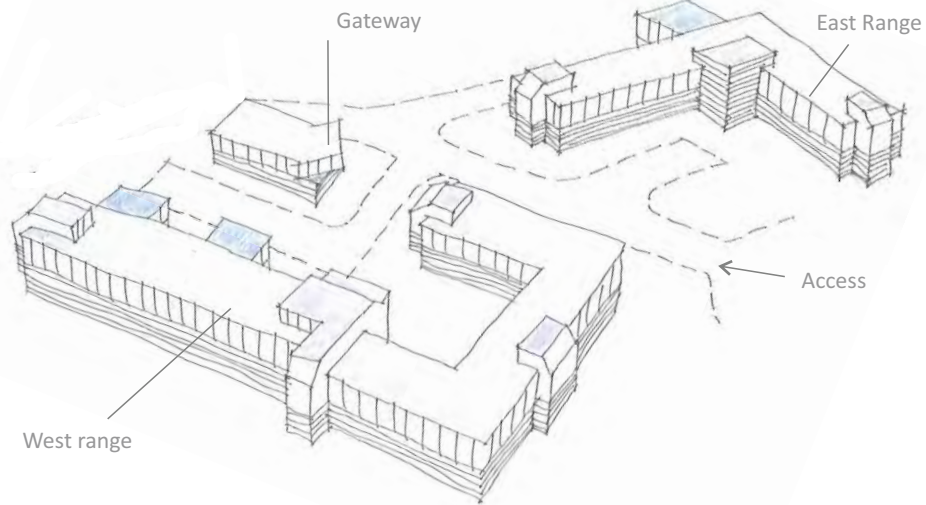


Broxden Business Park, Perth

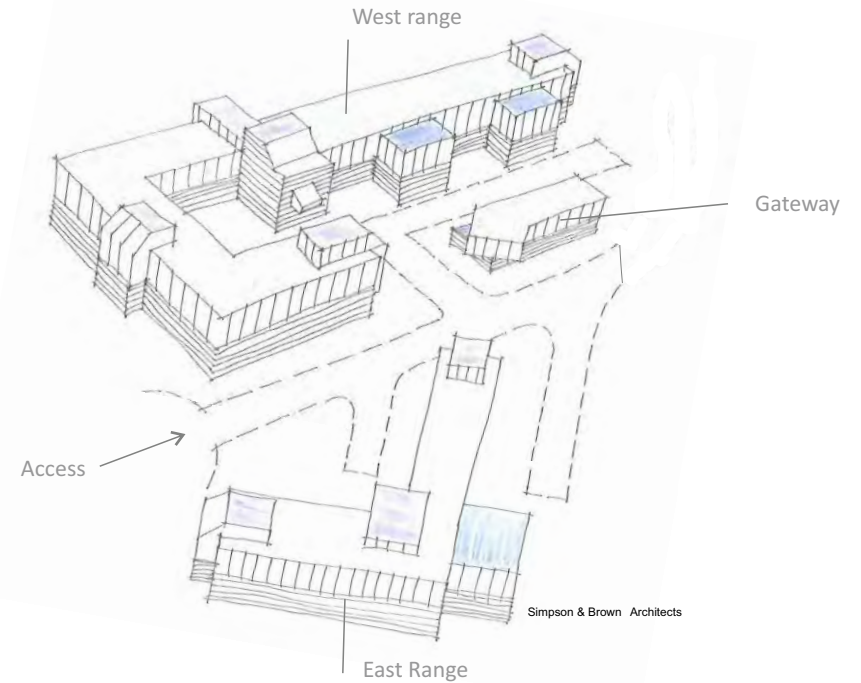
Commercial Development Land Plots 5 and 6a

1st September 2014

Supporting information on behalf of the John Dewar Lamberkin Trust



Simpson & Brown Architects



Simpson & Brown Architects



Broxden Business Park, Perth

Commercial Development Land Plots 5 and 6a

1st September 2014

Supporting information on behalf of the John Dewar Lamberkin Trust

Proposal

Market research has indicated an opportunity for small footplate commercial (class 4) office accommodation for rental and or short term room hire. Due to the configuration of plots 5&6A, the design approach adopted has been to treat the sites as one development site. Applying the market research and site analysis, a layout is proposed based on a 50m2 office module floor plan which provides space for c.4 staff, kitchen, WC and filing. This module can be extended to create 100m2 + accommodation linked to demand. Two office ranges are proposed, running over two storeys to reflect the embankment to the west and dentist surgery to the east, with a central atrium and associated parking, and a separate single storey gateway pavilion. Meeting hire and on site filing storage space is also provided within each office range. The design builds upon the Council's policy objectives within the Local Development Plan 2014 for high quality, modern office buildings set within a designed landscape structure to reflect this gateway into Perth.

A design concept including layout, elevation and precedent images, along with a typical office floor plan, are included within this offer to assist consideration.

Timing

Subject to the Council's approval process for offers, resources are in place to submit an application for planning permission with 4 months of acceptance and an application for building warrant and technical approvals within 3 months of consent. Based on statutory determination time frames, it is programmed that development could commence within 18 months of bid acceptance. The project is designed to be delivered in phases.

End Users

These are anticipated to be local firms looking to expand from either small premises or home working, through to companies requiring accessible regional office space, with a range of onsite services such as to support market entry. This would compliment the existing office provision of Broxden Business Park by widening the market offering.

Accommodation proposed is as follows:

	Net (m2)	Gross (m2)
West Office -	2,650	3,250
East Office -	1,200	1,550
Gateway -	220	275
Total -	4,050	5,075

Job Creation

The development appraisal assumes 50 offices, 25 of which would be occupied as a principal place of business employing 75 FTEs and 10 of which would be satellite or subsidiary offices employing 20 FTEs. The appraisal assumes that the balancing 15 offices will be used for short term room hire, benefiting from the site's proximity to the Broxden roundabout and offering a meeting place in Perth for the many passing business travellers. The Trust assumes it would employ a further 3 FTEs to manage the development.

The development would be managed by the Trust and absorbed into its existing Property management business based nearby at Dupplin Estate.

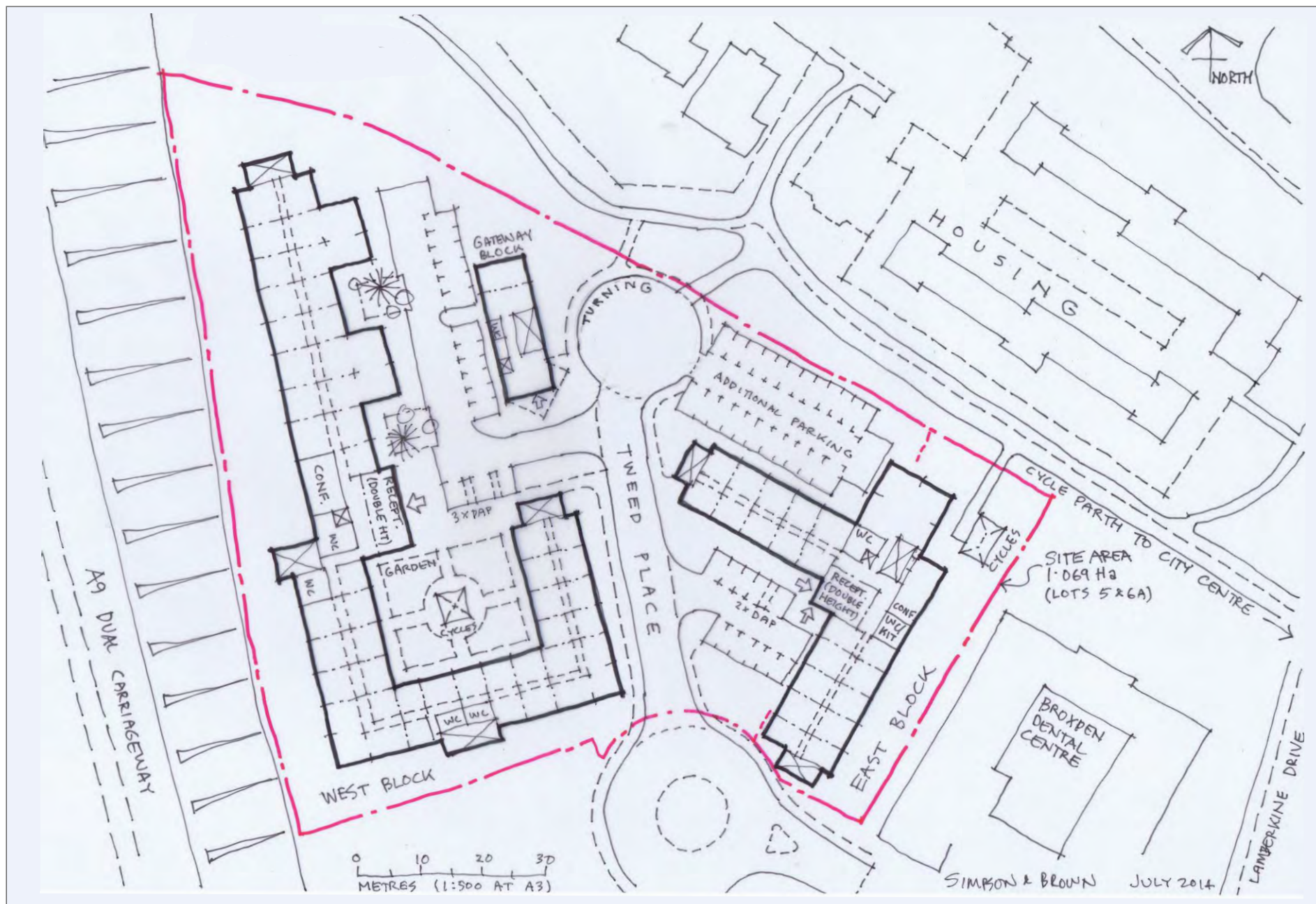


Broxden Business Park, Perth

Commercial Development Land Plots 5 and 6a

1st September 2014

Proposed Layout Lots 5 and 6a - The Lamberkin Studio

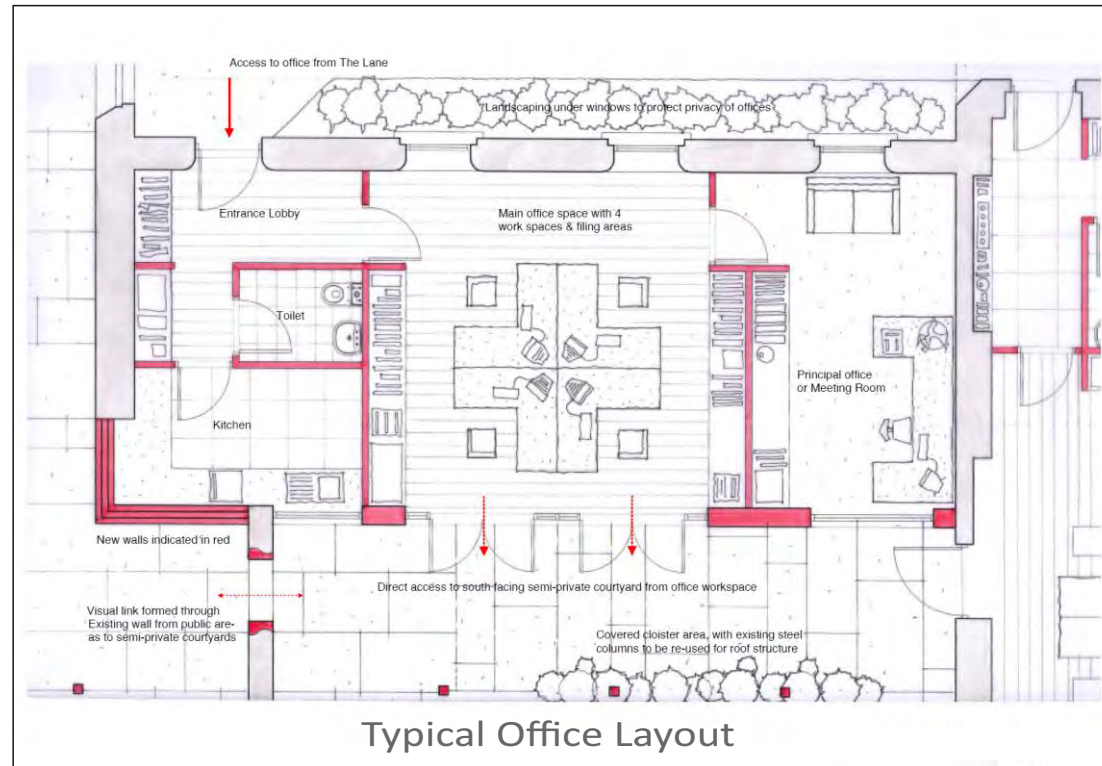


Broxden Business Park, Perth

Commercial Development Land Plots 5 and 6a

1st September 2014

Business Park Precedent Images for the Lamberkin Studios





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="Emma Hepplewhite"/>
Organisation/ Community Council	<input type="text" value="Fairhurst"/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="Arngrove Court
Barrack Road
Newcastle
NE4 6DB"/>
Town/City	<input type="text" value="Newcastle"/>
Postcode	<input type="text" value="NE4 6DB"/>
Telephone	<input type="text" value="0191 221 0505"/>
Mobile	<input type="text"/>
Email	<input type="text" value="emma.hepplewhite@fairhurst.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"/>	Postcode	<input type="text" value="LE7 1PL"/>
organisation	<input type="text" value="Lafarge Tarmac Limited"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="Granite House"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Granite House,
Watermead Business Park,
Granite Way, Syston,
Leicester LE7 1PL"/>	Email	<input type="text"/>
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 the southern boundary of Perth, see site plan 'Property Parcel Plan on OS Base'. The site is bounded by Edinburgh Road and Gleneagles Road to the north, beyond which lies existing residential properties of Perth. Greenfield land used for agricultural purposes lies to the east, west and south of the site. Further to the south of the site lies the M90.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently a working quarry which provides aggregate materials for the construction industry, operated by Lafarge Tarmac Limited. It is understood that the requirement of the mineral consent on the site is for the restoration of the quarry area to be left as rough grassland and, therefore, in planning terms is classified as greenfield land. The site has historically been used for light industrial purposes.

The Perth and Kinross Local Development Plan (PKLDP), adopted in 2014, currently allocates the majority of the site as an existing employment land use. This allocation safeguards the site for its existing land use and is not allocated as a site for development of business related land use in the current plan period. The northern boundary of the site is allocated as an existing open space under Policy CF1: Open Space Retention and Provision.

What land use would you like the site considered for?

Mixed use development: leisure and residential land uses

Lafarge Tarmac Limited's aspiration for the proposed development site is a mixed use scheme made up of leisure and residential uses, surrounded by a significant amount of supporting green infrastructure (see attached 'Concept Masterplan'). The proposed leisure element, making up the southern part of the site could include the provision of a range of facilities, including: a dry ski slope, climbing walls and mountain biking. The northern area of the site is proposed to contain a residential care village and 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?

(see addendum note one)

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

The leisure element of the proposed designation has the potential to result in a new outdoor activity centre, which will improve the range of community facilities for the existing residents of Perth. The facility could include the provision of following facilities: a dry ski slope, climbing walls and mountain biking (see attached 'Concept Masterplan').

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

Yes, the proposed leisure development would provide a number of on-site permanent employment opportunities, which, will be required for the operation and maintenance of the proposed activity centre (see attached 'Concept Masterplan').

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

Yes, the proposal will result in the loss of a quarry, which is currently protected as existing employment land, however, the employment generation of the site is temporary, limited to the lifespan of the quarry.

In addition, the leisure element of the proposal will regenerate a significant amount of permanent employment opportunities. Leisure uses on the site was considered to be compatible with the existing employment designation in principle by the council in Issue 23b of the 'Summary of Examination Issues' document which responds to the previous representations made on the PKLDP by Lafarge Tarmac Limited in relation to the Friarton Quarry site.

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 site will add to the supply of land for housing within the settlement of Perth, which is in a first priority location for new housing development within its housing market area, based on the TAYplan 'Policy 1: Location Priorities', which dictates that the majority of development will be focused on the principle settlements across the region. Therefore the site is considered to be a highly sustainable location to deliver any increase in housing requirements.

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.

It is considered that the proposal will have no affect on any cultural heritage asset, based on the significant distance between the site and any designations. The nearest designation to the site is the 'Branklyn' Garden and Designated Landscape which is of national significance located 1500m to the north. In addition, the Perth Central Conservation Area lies over 2000m to the proposed site.

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

Fairhurst understand that prior to mineral extraction the site has historically been used for light industrial purposes, including the following developments:

Planning Application Reference – 12/00001/WMP: An application was submitted on 23 January 2012 for an extractive waste management plan for existing quarry operations at Friarton Quarry, Friarton Hill in Perth. This was approved on 12 March 2012.

Planning Application Reference – 04/00625/FUL: An application was submitted on 25 March 2004 for proposed aggregative recycling facility at Friarton Quarry, Friarton Hill in Perth. This was approved conditionally on 18 June 2004.

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

No, the site is currently an operating quarry and therefore no buildings would be suitable for reuse.

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

Land which lies adjacent to the proposed site is predominantly used for agricultural purposes and residential development, which is considered to be fully complemented by the proposed redevelopment of the site for residential and recreational uses. It is considered that the current heavy industrial use of the site is less compatible with the surrounding residential land uses due to the negative visual and amenity impact of a quarry, which lies in close proximity to the site.

Other neighbouring uses include some employment land and significant road infrastructure, including the M90. It is considered that any potential amenity issues relating to pollution and noise for future proposed residents on the site could be successfully resolved through mitigations measures, such as buffer zones.

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

Due to the large settlement size of Perth, within which the site is located, it is considered that a large residential development such as that proposed is of an appropriate scale of the local area. The residential land use of the proposal would integrate well into the residential area southern Perth, particularly the northern area of the site which lies adjacent from existing dwellings. However, it is acknowledged that the pedestrian linkages to the north of the site require improvements prior to residential development, which, can be secured by a comprehensive masterplan. It is considered that an appropriate stage to provide such information is at the submission of a forthcoming planning application.

The leisure element of the proposal will integrate and complement existing recreational uses with the surrounding area, such as Buckie Braes and St Magdalene's Hill.

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

The site will fully support the use of public transport. Existing bus stops adjacent to the northern area of the site on Edinburgh Road provides access to a large number of bus services, linking the site to the centre of Perth and other surrounding settlements. In addition, these bus services provide the site with linkages to Perth Train Station, which, is located within approximately 2km of the site and offers rail linkages nationally. It is noted that the guidance note for these representations requires a maximum walking distance of 400m to public transport; the average distance between the site and a bus stop is 300m. The proposed redevelopment will provide the opportunity to improve the pedestrian and cycling links to the site. This is likely to address methods of pedestrian and cycle crossing at Edinburgh Road and Gleneagles Road, to the north of the development site, to link the site to the wider settlement of Perth. In addition, the site lies within easy walking distance (500m) of a number of services: local convenience store and Moncreiffe Primary School. This will encourage walking and cycle transport modes for daily trips and therefore reducing private car dependency.

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

Fairhurst consider that sustainable building design and the orientation of buildings facilitated through a comprehensive masterplan, will enable solar gain of the site following redevelopment to be satisfactory.

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 in relation to proposals.

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

The site can be accessed directly from the adopted 'Gleneagles Road'. This access is proposed to be retained as the primary access for any redevelopment of the site.

The site is serviced indirectly from the existing railway network: bus route 36 stops which adjacent to the proposed development site on Edinburgh Road provide direct access to Perth Train Station within a travel time of 10 minutes. Perth Train Station provides direct train linkages to a number of surrounding larger settlements: Dundee with a travel time of 27 minutes and Edinburgh with a travel time of 1 hour 38 minutes, in addition to other locations nationally.

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, however any forthcoming planning application will be accompanied by surveys which demonstrate that capacity is accurate.

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 is free of the following constraints:

- **Flood Risk:** Based on data provided by the Scottish Environment Protection Agency, the site is not located within or in close proximity to an area which is at low, medium or high risk of flooding.
- **Overhead lines:** Based on desk based research it is understood that there are no overhead power cables on the proposed development site.

Any forthcoming planning application will be accompanied by a suit of documents which demonstrate that no constraints will preclude development.

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

The site is of high topography, however due to its self contained nature and surrounding extensive woodland, the landscape character of the area is not considered to be sensitive to the change proposed. In addition, due to the site location on the southern settlement boundary of Perth, a non prominent location, the proposal will have a minimal impact on the surrounding area

Notwithstanding this, it is considered that the operational quarry currently on the site has a negative and obtrusive visual impact on the surrounding landscape. Therefore, it is considered that the proposed residential and leisure uses will have a positive effect on the landscape character of the area, which will reflect the urban landscape of residential scale to the north of the development site.

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

The development will make a positive contribution to the provision of green infrastructure, which, will be easily accessible from the settlement of Perth. Based on the existing working quarry located on the site, the proposal will make a qualitative and quantitative improvement to the external environment. The leisure element of the proposal will provide the opportunity for a range of physical activities, including dry slope skiing, climbing and mountain biking. In addition, the proposal includes a large amount of green space, including woodland (see attached 'Concept Masterplan'). The existing green space on the site will be retained or replaced on other locations on the site. In addition, the likely financial contributions secured by the residential element of the proposal will provide a additional open space.

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 lies 600m from the 'River Tay' Special Area of Conservation.

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 site lies 600m from the 'River Tay' Special Area of Conservation, a nationally designated site. Although the site lies within relatively close proximity to the designation, there is a large amount of built development between the site and the designation, including a railway line and Tayview industrial estate. In addition, it is considered that the proposed residential and leisure land uses are likely to cause less impact on the designation than the current quarry. On this basis, it is considered highly likely that the proposal will cause a neutral impact on the 'River Tay' Special Area of Conservation. Notwithstanding this, documentation will be submitted alongside any forthcoming planning application which demonstrates this evaluation.

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.

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).

Part of the site is put forward for housing development, which is considered to be both effective and deliverable, based on the criteria as set out in the 'Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits', in regard to site ownership, physical constraints, contamination, deficit funding, infrastructure and land use (for more information, see addendum note two).

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.



BORTHAN ACTIVITY PARK

SCHEDULE:

ACTIVITY PARK - 40.8 ACRES

-MOUNTAIN BIKING

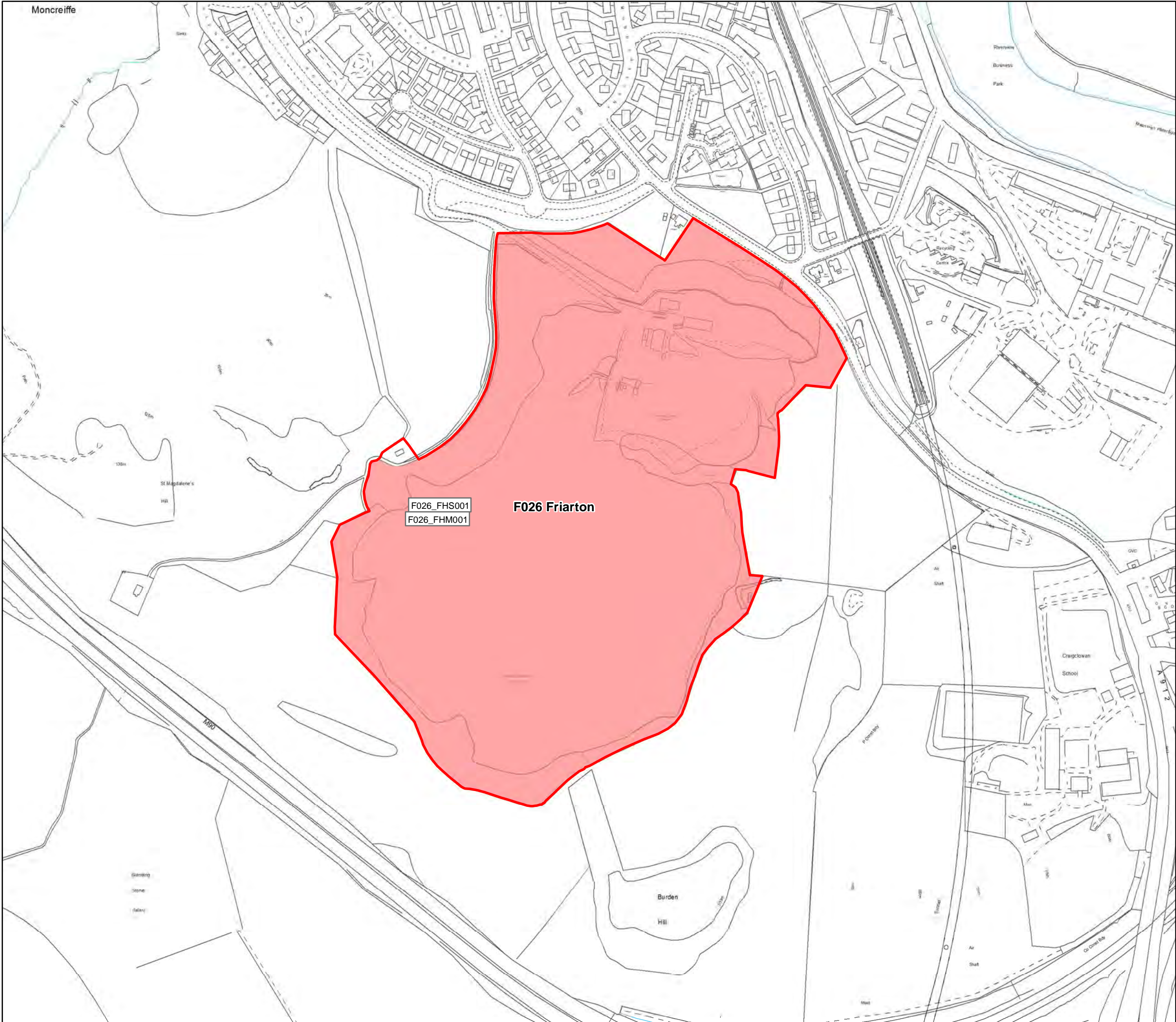
-DRY SKI SLOPE

-CLIMBING WALLS

-CARE VILLAGE - 3.48 ACRES

-RESIDENTIAL - 8.9 ACRES





Legend

Freehold Surface (FHS)

Leasehold Surface (LHS)

Option Surface (OPS)

Overage (OVE)

Other Legal Interest (OLI)

Rights of Way (ROW)

Freehold Mineral (FHM)

Leasehold Mineral (LHM)

Option Mineral (OPM)

Site Name:
F026 Friarton

Drawing Name:
Property Parcel Plan on OS Base

Drawn By: R Lauberts	Scale @ A3: 1:4,000	
Date: 08/10/2014	Drawing No: Property Plan	



Addendum Note - 'Perth and Kinross Local Development Plan' Call for Sites Representation

This addendum note provides additional information to the form titled 'Perth and Kinross Local Development Plan: Call for Sites', which was unable to be included in the form template. This submits evidence to the call for sites process for the Perth and Kinross Local Development Plan, which is undertaken by Fairhurst on behalf of Lafarge Tarmac Limited for the Friarton Quarry site at Perth.

Additional information on Question 8:

'Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Please explain how?'

Strategic objective 3

The proposal will support strategic objective 3: *Promoting a prosperous, inclusive and sustainable economy*. The proposed leisure element of the proposal will contribute to the tourism economy of the local area, whilst providing new permanent jobs for local people in Perth. The proposal for the site provides an opportunity to enhance the recreational provision of the adjoining area including Buckie Braes and St Magdalene's Hill, through providing complementary leisure based facilities. The guidance notes attached to Perth and Kinross Local Development Plan 'Economic Development' Policy ED1A states that there is general support from the council for tourism-related developments and facilities. In addition, leisure uses which are compatible with its employment designation were suggested as acceptable in principle on the site in Issue 23b of the 'Summary of Examination Issues' document.

In addition, it is considered that the proposed residential element of the development will support the economy, including the creation of jobs throughout the construction process and council tax from occupiers of the proposed dwellings.

Strategic objective 4

The proposal will support strategic objective 4: *Supporting people to lead independent, healthy and active lives*. The leisure element of the proposed land use designation has the potential to improve the future offer of community facilities within Perth. Lafarge Tarmac Limited's aspiration for the site includes the possible provision of a range of leisure based facilities including: a dry ski slope, climbing walls and mountain biking. Following a planning application, such a development would support local people and visitors alike to lead healthy and active lives.

Strategic objective 5

The proposed mixed use designation, facilitating residential and leisure development, would provide the opportunity to live work and play in the same location, encouraging active and healthy lifestyles for future residents. The proposed residential care village element of the proposal will particularly support people to lead independent and healthy lifestyles inline with best practice.

The proposal will support strategic objective 5: *Creating a safe and sustainable place for future generations*. Fairhurst note that the working quarry of the development site will be operational for a limited number of years, after which it will be restored as rough grassland as required by the existing mineral consent. Therefore Fairhurst consider that the site is suitable for redevelopment for different uses from 2018-2028, which is the period the PKLDP 2 will cover, as outlined below.

Fairhurst considers that the proposed site is a sustainable location for new development, which will promote sustainable transport methods of public transport, walking and cycling. For example, existing bus stops which lie adjacent to the northern boundary of the site on Edinburgh Road provide access to a large number of bus services, which link the site to the centre of Perth and the wider surrounding area. In addition, the site lies within walking distance (500m) of a number of services: local convenience store and Moncreiffe Primary School, therefore discouraging the use of private vehicles for short trips.

The site lies within the settlement boundary of Perth on the proposals map of the PKLDP, one of the main 7 cities of Scotland as identified in the National Planning Framework 3 (NPF3). Therefore, the principle of development in the location of the site is supported by national, regional and local planning policy: NPF3, TAYplan and PKLDP. The NPF3 outlines that cities

such as Perth are to be the main driver of the Scottish economy and states that '*cities will be a focus for investment.*' Therefore, as the site will be accessible to existing and future services of Perth, the site is in a sustainable location for new development. In addition, based on the historic use of the site for industrial operations, the site should be prioritised for new development to safeguard other land which has not previously been developed.

Fairhurst note that any forthcoming proposal could provide infrastructure improvements which would facilitate good pedestrian and cycle linkages to the wider settlement of Perth, including at Glenagles Road and Edinburgh Road. Such provisions would support the use of sustainable transport methods. Therefore, any accessibility issues should not preclude the site for development as these will be addressed in supporting information of any forthcoming planning application, including a master plan.

Additional information on Question 35:

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

Part of the site is put forward for housing development, which is considered to be both effective and deliverable, based on the criteria as set out in the 'Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits', as follows:

- **Ownership:** The site is in the ownership of a single party, Lafarge Tarmac Limited, who can confirm an aspiration to redevelop or release the land for development in the medium term. Therefore, there are no ownership issues which will prevent delivery of the proposed development.
- **Physical:** Based on current knowledge it is understood that the site has no known constraints. It is considered that the site holds a number of positive physical attributes with regard to the potential for residential development, including a lack of flood risk and good vehicular access. Notwithstanding this, prior to development a number of studies will be undertaken which will confirm any constraints of the site and inform any works which need to be undertaken to enable development of the site. Lafarge Tarmac Limited note concerns of the council on the depth of the quarry floor raised in the summary of issues document for the examination of the emerging PKLDP, however Lafarge Tarmac Limited can confirm the site can be prepared to make it suitable prior to

residential development. Therefore, at this stage there are no physical constraints which preclude the site being included in the effective housing land supply.

- **Contamination:** It is understood that the current quarry use of the site has not resulted in contamination; therefore the site is suitable for sensitive land uses including housing. Again, evidence to demonstrate this will be submitted alongside any forthcoming application.
- **Deficit funding:** It is considered that no public funding will be required to make residential development economically viable on the site.
- **Infrastructure:** It is considered that the site is free from infrastructure constraints.
- **Land use:** Housing is the preferred use of the land, in addition to an element of the site for leisure uses.



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="Alastair Wood"/>
Organisation/ Community Council	<input type="text" value="Savills"/>
Building No./Name	<input type="text" value="8"/>
Address	<input type="text" value="Wemyss Place"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 6DH"/>
Telephone	<input type="text" value="0131 247 3700"/>
Mobile	<input type="text"/>
Email	<input type="text" value="awood@savills.com"/>

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="Mrs H. C. Pilkington's Trust &"/>
organisation	<input type="text" value="Stewart Milne Group Ltd"/>
Building No./Name	<input type="text" value="c/o Savills"/>
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"/>

- ☒ 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.

Almond Valley, Land at Huntingtower,
East of Almondbank

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Allocated as Site H73 Almond Valley for up to 1,500 new houses, within Perth settlement boundary. An application for planning permission in principle (PPP) was submitted to the Council on 31 March 2015.

What land use would you like the site considered for?

Maintain Almond Valley allocation for up to 1,500 units, within the Perth settlement boundary.

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?

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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.

Please see PPP application and ES submitted on 31 March 2015 - proposal meets an identified housing need as referred to within 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.

Please see PPP application and ES submitted on 31 March 2015.

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.

Please see PPP application (ES Chapter 5 in particular) submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application (particularly ES Chapter 6) submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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.

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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.

Please see PPP application (particularly ES Chapter 6) submitted on 31 March 2015.

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.

Please see PPP application and ES submitted on 31 March 2015.

SAFEGUARD GREEN INFRASTRUCTURE

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

Please see PPP application and ES submitted on 31 March 2015.

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

Please see PPP application and ES submitted on 31 March 2015.

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.

Please see PPP application and ES submitted on 31 March 2015.

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.

As far as possible, landowners have been identified in Schedule A of the Owner Notification submitted with the PPP application submitted on 31 March 2015. All relevant parties are therefore aware of the development at Almond Valley.

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).

Please see PPP application and ES submitted on 31 March 2015.

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:

[Redacted Signature]

Name:

Alastair Wood

Date:

30/03/15

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

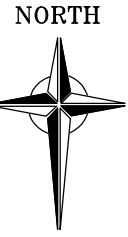
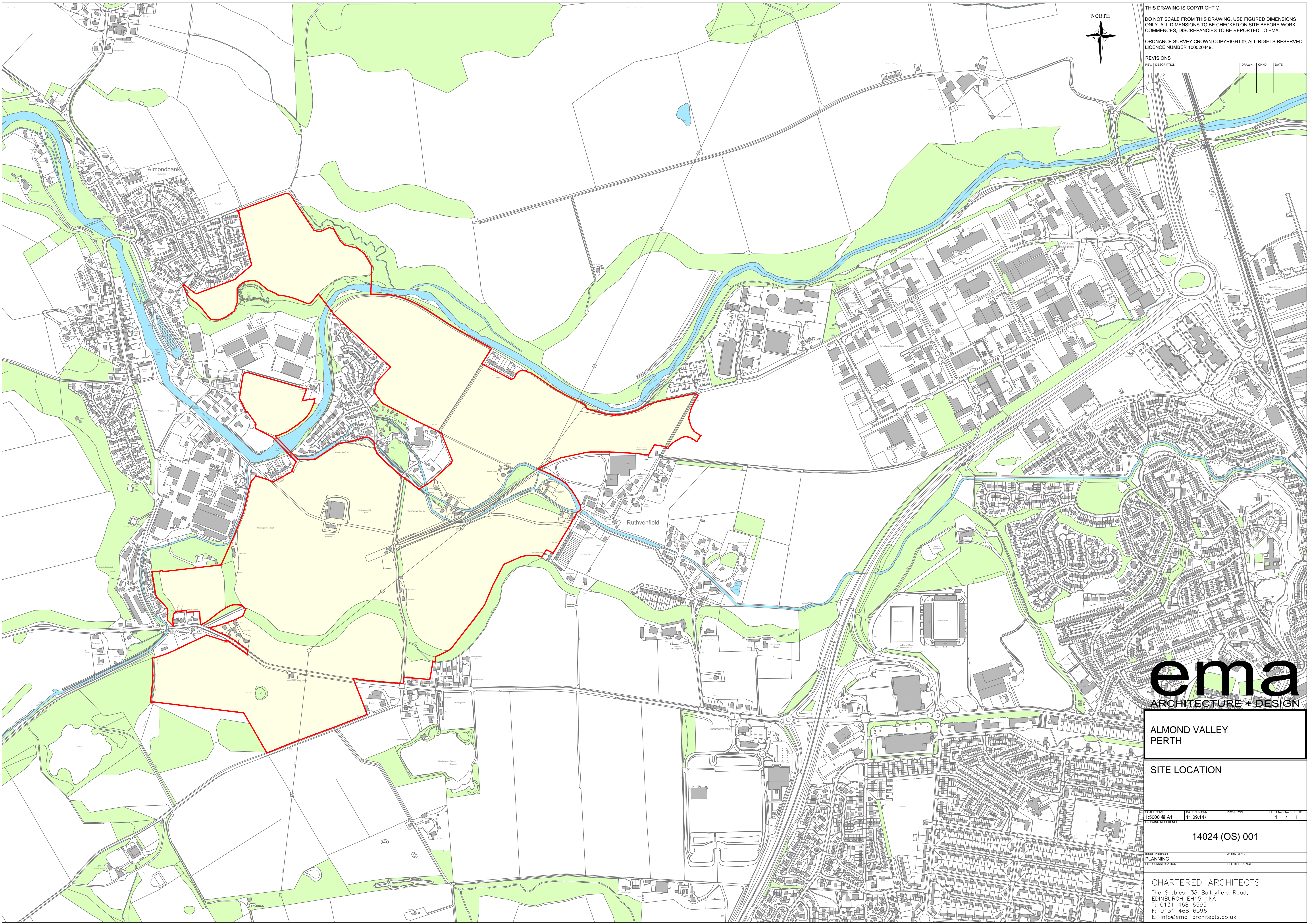
[Redacted Further Information]

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.



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LICENCE NUMBER 100020449.

REVISIONS			
REV.	DESCRIPTION	DRAWN	CHKD.

ema
ARCHITECTURE + DESIGN

ALMOND VALLEY
PERTH

SITE LOCATION

SCALE / BSE 1:5000 @ A1	DATE / DRAWN 11.09.14/	PROJ. TYPE	SHEET NO. / NO. SHEETS 1 / 1
----------------------------	---------------------------	------------	---------------------------------

WORK PURPOSE PLANNING	WORK STAGE
FILE CLASSIFICATION	FILE REFERENCE

CHARTERED ARCHITECTS
The Stables, 38 Baileyfield Road,
EDINBURGH EH15 1NA
T: 0131 468 6595
F: 0131 468 6596
E: info@ema-architects.co.uk



ALMOND VALLEY, PERTH

14024(PL)100 - MASTERPLAN

1:4000 @ A1

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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	<input type="text" value="Stephen Ward"/>
Organisation/ Community Council	<input type="text" value="Stephen Ward Town Planning a"/>
Building No./Name	<input type="text" value="Jocely House"/>
Address	<input type="text" value="Jocelyn Street"/>
Town/City	<input type="text" value="Dundalk Co. Louth"/>
Postcode	<input type="text" value="Ireland"/>
Telephone	<input type="text" value="00353 42 9329791"/>
Mobile	<input type="text"/>
Email	<input type="text" value="sward@wardconsult.com"/>

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"/>	Postcode	<input type="text" value="Ireland"/>
organisation	<input type="text" value="ABP Development Group"/>	Telephone	<input type="text" value="+353 41 685 0200"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="ABP Food Group,
John Street, Ardee, County
Louth, Ireland."/>	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.

ABP, Ruthvenfield Road, Inveralmond
Industrial Estate, Perth PH1 3XB.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently used for industrial purposes.
In the current Local Development Plan 2014 the site is identified as 'Employment' land and affected by policy ED1A.

What land use would you like the site considered for?

This submission seeks to maintain the site as 'Employment' land. Adjoining land uses should be compatible with industrial use.

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?

Maintaining the site's designation for 'employment' use will assist in safeguarding an established food production plant which provides employment to the local area.

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

The site's continued designation for 'employment' use will assist in ensuring the continued operation of the ABP Plant and thereby safeguarding employment.

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

It will continue to be a major employer to the local area.

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

No. It is sought to protect 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.

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

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?

Buildings on site will continue to be used.

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

The site is within an established industrial estate and this is conducive to the continued successful operation of the plant. ABP would be concerned with potential encroachment of non employment uses towards the Plant. Amongst the reasons for this concern is the potential for future conflict due to non compatible land uses encroaching on the Plant. ABP considers non-compatible land uses to include uses that attract significant numbers of the general public to the area and would include uses such as restaurants, retailing, car-showrooms and hotels.

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

The site is within an established industrial estate and is compatible with surrounding industrial uses.

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

Existing road network is adequate to cater for transport needs of site.

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

The site has a long southern frontage making it possible to capitalise on passive solar gain. Mature trees surrounding the site provide some protection from 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.

n/a

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

Existing road network is adequate to cater for transport needs of site. Site is near to 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.

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.

n/a

SAFEGUARD GREEN INFRASTRUCTURE

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

Continued operation of Plant will not change landscape character of 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 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.

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.



Submission lands - approximate boundaries



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="Stephen Ward"/>
Organisation/ Community Council	<input type="text" value="Stephen Ward Town Planning a"/>
Building No./Name	<input type="text" value="Jocely House"/>
Address	<input type="text" value="Jocelyn Street"/>
Town/City	<input type="text" value="Dundalk, Co. Louth"/>
Postcode	<input type="text" value="Ireland"/>
Telephone	<input type="text" value="00353 42 9329791"/>
Mobile	<input type="text"/>
Email	<input type="text" value="sward@wardconsult.com"/>

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"/>	Postcode	<input type="text" value="Ireland"/>
organisation	<input type="text" value="ABP Development"/>	Telephone	<input type="text" value="+353 41 685 0200"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="ABP Food Group,
John St, Ardee, County Louth,
Ireland."/>	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)

<0.5ha

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.

ABP site, Crieff Road / Newhouse Road /
Strathtay Road Perth, PH1 2XB.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site has an established commercial / industrial use.
In the current Local Development Plan 2014 the site is identified as 'Commercial centre' and affected by policy RC3.

What land use would you like the site considered for?

This submission seeks the redesignation of the site to 'Town and Neighbourhood Centre'.

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 allocation of the lands for 'Town and Neighbourhood Centre' uses would facilitate a more equitable, efficient and sustainable spatial distribution of retail floorspace by providing an opportunity to provide local shopping facilities and services to serve a small localised catchment population. At present, the nearest shopping facilities are provided in the 'Tesco Extra' to the north of the heavily trafficked Crief Road. The physical separation of the 'Tesco Extra' from the neighbourhood discourages sustainable travel patterns in the neighbourhood as it is difficult for pedestrians to cross Crieff Road. As such, car based transport is more likely to be used to access the 'Tesco Extra' on the north side of Crieff Road even for more intermittent 'top-up' shopping.

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

The allocation of the lands for 'Town and Neighbourhood Centre' uses would facilitate a more equitable, efficient and sustainable spatial distribution of retail floorspace by providing an opportunity to provide local shopping facilities and services to serve a small localised catchment population. These facilities and services would be within comfortable walking distance of homes.

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.

No. Employment opportunities would be created through local shopping facilities and services.

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

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?

No. The redesignation of the site for 'Town and Neighbourhood Centre' use would provide an opportunity to re-configure and modify the existing layout and large scale building format in a manner that would better fit with the surrounding pattern of development to the east and south of Newhouse Road and Strathtay Road respectively.

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

The site is directly adjacent to a large scale extensive residential area to the south. It is physically separated from commercial, agricultural and sport/recreation uses to the north and west and therefore in spatial land use planning terms should be viewed as being physically and functionally relating to the adjoining residential area.

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

It would provide an opportunity to re-configure and modify the existing layout and large scale building format in a manner that would better fit with the surrounding pattern of development to the east and south of Newhouse Road and Strathtay Road respectively. The type of retail would be directed at the local level at a scale that would not threaten the town centre or other existing or planned retail centres.

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

At present, the nearest shopping facilities are provided in the 'Tesco Extra' to the north of the heavily trafficked Crief Road. The physical separation of the 'Tesco Extra' from the neighbourhood discourages sustainable travel patterns in the neighbourhood as it is difficult and 'uninviting' for pedestrians to walk cross Crieff Road. As such, car based transport is more likely to be used to access the 'Tesco Extra' on the north side of Crieff Road even for more intermittent 'top-up' shopping. Local level retailing on the proposed site would facilitate walking/cycling to avail of local shops and services.

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

The site has a long southern frontage making it possible to capitalise on passive solar gain. Mature trees surrounding the site provide some protection from 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.

No. There is no reason to believe there are infrastructure capacity issues at the site.

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

The site is adjacent Crieff Road which would act as main road facilitating deliveries. Crieff Road leads onto the A9 just approx. 300m west of the site.

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.

No known site constraints that could not be addressed as part of planning process should they arise.

SAFEGUARD GREEN INFRASTRUCTURE

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

It would have negligible impact on landscape character of the area. Although arguably it would improve the character of the area through replacing large scale utilitarian building formats with more appropriately scaled and detailed buildings of architectural quality.

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

It would have negligible contribution 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.

It would have no impact on any national, regional or local designated sites.

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.

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.



Submission lands - approximate boundaries



Perth and Kinross Local Development Plan

199

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	Mark Richardson
Organisation/ Community Council	Ristol Consulting Ltd
Building No./Name	2
Address	Kirk Street
Town/City	Dunblane
Postcode	FK15 0HR
Telephone	01786 823649
Mobile	
Email	mark.richardson@studioristol.co

2. Lead Developers Details (if any)

Name	John Dewar Lamberkin Trust/Crai
Organisation	c/o agent
Building No./Name	
Address	
Town/ City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name	John Dewar Lamberkin Trust/Crai	Postcode	
organisation	Landowner/developer	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 to the west of Cherrybank, Broxden,
Glasgow Road, Perth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use and benefits from a planning consent for mixed use development comprising residential and commercial use (class 4), reference 12/001692/IPM as shown on plan 1.

What land use would you like the site considered for?

Continue mixed use residential and commercial use allocation on the site as shown on the (location) plan 1 attached.

Reallocate part of the commercial allocation extending to 7 acres gross, 5 acres net to residential use for circa 50 units, as shown on the attached (site) 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 this strategic site for mixed use residential and commercial (class 4) development will provide Perth city with the ability to meet forecast housing and employment land requirements on a site that is integrated into the urban fabric of the city.

This will be achieved through a place making led approach consistent with with principles of integration, sustainable design and community underpinning policy PM1 (A-C) in the adopted LDP.

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 deliver;

1. Housing of a range of tenures including affordable and social rented properties
2. Financial contributions towards education provision
3. Investment in public transport through additional bus stops and shelters on a key road corridor
4. 10 acres of serviced class 4 employment land
5. A neighbourhood play area
6. Connecting the site to the surrounding area through footpath and open space provision

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

Yes - 10 acres of consented class 4 employment land

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

It is proposed that 7 acres gross/ 5 acres net of land is reallocated for residential use to reflect this part of the sites suitability as a technically unconstrained site, that through a masterplan process currently underway for the wider development can meet short term housing demands in advance of the release of longer term strategic allocations.

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

Not applicable

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 is allocated for circa 200 residential units within the adopted LDP and benefits from a planning consent for this use (reference 12/001692/IPM).

The process for discharging matters specified in condition (MSC) has included the preparation of a detailed masterplan, incorporating an open space strategy, internal road layout and the design of pedestrian linkages integration into Perth. This has established that part of the the site as shown on plan 2 is a logical location for residential use, by virtue of its location within the residential development, integration with roads, footpaths and open space strategy and limited attraction to commercial operators due to its lack of road side visibility. As part of the process towards discharging MSC's, it is in the interests of achieving the wider place making objectives of integration, sustainable design and community for new developments if this part of the site is included within the MSC masterplan process at this stage, and planned for future housing use to achieve a high quality site layout.

The site has capacity for circa 50 residential units and can be delivered in the short term 18-24 months.

Reallocation will still result in the delivery of 10 acres of class 4 commercial land as shown on plan 1.

Reallocation will also enable the LDP allocation MU1 to reflect the up to date planning status of the site in terms of boundaries for consented commercial and residential uses as shown in plan 1.

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 - impact of developing the site was established through the Environmental Assessment accompanying application 12/001692/IPM.

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

There has been no previous development on the site.

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 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.

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

The area of land proposed for reallocation (as shown on plan 2) forms part of an established residential area and is an integral part of a masterplan for residential use.

The site will integrate with the existing and proposed housing through a combination of the roads layout, openspace strategy and pedestrian linkages to local amenities including primary and secondary school provision.

Reallocating part of the commercial land as shown on plan 2 to residential use is considered to be offer the potential for greater integration with this part of the site's characteristics by virtue of the sites topography and requirement to integrate development into the landscape. This is more readily achieved through residential units than pavilion style offices, which are better suited to the remaining 10 acres of commercial land at Broxden, as shown on plan 2.

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

The site forms part of a wider development that is well located with the local bus route and is part of a consented development involving the provision of additional bus shelters with footpath linkages and a school bus collection point within the site.

The site proposed for reallocation will be within walking distance of a new bus stop with direct links to the city centre and local amenities.

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.

Yes - detailed utility review completed and service applications underway as part of the MSC and pre development stages.

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

The site is located immediately adjacent to the Glasgow road.

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.

Utility service applications underway and localised network improvements identified and costed.

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 detailed site investigation has been completed and established that the site is not subject of any ground conditions that prevent delivery of the development on the site.

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

The site forms part of a wider consented development (12/001692/IPM) which through an Environmental Assessment process established that development could be accommodated for a mix of residential and commercial uses without adversely affecting the landscape character of the area.

This detailed assessment sets a series of design parameters relating to working with site levels, structural landscaping and integration with surrounding uses which are currently being addressed through the MSC process.

Reallocating part of the commercial land as shown on plan 2 to residential use is considered to be offer the potential of greater integration with this part of the site's characteristics, by virtue of the site's topography and requirement to integrate development into the landscape. This is more readily achieved through residential units than pavilion style offices, which are better suited to the remaining 10 acres of commercial land at Broxden, as shown on plan 1.

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

Through locating new development within walking distance of local amenities.

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 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 checked="" 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.

Two landowners working through a collaboration and promotion agreement to deliver this strategic mixed use development.

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).

Landowner commitment to deliver the development.

Active site marketing process underway with a preferred developer identified for 150 residential units comprising 2/3rds of the wider site. MSC applications programmed for submission during spring/summer 2015 for commencement of development in 2016.

Subject to reallocation the area shown on plan 2 will be marketed, along with the residual residential land of circa 50 units in the spring of 2016.

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:

C Mark 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

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.

Residential Land
37 acres (14ha)

Perth Flood Defence System

Business Park Zone
6.00 acres

Connection to Core Path Network

Business Park Zone

Housing Zone
2.8 acres

bound to southern b
g landscape features n
M90

11

[illegible]

CONNECTION TO
RICTED TO AVOID
C TO INSURANCE B

DRAFTING Proposed

res-drawing and its data are not to be used for any purpose or accept no responsibility for or

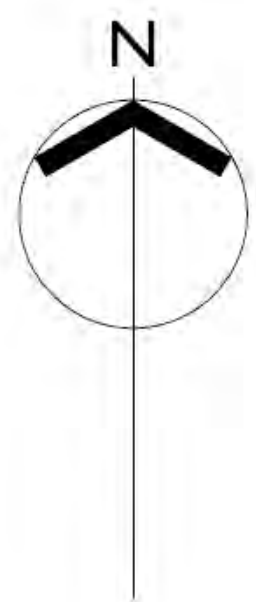
A	21.09.12		Scale Bar Added		
REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
REVISIONS					

reomanmcallister 

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EXISTING WATERHOUSE INCORPORATED
INTO LINEAR WATER PARK WITH POOLS AND
LAUNDRY

LANDSCAPE BOUNDARY LANDFORM AND PLANTING
ENHANCED TO IMPROVE NOISE ATTENUATION FROM
A HIGHWAY IN THE SOUTHERN CALIFORNIA DESERT

HOUSING TO SOUTH OF SITE (TOP OF HILL) TAKING
ADVANTAGE OF LONG VIEWS TO THE NORTH OVER

EXISTING WATERCOURSE INCORPORATED INTO OPEN SPACE PROVISION TO MINIMISE

NEW BUSINESS PARK IN HIGH QUALITY
LANDSCAPE SETTING LOCATED IN CLOSE
PROXIMITY TO PARK AND RIDE AND ACCESSED
FROM GLASGOW ROAD.

STRUCTURED PLANTING BELTS PROVIDING SETTING
AND SEPARATION TO BUILD ZONES

GREEN LINK PROVIDING CYCLE AND PEDESTRIAN ROUTES THROUGH SITE, SPACE FOR LEVEL CHANGES, PUBLIC AMENITY SPACE AND LANDSCAPING TO FILTER VIEWS INTO SITE FROM OAKBANK TO THE NORTH

PEDESTRIAN / CYCLE CONNECTION TO NECESSITY BRAE
OTHER TRAFFIC RESTRICTED TO AVOID COMMUTER
'RAT RUN' OF TRAFFIC TO INSURANCE BUILDING

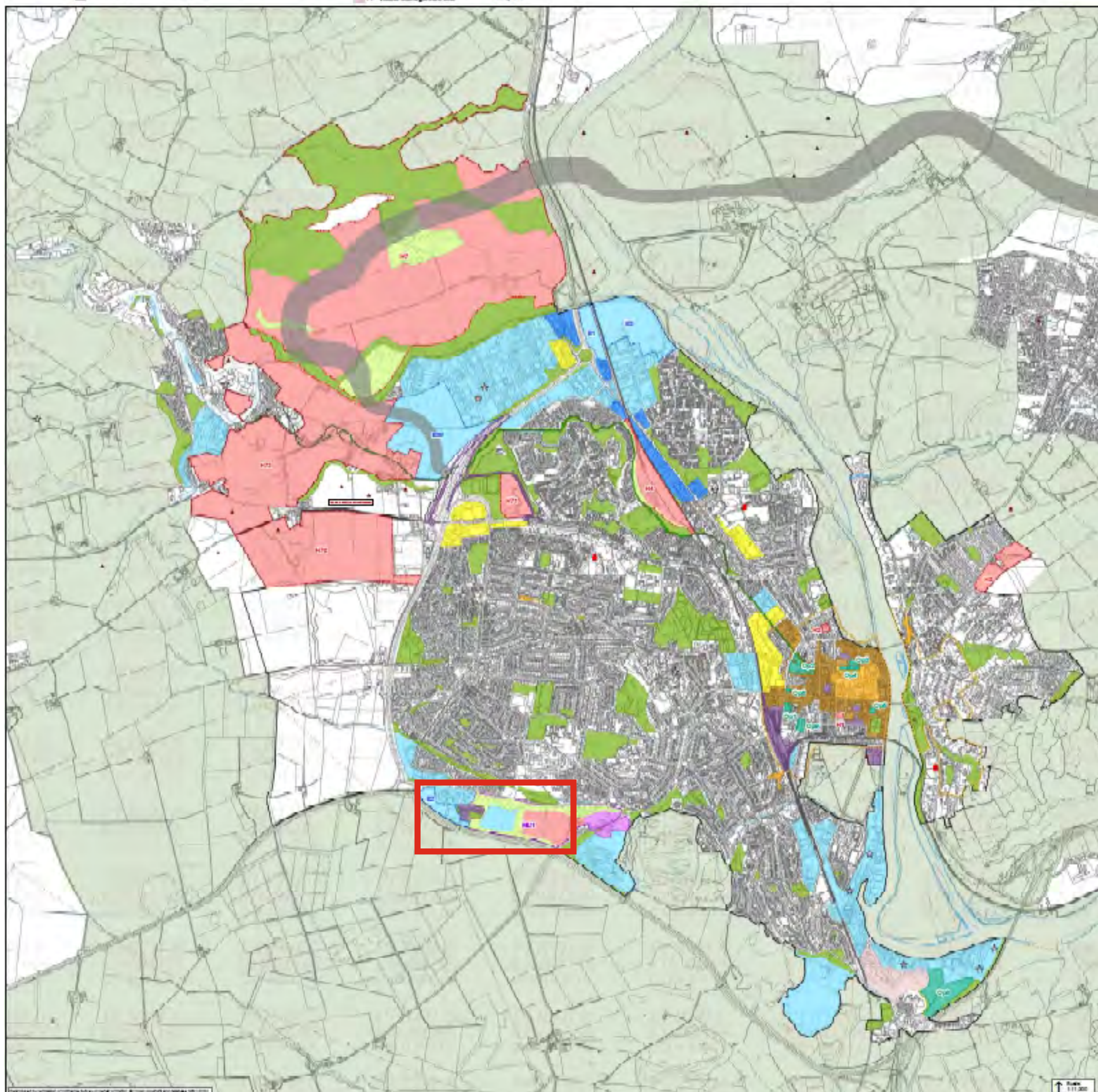
SCALE BAR 1:2000

INDICATES OFF ROAD PATHS / CYCLE / JOGGING ROUTES

CLIENT	-		
JOB	Mixed use Masterplan, Broxnden, Perth.		
DRAWING	Proposed Master Plan		
STATUS	Planning		
Drawn	SG	Checked	Approved
DATE		Jan. 2011	
W30	40	43724	DR NO PL-04
KEY		A	
This drawing and the data are the copyright of Western Australia Architects and must not be used for any purpose other than the stated intended use.		SCALE	1:2000
		SHEET	SEE A1

Perth Settlement Map

Site Reference	LDP Land Uses	Policy Reference	LDP Land Uses	Policy Reference	Designations	Policy Reference
	<ul style="list-style-type: none"> Settlement Boundary Residential Housing - proposal Significant Housing Planning Consent Opportunity - proposal Employment - proposal Employment - existing Motor Mile Mixed Use - proposal Cross Tay Link Road band of search 	<ul style="list-style-type: none"> Policy KD1 Policy KD1A Policy KD1B Policy KD1C Policy KD1D 	<ul style="list-style-type: none"> Transport Infrastructure New Road Town and Neighbourhood Centres (Perth prime retail core) City Centre Secondary Uses Commercial Centre Indicative Landscaping Open Space Perth Lade Green Corridor Countryside Adjacent to Perth Waste Management Site 	<ul style="list-style-type: none"> Policy TA1 Policy RC1 Policy RC2 Policy RC3 Policy CH1 Policy SM1 Policy SM2 	<ul style="list-style-type: none"> Scheduled Monument Conservation Area Green Belt <p>For pipeline consultation zones, Special Areas of Conservation, Historic Gardens and Designed Landscapes and Sites of Special Scientific Interest please refer to the Perth Area Landward Map.</p> <p>Almondbank Description, Spatial Strategy Considerations and Infrastructure Considerations are in section 5.5.</p>	<ul style="list-style-type: none"> Policy SM1 Policy SM2 Policy SM3





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="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

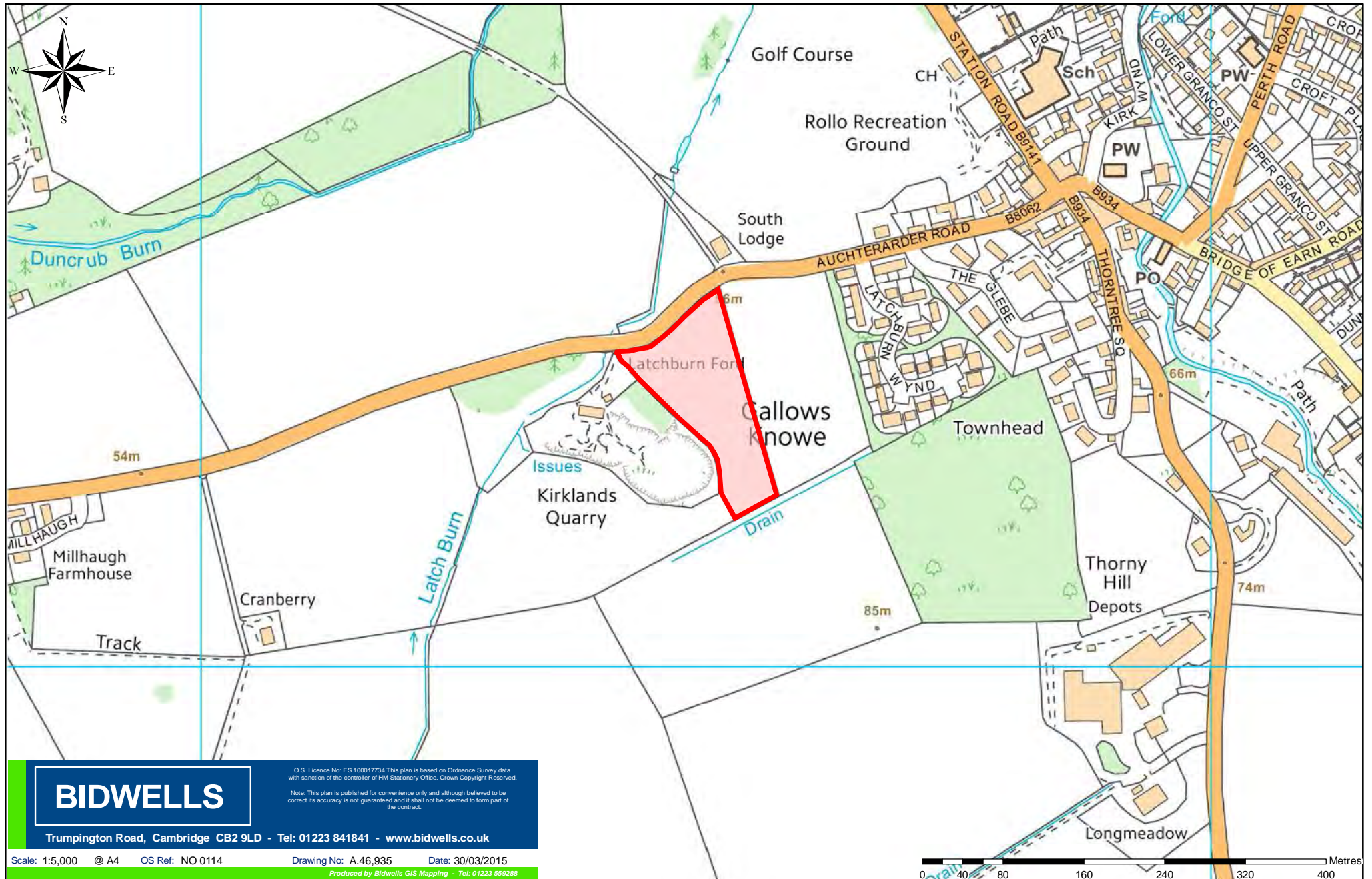
2. Lead Developers Details (if any)

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="Kelty Estate"/>	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"/>		

Land at Dunning



- ☒ 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)

1.54

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 Auchterarder Road (adjacent to
LDP allocation H20)
Dunning

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural Land

What land use would you like the site considered for?

Residential Use

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?

Prosperous, inclusive and sustainable economy: The proposal will assist in providing the potential for a stronger and more sustainable local community at Dunning and an attractive place to live within commuting distance of Perth, Stirling and Glasgow. The proposal will assist in contributing to population growth which will in turn provide a critical mass to sustain the village shops and pub/restaurant.

Supporting people to lead independent, healthy and active lives: The proposal presents the opportunity to develop accessible housing within a pleasant and quiet environment close to local services, Perth City Centre and employment opportunities.

Creating a safe and sustainable place for future generations: The village has a good network of footpaths and there is a bus stop close to the site which would make it a sustainable place to live. The proposals would help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design. An affordable housing contribution would be made as part of the development.

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

The proposal would have the effect of enhancing the local community, essentially by incorporating a sensible amount of new housing stock to meet demand. It is expected that there will be a requirement for developer contributions to be made through the Development Management process which could enhance or create new local facilities.

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

The proposal enables sustainable growth of Dunning through support from new residents to existing local shops and services. Development of this proposal will support direct and indirect jobs for the homes built.

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.

The proposal does not support a designated NPF national priority or a site identified in the Strategic Development 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.

Dunning is located within the Perth Area and has the capacity to accommodate a modest expansion. The proposed site would provide a logical extension to housing allocation H20 (50 units) by making it more viable to deliver in respect of meeting the site specific developer requirements.

The proposed site is effective land in accordance with PAN2/2010. It is in the control of a single landowner who can release the land for development. The site is free from physical constraints such as topography, flood risk, access, contamination and overhead lines.

No public funding is required to make the development at Dunning economically viable.

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.

N/A

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

No previous development

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

N/A

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

The neighbouring uses surrounding the site comprise:

- Agricultural land;
- Housing allocation H20;
- Dunning village.

It is considered that the proposed residential use of the site would be compatible with neighbouring land uses.

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

The character of the surrounding area is a mix of agricultural land, designated housing land (H20) and built environment. Together with housing allocation H20, the proposal would provide an extension to the village's south western boundary and would be supported by a landscape framework and masterplan.

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

The site is located within close walking distance of Dunning village and a local bus service. The local footpath network could be linked to the site.

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

The development would be designed to maximise the best use of solar gain as well as 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.

Utility providers have not been approached at this stage. It is anticipated that all services would be accessible from Dunning.

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

At all times future residents will be within 5 minutes walking distance of an existing bus service. The main bus routes are on the Auchterarder Road and Bridge of Earn Road.

The site can be accessed the B8062 which connects to the centre 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.

Access will be taken from the existing road network. There are no known 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.

The site is free of physical constraints such as topography, flood risk, access, contamination, overhead power lines and Health and Safety Exclusion zones.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site is covered by the candidate The Ochil Hills LLA in PKC's Local Landscape Designation Review . The site will be designed to integrate the adjacent landscape and retain the open feel of its location whilst provide natural boundary treatment.

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

The proposal offers an opportunity to connect to the existing core path network.
It is anticipated that structural planting will be an integral component of the development to enhance the local landscape and nature conservation features.

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).

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to aspect, topography, ground stability or vehicular access
- The site is free from contamination or overhead power lines and Health and Safety Exclusion zones
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

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	Ewan Maclean
Organisation/ Community Council	Emac Planning LLP
Building No./Name	Ballinard House
Address	3 Davidson Street Broughty Ferry
Town/City	Dundee
Postcode	DD5 3AS
Telephone	01382 738822
Mobile	07860 968006
Email	ewan@emacplanning.co.uk

2. Lead Developers Details (if any)

Name	John Stephen
Organisation	A & J Stephen (Builders) Limited
Building No./Name	Stephen House
Address	Edinburgh Road
Town/ City	Perth
Postcode	PH2 8BS
Telephone	01738 620721
Mobile	
Email	

3. Primary Landowner's Details (if known)

Name		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 Corsiehill, Perth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Housing, car park and woodland planting as shown on attached 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?

This is a unique opportunity to specifically improve the visual impact of this edge of Perth.

With scope for up to 10 houses, a significant landscaped buffer can be implemented and maintained to strategically improve both long distance and immediate impacts of the current hard urban edge.

In addition to the enhancement to the edge of the city, there is also the opportunity to provide a discreet car park / picnic area for the use and amenity of Kinnoull Hill.

Rather than a detrimental impact, this proposal can enhance the setting of the city and contribute to the wider aims of the functional greenbelt.

We believe that this land should be outwith the green belt given:

1. The permanence of such a designation; and
2. The clear benefits of the proposal for Perth and the wider area.

The attached plan clearly shows how this enabling development can have a positive impact on this existing hard urban edge.

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

By helping to maintain local services in Perth and the surrounding area.

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

Yes through inward migration and / or movement in the local housing market.

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 identifies Perth as a tier 1 Principal Settlement.

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.

By delivering specialist market housing within the Perth Core Housing Market 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?

The greenbelt is as much about defining the long-term expansion of Perth and surrounding villages as protecting landscape setting and this proposal meets both those aims.

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 known impacts.

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 sites directly abuts the eastern edge of the Perth settlement boundary and the proposed use is compatible with neighbouring uses.

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

Refer to Part 2 (8).

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

The site has good links to the core transport network of Perth City.

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

North facing site, protected from prevailing westerly winds by the existing developed area directly to the west.

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 services available.

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

The site has good links to the core transport network of Perth City. Bus stops on Muirhall Road are within easy walking distance of the site.

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.

Vehicular access will be facilitated direct from Corsie Hill 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.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

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

No impact due to proposed planting regime.

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

The proposed perimeter tree belt will form a green corridor which will link the site with Kinnoull Hill and the countryside beyond.

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 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 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).

No physical or technical constraints to development; marketable location; controlled by a single local developer with intent to progress subject to planning permission.

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:

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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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developmentplan@pkc.gov.uk

Or alternatively by post to:

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Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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NATURE WALK

••••• 2.25 miles - 1 hour 50 mins - [P]
Starting from the steps at the Quarry car park, follow the red waymarkers to the junction of Hatton Road and Corsiehill Road where the path climbs through a small area of mixed woodland.

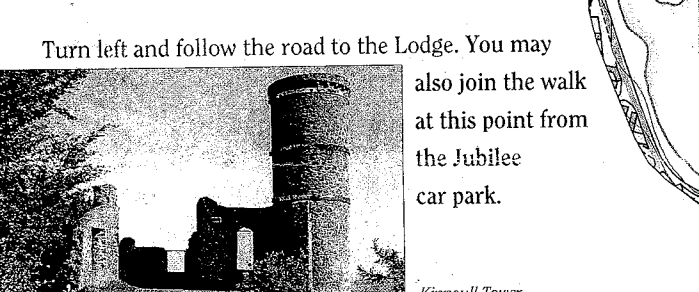
The walk continues around the hill before turning uphill to the left. Here a detour to the more open slopes of Barnhill may also be made. Walkers may also join the route at this point, over Barnhill from Branklyn Gardens (indicated on the map as black footprints).

From the picnic area, the path climbs to the view indicator and information point at the summit, and along the cliff edge to Kinnoull Tower (or returns directly to the car park, following the yellow waymarkers).

From the Tower, retrace your steps a short way along the path and take a right turn through the beech, pine and larch trees. The main path now leads towards the Jubilee car park and a left turn takes you back to the Quarry car park. Walkers from the Jubilee car park may join the route at this point.

TOWER WALK

••••• 2.5 miles - 1 hour 40 mins - [P]
From the Quarry car park proceed to the Corsiehill indicator. The trail follows yellow waymarkers through mixed woodland to join the forest road between the pine and spruce trees.



Map produced by Forest Enterprise

The trail climbs uphill through magnificent beech trees to Kinnoull Tower then along the steep edge to Kinnoull Hill summit and down from this point through an area of birch, oak and rowan to the Quarry car park.

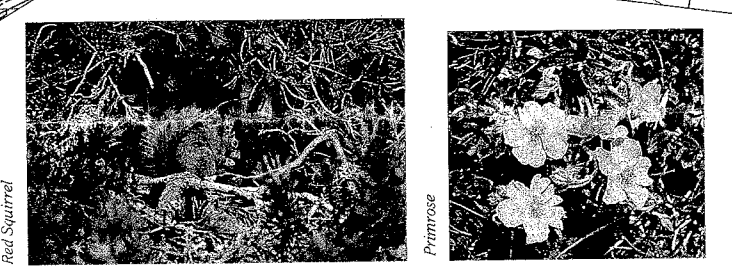
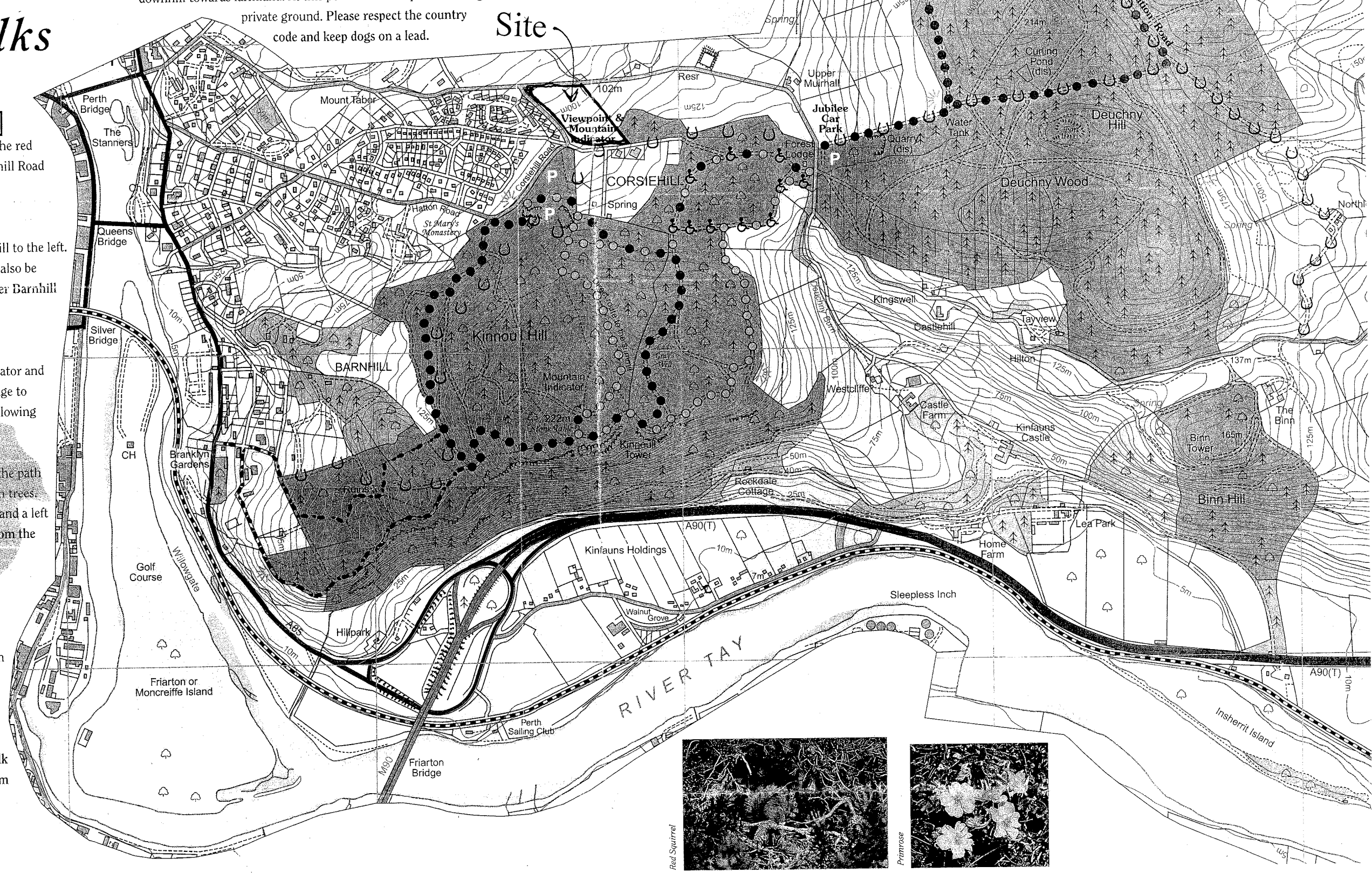
JUBILEE WALK
••••• 2 miles - 1 hour 20 mins - [P]
From the Jubilee car park follow the green waymarkers towards the gate and water tank. Past the gate, the left hand track leads through mixed pine forest and downhill towards farmland. At this point the route passes through private ground. Please respect the country code and keep dogs on a lead.



A stile leads the walker on to the Coronation Road, over farmland and the Langley Burn and back into woodland. Follow the road and take the second turning on the right to climb steeply uphill to rejoin the path to the car park at the gate.

SQUIRREL WALK
••••• 0.75 miles - 30 mins - [P]
A pleasant, circular stroll from the Jubilee car park through mixed woodland rich in bird and animal life. Watch out for red squirrels and the noisy jay. This walk is designed for those with special needs such as wheelchair users and families with pushchairs.

KEY TO GUIDE MAP		
	Woodland Park	139m
	Other Woodland	
	Water Feature	
	Height Contour	
	Downhill Mountain Bike Zone	
	Spot Height	
	Car Park	
	Picnic Place	
	Viewpoint	
	Bridleway	



- General Proposal
- The proposal for the housing development provides benefits as follows:
1. Enhancement and strengthening of urban edge
 2. Improved pedestrian access to Kinnoull Hill
 3. Additional car parking and bus turning facilities
 4. Junction improvements to Corsiehill Road
 5. Expansion of Kinnoull Hill woodland park



Site Plan 1:1250

James Denholm Partnership Architects 11 Dunira Street, Comrie, Perthshire, PH46 2LJ Tel: (01764) 670899, Fax: (01764) 670995			
Client A and J Stephen Ltd			
Project Proposals for land at Corsiehill Road, Perth			
Drawing Schematic Layout			
Scale 1:1250	Drawn []		
Date MAY 06	Rev Date []		
Job No. 2176	Dwg No. SK02	Rev []	



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	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street
Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A & J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text"/>	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 South Methven

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Mixed Use Development incorporating housing, employment, community and ancillary development. Suitable for approximately 400 houses and other uses.

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?

Methven is a Principal Settlement within the Perth Core Area which is identified as being the location for the majority of future development in Perth and Kinross as articulated in Policy 1: Location Priorities. It also lies outwith the proposed Green Belt.

The proposed site would, consistent with Policy ED1B of the LDP, help promote the integration of employment generating opportunities with housing, thereby reducing the need to commute between home and employment. It would also provide for balance and increased variety and housing choice at the south side of the settlement.

The site is effective and deliverable as there is a willing landowner and developer. There are also no technical or environmental constraints to its development and an appropriate access onto the A85 Crieff Road can be satisfactorily achieved.

This access and the adjoining two houses are in the control of the landowner / developer and present the opportunity to create a new focal point for the village. Additionally, land can also be made available adjacent to the school for improvements to existing school accommodation and new playing field facilities.

The Perth Area Local Plan identified the subject land as a future direction for growth of the settlement and the strategic opportunity requires to be taken now to effectively plan for its delivery through LDP endorsement and strategic masterplanning.

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

By helping to maintain local services in Methven and the surrounding area.

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

Yes through inward migration and / or movement in the Core Housing Market.

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.

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.

Methven lies within the Perth core area and the subject land presents the most logical opportunity for settlement growth which is appropriate in a TAYplan identified Principal Settlement such as Methven.

There is a current site at Drumgrain Avenue which although under construction is delivering at a rate of 10 units per annum. For a principal settlement within the Perth Core Area this is simply not a large enough allocation to satisfy TAYplan's locational and strategic housing requirements.

At the last LDP review, new sites were promoted to the north of the settlement although these were considered unacceptably prominent and would incongruously extend the settlement into the surrounding farmland. The subject land was considered at the LDP Examination although as it was considered through the MIR and not subject to Strategic Environmental Assessment, the reporter considered it inappropriate to allocate. However he did recognise the opportunity for a large mixed use development in the core area which complied with TAYplan policy.

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 known impacts.

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 site directly abuts the southern edge of the Methven and the proposed uses are compatible with neighbouring uses.

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

The proposal would be to suitably masterplan to provide for a continuity of development pattern and uses to compliment the existing urban form and character of the area.

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

The site lies on the A85 with good connections to employment opportunities in Perth and beyond. The A85 is also a bus route which provides the 15 and 64 services to and from Perth and other strategic transport links. The bus stops and local facilities are within easy walking distance of the site.

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

All services available.

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

The site lies on the A85 with good connections to employment opportunities at Perth and beyond. The A85 is also a bus route which provides the 15 and 64 services to and from Perth and other strategic transport, including rail, links. The bus stops and local facilities are within easy walking distance of the site.

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.

Vehicular access will be facilitated from a central point of entry off the A85.

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.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

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

No negative impact due to the proposed planting regime.

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

Proposed perimeter planting will form green corridors which will link the site with the settlement and the countryside beyond.

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 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 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).

No physical or technical constraints to development; marketable location; controlled by a single local developer with intent to progress subject to allocation and planning permission.
It therefore makes sense to allocate a mixed use area which relates to the settlement both in proximity and form and has a history of favourable consideration through previous identification as a preferred direction for growth.

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?

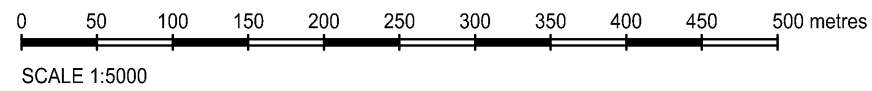
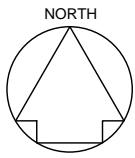
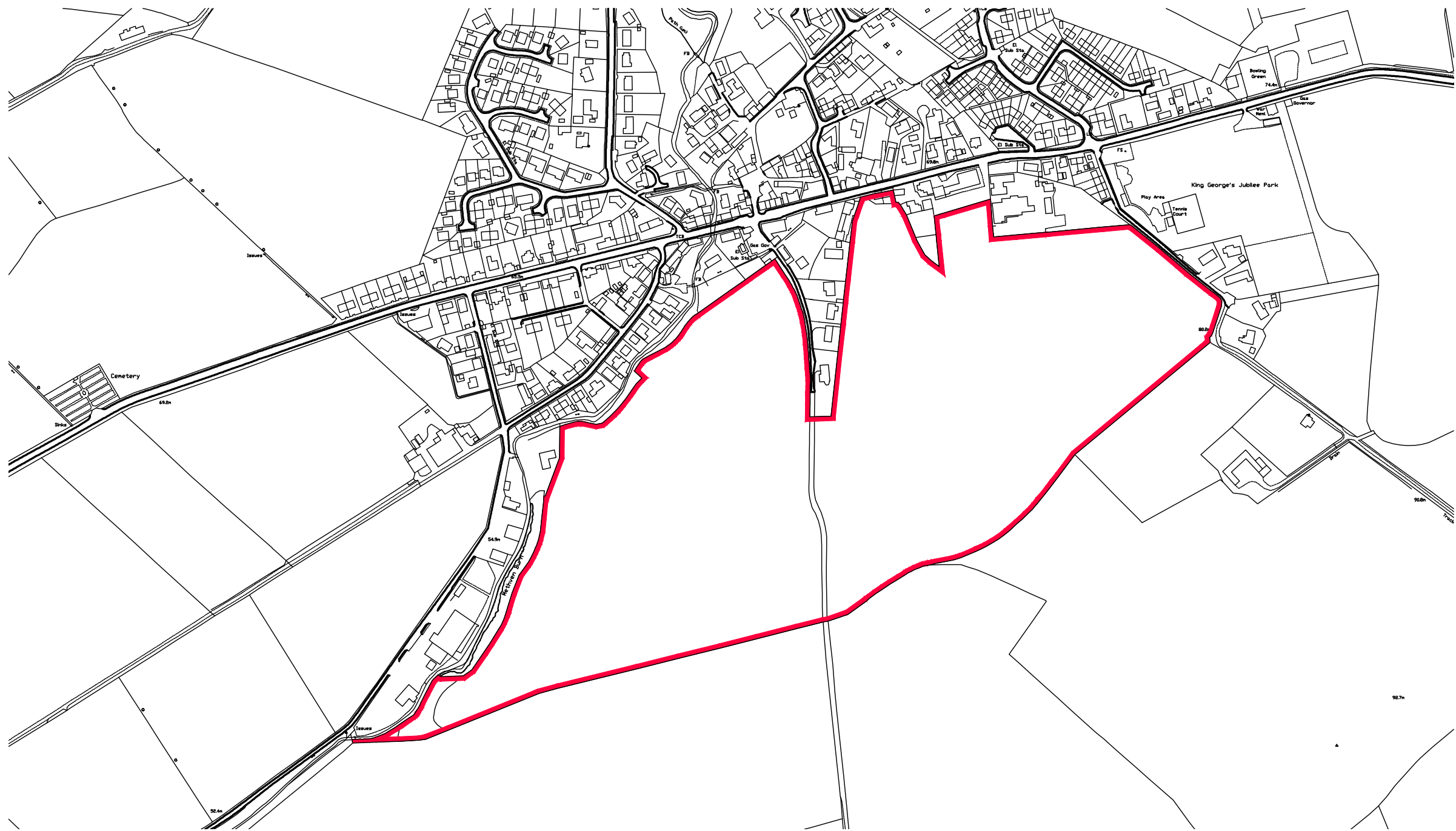
Further information

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.



No	Date	Revision	By
<div><div>S</div><div>A & J Stephen Ltd Stephen House, Edinburgh Road, Perth PH2 8BS Telephone 01738 620721</div></div>			
Project	HOUSING DEVELOPMENT AT MAIN STREET METHVEN		
Title	LAND AT MAIN STREET METHVEN		
Drawn	M.MacD.	Date	19/03/2015
Scale	1:5000 at A3		
House Type			
Drg No	S8535_23		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	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street
Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A & J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text"/>	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 Auchterarder Road, Dunning

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agriculture.

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?

A&J Stephen welcomed the allocation of housing site H20 in the current Local Development Plan however consider that the western boundary of the site was somewhat artificial as it does not follow a field boundary and is set somewhat arbitrary. A more logical boundary would be to utilise existing features on the ground, particularly the existing woodland area, and reflect this in the western boundary of the site. This is shown on the attached plan.

A&J Stephen are fully committed to the development of the site and this is reflected in the tree planting that has already been implemented on the sites southern boundary. However the sites viability is compromised by the restricted nature of the allocation.

The extended site presents an opportunity for a slightly enlarged site of 3.56ha as opposed to the current 1.9ha H20 allocation and an increase in housing numbers from 50 to 72.

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

By helping to maintain local services.

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

Yes through inward migration and / or movement in the local housing market.

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.

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.

Although TAYplan supports the majority of housing being allocated to Principal Settlements, on occasion however non Principal Settlements can be in locations to which some level of development should be directed. In accordance with SPP, TAYplan recognises that allowing some development in non Principal Settlements may balance the importance of sustaining rural communities with the need to protect the countryside. Dunning has a wider range of services than many settlements including a school and a reasonable bus service. In principle therefore this is not a location that should be considered unsuitable for housing development and its ability to help meet the housing land requirement.

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 known impacts.

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.

Site H20 directly abuts the western edge of Dunning and is identified in the current Local Development Plan for residential development, the extension of the boundary to the west is compatible with this principle.

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

The proposed extension is compatible with the neighbouring proposal and promotes a more logical settlement boundary.

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

Dunning lies to the south west of Perth and on the route of the 618 bus service with easy access to the A9 and the Park and Ride facility at Broxden.

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

Yes, it is protected from the prevailing westerly winds by the shelter belt of trees directly to the west of the proposed to be extended 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.

All services available.

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

Dunning lies to the south west of Perth and on the route of the 618 bus service with easy access to the A9 and the Park and Ride facility at Broxden. The bus stop and local facilities are within easy walking distance of the site.

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.

Vehicular access will be taken from the B8062 on the sites northern boundary.

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.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

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

The site is well contained visually by the strong existing wooded areas to the north and west of the site and the tree planting that has taken place on the southern boundary of the site.

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

Appropriate masterplanning will maximise potential linkages 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 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 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).

No physical or technical constraints to development; marketable location; controlled by a single local developer with intent to progress subject to planning permission; no other competing housing allocations within Dunning.
It therefore makes sense to extend the site to an appropriate boundary which relates to the settlement both in proximity and natural form and not an arbitrary boundary which bears no relationship to the existing landscape.

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?

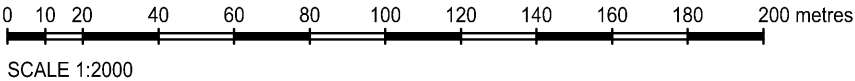
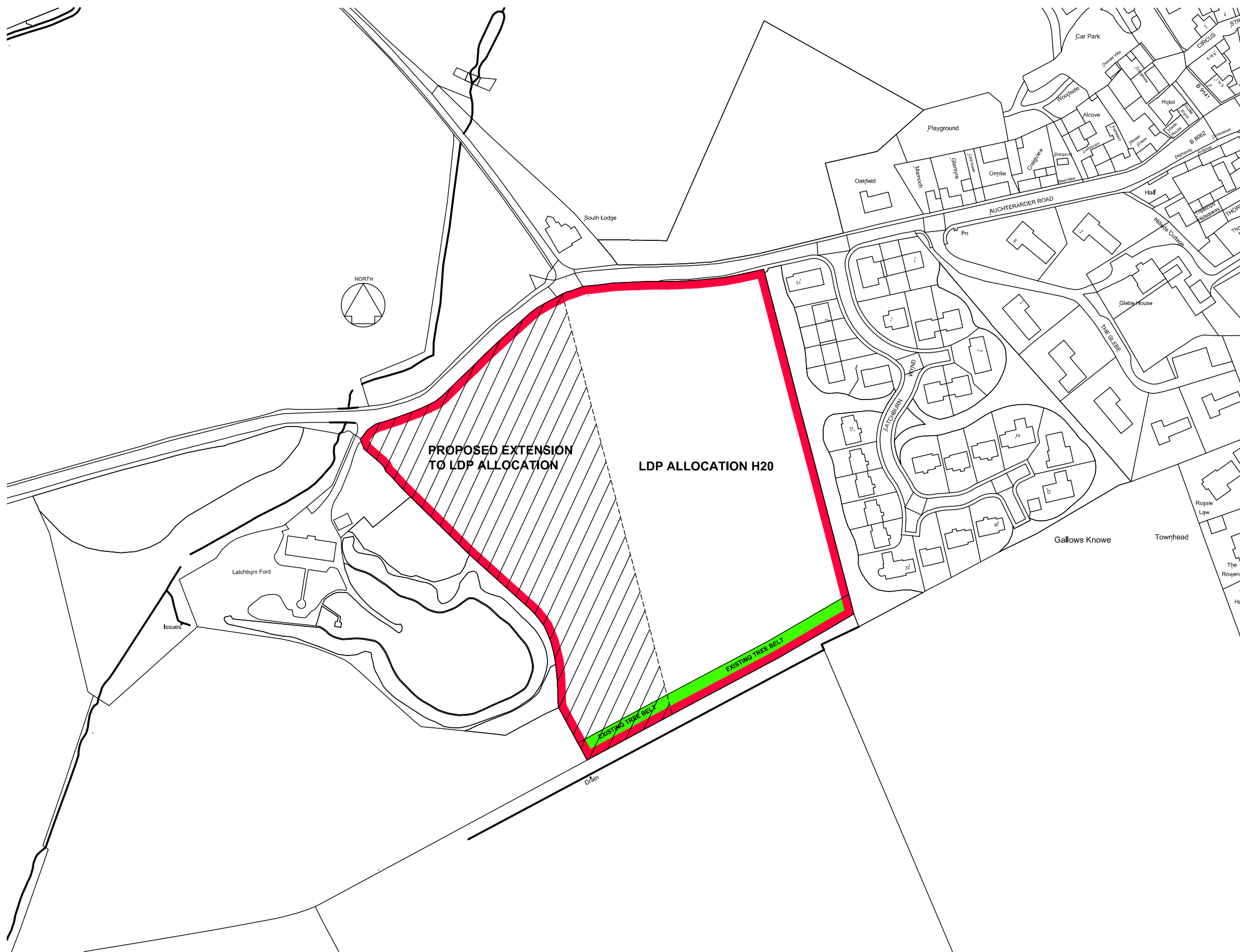
Further information

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.



No	Date	Revision	By
<div><div><div>S</div><div>A & J Stephen Ltd</div><div>Stephen House. Edinburgh Road. Perth</div><div>PH2 8BS Telephone 01738 620721</div></div></div>			
Project HOUSING DEVELOPMENT AT AUCHTERARDER ROAD DUNNING			
Title LAND AT AUCHTERARDER ROAD, DUNNING (EXTENSION TO LDP ALLOCATION H20)			
Drawn	M.MacD.	Date	19/03/2015
Scale	1:2000 at A3		
House Type	N/A		
Drg No	S8511_01		Rev -



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	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street
Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A & J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

3. Primary Landowner's Details (if known)

Name	<input type="text"/>	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 Hatton Road, Abernethy

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agriculture.

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?

The 1995 Local Plan incorporating Alteration 2001 identified this area as the preferred long term direction for growth. This area of land therefore has a history of acceptability 'in principle' for housing.

The Proposed Plan leading into the now Adopted Local Development also allocated a site at Hatton Road (H8, 16 houses) as the first phase of development. At that time the owners stated that they had not been approached by a developer and although the Council defended their position at the Examination and sought for the site to be retained in the Plan, the Reporter withdrew the site on the basis of delivery. The site being proposed here includes the H8 site, but crucially access to the proposed site can be taken both through the recently completed A & J Stephen, Bells Croft Development. Access is not required through the deleted H8 site

With the exception of a small site, H9 for 16 houses, off Station Road, there is no current land supply in Abernethy, a sustainable settlement with significant potential to deliver the required housing land supply within the Perth market area. It should be noted that H9 is an old allocation from the 1995 Plan and has not yet commenced development. It is therefore included within the Housing Land Audit as non-effective.

Hatton Road should therefore be identified as the preferred strategic allocation of housing land for 365 units.

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

By helping to maintain local services and the school roll in Abernethy.

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

Yes through inward migration and / or movement in the local housing market.

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.

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.

Abernethy has a history of delivering timeous land supply although is currently constrained by a non-effective site and limited opportunity for further development due to a lack of Local Development allocations. Within the last Plan, the Council sought to allocated land at Hatton Road and indeed this area has long been considered the preferred direction for growth. A&J Stephen have a history of successfully delivering housing within the settlement and are seeking to continue to address the local housing land shortfall through this further allocation.

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 known impacts.

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 area has historically been the preferred direction for growth and is set within an area characterised by neighbouring residential development.

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

The area has historically been the preferred direction for growth and is set within an area characterised by neighbouring residential development.

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

Abernethy lies directly to the south east of Bridge of Earn and Perth with easy access by bus (36 and 56A) services to Perth and Glenrothes and associated centres of employment.

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

Suitable screen planting can be implemented early in development process to screen the site from prevailing westerly winds. A&J Stephen have a history of forward planting to pre-empt any such issues.

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 services available.

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

The site lies on the A913 Perth Road with good connections to employment opportunities at Perth and Fife. Bus stops and local facilities are within easy walking distance of the site.

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.

Vehicular access will be facilitated from Ballo Braes within the recently completed A & J Stephen development and possible connections to Perth 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.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

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

Appropriate boundary treatment will be masterplanned through any allocation of the site.

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

Appropriate masterplanning will maximise potential linkages 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 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 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).

No physical or technical constraints to development; marketable location; controlled by a local developer with intent to progress subject to planning permission; no other competing housing allocations within Abernethy. It therefore makes sense to allocate a site which relates to the settlement both in proximity and form, has a history of favourable consideration through the previous Proposed Plan, is at a scale appropriate to emerging TAYplan requirements and of course, is not constrained and is deliverable.

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?

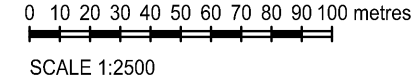
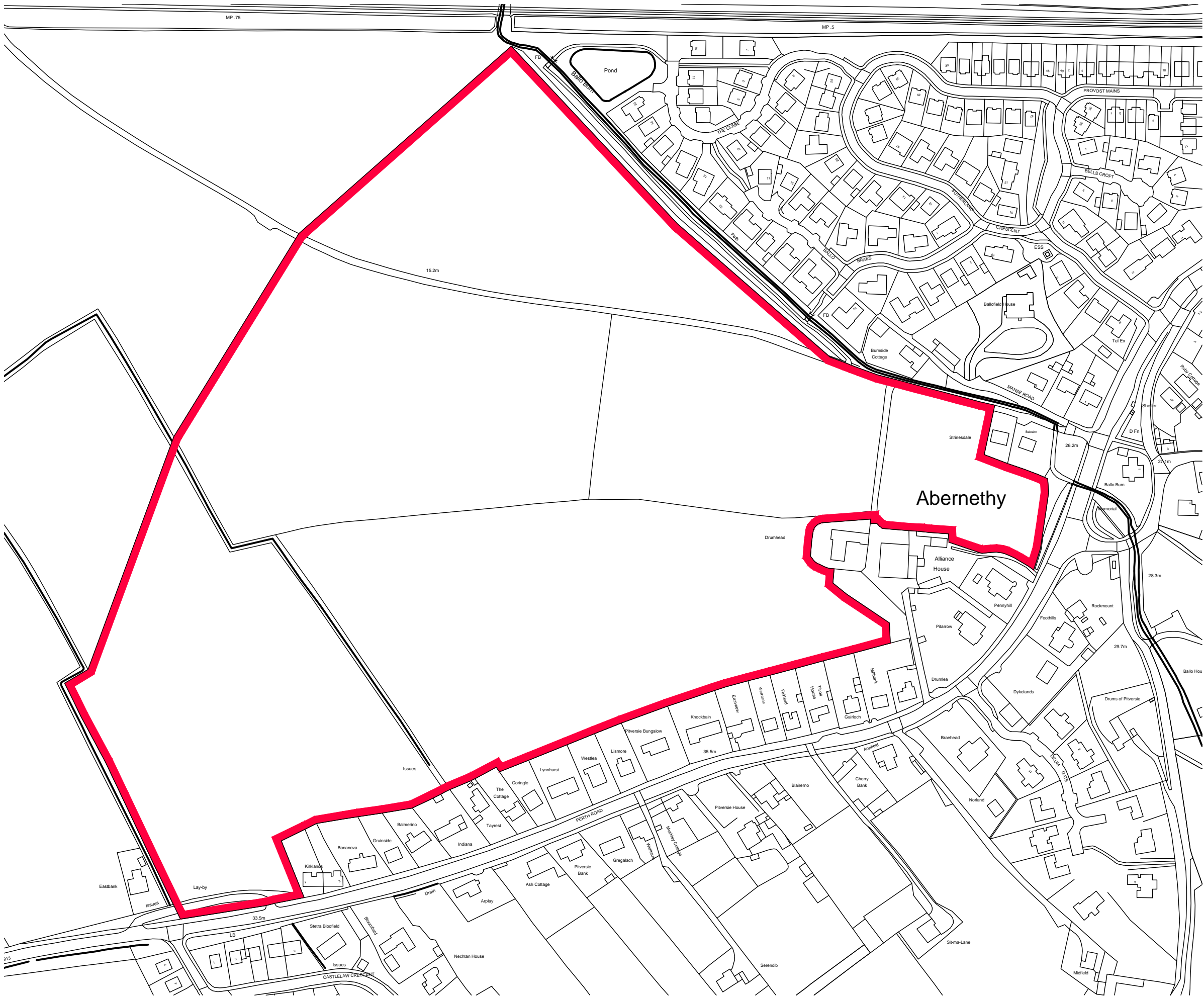
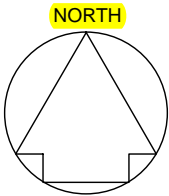
Further information


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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><div><div></div><div><div>A & J Stephen Ltd</div><div>Stephen House. Edinburgh Road. Perth</div><div>PH2 8BS Telephone 01738 620721</div></div></div></div>			
Project	HOUSING DEVELOPMENT AT PERTH ROAD ABERNETHY		
Title	LAND AT PERTH ROAD, ABERNETHY		
Drawn	M.MacD.	Date	23/03/2015
Scale	1:2500 at A3		
House Type			
Drg No	S8541_01		Rev -



Perth and Kinross Local Development Plan

232

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="Kerri McGuire"/>
Organisation/ Community Council	<input type="text" value="Graham + Sibbald"/>
Building No./Name	<input type="text" value="18"/>
Address	<input type="text" value="Newton Place"/>
Town/City	<input type="text" value="Glasgow"/>
Postcode	<input type="text" value="G3 7PY"/>
Telephone	<input type="text" value="0141 567 5371"/>
Mobile	<input type="text" value="07717321448"/>
Email	<input type="text" value="kerri.mcguire@g-s.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="Perth City West LLP"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value="in administration"/>	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 Huntingtower
Crieff Road
Perth
PH1 3JJ

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is identified as white land within the settlement boundary in the adopted Perth and Kinross Local Development Plan.

The site currently comprises of brownfield land. The site was formally occupied by Perth Agricultural Centre.

The site benefits from an existing planning consent for a Sainsbury's supermarket (application reference: 09/02126/FLM) and a Petrol Filling Station (application reference: 12/00392/FLL).

What land use would you like the site considered for?

The proposed land use for this site is mixed residential/commercial use. It is proposed that the site can accommodate 200 residential units and retail/commercial floorspace of approximately 45,000 sq ft.

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 proposed mixed use development comprises of a retail/commercial element. This will create employment opportunities within the Perth area. The proposed mix use development will bring investment to the area and will also create additional employment opportunities during the construction phase.

The proposed development will create an attractive and welcoming residential environment. The proposed residential units will be located within a high quality landscaped setting that respects the natural environment. The development will incorporate the principles of sustainable development in the design.

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

The western part of Perth is identified for significant development in the adopted Local Development Plan. This site at Huntingtower is located at the centre of the proposals. The site was identified as white land in the adopted Local Development Plan due to the Sainsbury's planning consent. As Sainsbury's is now no longer progressing with their proposals, this proposed mixed use development will link to the wider development proposals for the western part of Perth. The proposed residential units are compatible with the surrounding proposed residential developments. The proposed retail/commercial element will create new local facilities to serve the existing and future population. The proposed retail/commercial element will also complement the existing commercial and leisure uses in this location (Dobbies, The Glover Arms and Travelodge).

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

Yes

The proposed mixed use development comprises of a retail/commercial element which will create local permanent employment opportunities.

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

The proposal will not result in the 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.

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.

This site is located within the Perth settlement boundary. It is proposed that the site can accommodate a mixed commercial and residential development with the residential element comprising of approximately 200 units. This land use would be compatible with the surrounding residential allocations.

This site is of a smaller scale than the surrounding H70 Perth West, H73 Almond Valley and H7 Bertha Park allocations. This site benefits from existing site access and the principle of development at this site has already been established through the existing Sainsbury's planning consent.

This is an effective residential site that can be delivered in the short term to allow Perth and Kinross Council to meet their housing land requirements and ensure that residential units in the western area of Perth are delivered. The scale of the proposed residential element is of a significantly smaller scale than the larger allocations in this area. The allocation of this site at Huntingtower will provide the Council with sites of various scale within their housing land supply ensuring deliverability within the housing land supply.

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.

There are no Listed Buildings or Scheduled Ancient Monuments within the site boundary and the site is not located within a Conservation Area.

A Cultural Heritage Assessment and Archaeological Scoping Study was carried out previously at this site in association with a previous mixed use proposal. In 2002 an Archaeological Watching Brief was undertaken and nothing of archaeological significance was reported.

The site is located approximately 400 metres to the south of the Category A Listed Huntingtower Castle. There are two Scheduled Ancient Monuments at Huntingtower Castle. The Category B Listed Newhouse Farmhouse and associated Category C Listed Farm Steading are located approximately 160 metres to the south of the site.

This site has been previously developed and Perth and Kinross Council has granted planning consent for a retail development at this location. Any potential impact on the above cultural heritage assets can be fully assessed at the planning application stage. The proposed development can be carefully sited and designed to take account of these surrounding cultural heritage assets.

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

The site was previously occupied by the Perth Agricultural Centre.

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

This is a cleared brownfield site.

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

It is proposed that the commercial/retail element will be located to the north of the site. This element of the proposal is compatible with the existing commercial and leisure uses at this location (Dobbies, Travelodge and Glover Arms).

The site is located within the Perth settlement boundary and the surrounding land has been identified for residential development in the adopted Local Development Plan.

A mixed residential/commercial development at this location is compatible and complementary to the surrounding land uses.

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

As detailed in Question 20 above, the neighboring and surrounding land is identified for residential use as part of the proposed expansion of the western part of Perth.

The residential and commercial uses will be compatible with the land uses proposed in the wider area. This site is of a smaller scale than the larger residential allocations in the wider area. This will ensure that the development of this site for mixed use will not impact on the delivery of the larger housing land allocations.

The scale of this site will assist the Council in meeting their housing land requirements in the short term. It is considered that the mix of uses and scale of proposed development is compatible with the proposals for the west of Perth.

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

Land at Huntingtower is situated in a sustainable location that is well served by a number of modes of transport.

The nearest bus stop is located at the adjacent Dobbies Garden Centre where the number 13 bus service provides hourly buses into the centre of Perth. Other bus services providing links to the site and Perth City Centre include the number 14 and 15 bus (every hour to Almondbank, Ruthvenfield, Pitcairnbank and Methven). The number 155 bus links Perth City Centre to the site and onto Madderty and Crieff approximately every 2 hours.

There is an established footpath linkage to the adjacent Dobbies Garden Centre, Travelodge and restaurant as well as the A85. These encourage shared trips and links to local bus stops and surrounding existing dwellings. There is also an established pedestrian track which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond. This route extends further south to Old Gallows Road which crosses the A9 providing access to the residential areas to the east of the A9.

The closest designated cycle route to the site is the NCR 77 which runs north of the A85 through Almondbank and there is also a residential cycle route through the housing area to the east of the A9 which provides a link to the A85 to the east of the A9. The local road network is also available for use by cyclists.

The site is approximately 2.8km away from Perth Train Station.

The proposed mixed use and integration with surrounding existing retail, commercial and leisure uses will encourage linked trips without the reliance on private car.

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

Any development proposals for this site brought forward as an application will take into consideration the principles of sustainable design and zero carbon development to maximise the use of solar gain.

The location of the prevailing wind and sun orientation is shown on the enclosed Site Analysis Plan.

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 direct approaches to utility providers in relation to the proposed mixed use development have been made at this stage.

Perth Agricultural Centre previously occupied this site and was connected to the relevant utilities.

There is an existing Scottish and Southern Energy line at the site.

As part of the determination of the planning application for the consented Sainsbury's supermarket and petrol filling station discussions were undertaken with Scottish Water. Scottish Water raised no objections to the proposal and confirmed that the nearest water main was 200m from the site. It was confirmed at the time that Turret Water Treatment Works and Perth City Waste Water Treatment Works had capacity to accommodate the proposed retail development at this site.

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

The site is situated on the A85 Crieff Road and benefits from an existing access point that also serves the existing Dobbies Garden Centre, Travelodge and restaurant.

The site is located approximately 2.8km away from 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.

The site is located on the A85, which forms part of the trunk road network running between Perth and Creiff and the west coast.

The junction of the A85 with the A9 currently takes the form of two separate roundabout junctions one for northbound A9 traffic located to the west of the site and one for southbound traffic. On the 18th March 2015, planning permission was granted at committee for the proposed junction improvements to the A9/A85.

A Transport Assessment was prepared as part of the Sainsbury's supermarket application submission. This concluded that the proposed road improvement works would accommodate the projected uplift in traffic resulting from the supermarket proposal. It is anticipated that the proposed mixed use commercial and residential development would have less of a traffic

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 subject to various detailed technical assessments in recent years. In 2008 an application for planning permission in principle for a mixed use development was submitted by Perth City West LLP (application reference: 08/01513/IPM). This application was subject to a full Environmental Impact Assessment.

In 2009 Sainsbury's submitted a planning application for a proposed supermarket and petrol filling station (application reference: 09/02126/FLM). This application was also accompanied by a full Environmental Impact Assessment.

Detailed ground conditions assessment works have previously been undertaken at the site including trial pits and boreholes. The previous assessment work concluded that there is no significant contamination at this site.

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

In preparation of this submission and assessment of landscape character has been undertaken. Please refer to the enclosed Landscape Context Drawing.

The site is located within a Lowland River Corridor Landscape Character Area.

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

The enclosed Indicative Masterplan demonstrates the contribution the proposed development of the site will make to the green network.

The proposed residential and commercial elements will be situated in an attractive, high quality landscaped setting.

The proposals include the provision of areas of green space. Existing vegetation at the site will be retained where possible and additional amenity and woodland planting will be incorporated into the proposal.

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 River Tay Special Area of Conservation is located approximately 1km to the north of the site.

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 are no designated sites within the site boundary.

As detailed above the River Tay Special Area of Conservation is located to the north of the site. The Almondbank Site of Special Scientific Interest is also located to the north of the site.

The site is not located within the Green Belt.

Methven Castle Gardens and Designed Landscape is located to the west of the site.

Given the distance between the site and the SAC, SSSI and Gardens and Design Landscape, it is considered that the

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 currently fully in the ownership of Perth City West LLP in administration. The site is currently being marketed for sale and will be sold as a single site.

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).

Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Supply outlines the criteria for assessing the effectiveness of a site. Paragraph 55 of this PAN sets out the criteria for assessing the effectiveness of a site. The site has been assessed against each of the criteria in turn below:

Ownership – The site is currently owned by Perth City West LLP in administration and the site is currently being marketed for disposal.

Physical – The site is free from physical constraints that would prevent the site being developed. This has been demonstrated through the granting of planning permission for a supermarket and petrol filling station at this 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:

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:

Local Development Plan Team
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PH1 5GD

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LAND AT HUNTINGTOWER, PERTH

INDICATIVE MASTERPLAN

DESIGN STATEMENT

March 2015

ash

List of Figures

Figure 1	Location Plan
Figure 2.1	Planning Context
Figure 2.2	Landscape Context
Figure 3.1-3.3	Site Photos
Figure 4.1	Site Analysis – Wider Context
Figure 4.2	Site Analysis – Local Context
Figure 5	Indicative Masterplan

1. Introduction

- 1.1.1 This indicative masterplan and supporting design statement has been prepared by ASH design+assessment at the request of Graham and Sibbald on behalf of Perth City West LLP in administration. It has been prepared in response to a “Call for Sites” consultation which will inform Perth and Kinross Council’s emerging 2018 Local Development Plan. The “Call for Sites” consultation provides an opportunity for this site to be promoted as a mixed residential and retail development allocation. This Design Statement and supporting figures aim to explain the analysis and design principles underpinning the accompanying indicative outline masterplan.

1.2 Location

- 1.2.1 The Land at Huntingtower, Perth is located on the western edge of Perth, by a junction between the A9 and A85, as shown on Figure 1. The site is directly adjacent to Dobbies Garden Centre and two hotels (Travelodge and Glover Arms). Surrounding land uses include residential, retail, leisure, industrial and agricultural.

1.3 Planning Context

- 1.3.1 The Land at Huntingtower is located within the Perth and Kinross Council Area. Figure 2.1 shows the current Perth and Kinross Local Development Plan Proposal Map (adopted 3rd February 2014) in relation to the site.
- 1.3.2 The site is located within the settlement boundary and the majority of the site does not have a specific land use allocation. It is noted that the southern section of the site is allocated as part of the wider **H70**, which also extends to an adjacent area to the west of the site.

Planning Context: Design Implications

- *Connect with adjacent housing allocation area (H70)*
- *Connect with Perth’s bus, path and cycle network*
- *Promote network of green infrastructure and enhance biodiversity*
- *Integrate proposed development with existing landscape framework, considering relationships to nearby commercial, residential and employment*

1.3.3

1.4 Landscape Context

Landscape Character

- 1.4.1 As shown in Figure 2.2, the site is located within the Lowland River Corridors Landscape Character Type (LCT) (Tayside Landscape Character Assessment, No. 122, 1999), near to an adjacent Urban LCT. Further observations were made upon visiting the site, shown in Figure 4.2 as local landscape character, whereby we experienced the site to be a mixture of both rural and industrial/commercial in character, bordered directly by an area of urban characteristics to the east;

Designations and Constraints

- 1.4.2 As shown on Figure 2.2, there are a number of areas of landscape, ecological and cultural heritage value located to the north and north-west of the site. These include bands of woodland included in the Ancient Woodland Inventory (AWI), Special Areas of Conservation (SAC), Scheduled Ancient Monuments (SAM) and Listed Buildings. There is also a listed building to the south of the site. Core Paths/Bridleways are situated on the western and southern peripheries of the site.

Landscape Context: Design Implications

- *Minimise and mitigate potential adverse effects of the development on **landscape character***
- *Minimise and mitigate potential adverse effects of the development on the landscape character and visual amenity of nearby **designations**, through sensitive design and screening of views where appropriate*

1.4.3

Topography & Hydrology (See Figs.4.1 & 4.2)

- Tiered landscape with a gradual south to north descent over the length of the site, top upper tier contour 55m bottom, middle tier 45m, lower tier 35m (approximate heights).
- No major water courses, SEPA notes a High risk potential of surface water on the A85 north east of the site boundary and immediately north of the site.

Green Infrastructure(See Figs.4.1 & 4.2)

- Well established mix of primarily deciduous and coniferous woodland screening west and south. The western edge is bound by a Beech hedge running from the south to the north of the site.
- Giant Hogweed located within woodland middle of upper bunding. Potentially invasive and harmful; a notifiable weed that must be eradicated from the site.

Connectivity & Access (See Figs.4.1 & 4.2)

- *Vehicular Routes* - A85, A9. The A9, in cut at this point, acts as a line of severance both spatially and also in terms of pedestrian/ equestrian circulation, which is restricted to crossing at the interchange to the north east of the site.
- *Pedestrian Routes* - Core path running parallel to west boundary (METH/15) then south (METH/16 past Newhouse Farm) to Old Gallows Road; Indication of pedestrian use from Old Gallows Road, existing gated access south east on site.
- *Cycle Routes* - National Cycle Network Route 77 approximately 1.2km north.
- *Public Transport* - Perth Railway station approximately 3.4km south east; Bus routes; one stop at north end of the site by the Travelodge, and an additional stop on the A85 near the main access point

Visual Context (See Fig 4.2)

- Principal and preferred views are to the north and north-west.
- Potential for views into the site from inside the upper levels of Huntingtower Castle. The majority of views from the lower levels and Castle property grounds will be screened by intervening buildings and vegetation.
- Potential for filtered to direct views from dwellings at Hillyland. However existing deciduous and coniferous woodland will provide permeable screening.

2. Analysis

2.1 Strengths, Weaknesses, Threats and Opportunities

- 2.1.1 A SWOT analysis was conducted to note the main strengths, weaknesses, threats and opportunities of this site. The opportunities column is highlighted and has been used to inform the masterplan.
- 2.1.2 Contextual site photographs are illustrated in Figure 3.1, 3.2 and 3.3. Please read this analysis in conjunction with these and also with Figures 4.1 and 4.2.

TABLE 1: S.W.O.T. Analysis of Site

	STRENGTHS	WEAKNESSES	THREATS	OPPORTUNITIES
Physical Features				
Topography	Existing levels Tiered landscape (three levels) with gradual south to north descent over the length of the site. Levels and bunded landform create distinct spaces and mitigate sensory effects of nearby busy roads (A9, A85) by providing visual screening.		Slope Failure Potential for slope failure if topography not engineered appropriately	Utilise levels Take advantage of existing level change in creation of new spaces
Hydrology		Runoff Potential runoff from large areas of hardstandings- mitigate with SUDS principles	A85 Potential Surface Water SEPA notes a high risk for potential of surface water on the A85, immediately N of the site	SUDS Water Management Use of SUDS in NW of site to mitigate potential surface water from A85
Green Infrastructure	Existing vegetation Existing woodland and scrub vegetation around periphery of site which provides division of spaces, screening of views in/out and sense of enclosure in places, whilst also mitigating noise and providing shelter	Existing vegetation Some areas along south east boundary are currently too sparsely planted to act as satisfactory screening	Invasive Species Potential spread of invasive species (Giant Hogweed) and impact on existing vegetation	Eradicate Invasive Species As part of development plan Screening Protect and enhance existing vegetative screen. Opportunity to thin out for permeable

				<p>edge or thicken up for visual screen</p> <p>Biodiversity</p> <p>Potential for habitat creation</p>
Connectivity & Access				
Circulation	<p>Existing connections and access points</p> <p>Nearby bus routes, vehicular pedestrian and equestrian links and access points, particularly on N, NE and NW sides of site</p>	<p>Isolation from A9</p> <p>Physical and visual divide created by A9 between urban and rural areas</p> <p>Limited access to south</p>	<p>Congestion</p> <p>Potential for congested vehicular access/ bottleneck effect due to single vehicular access point on A85</p>	<p>Utilise and upgrade existing connections</p> <p>Utilise and upgrade existing public transport links & existing vehicle pedestrian and equestrian routes</p> <p>Create new connections</p> <p>Potential for additional pedestrian links to north and south-east, and to west to link with proposed housing</p>
Sensory Context				
Visual	<p>Extensive views out</p> <p>Extensive views from lower level (to N & NW), above vegetation</p> <p>Extensive panoramic views from upper level to N, NE & NW</p> <p>Limited views in</p> <p>Limited views of the site from surrounding areas due to screening from surrounding buildings, peripheral vegetation and topography</p>	<p>Adverse visual impacts</p> <p>Roofs of buildings highly visible from site, contrasting with colours & tones of surrounding landscape</p>	<p>Future Development</p> <p>Future development or surrounding areas may affect the visual amenity of this site.</p>	<p>Orientation to utilise existing views</p> <p>Take advantage of attractive and varied views (particularly N & NW) through appropriate orientation of properties</p> <p>Sensitive design</p> <p>Use of appropriate materials/colours to minimise visual impact of proposed residential and commercial development; enhance backdrop by improved edge/ internal structure planting belts. These can also be used to frame important views to north.</p>
Noise		<p>Traffic noise</p> <p>Traffic Noise audible from most of site,</p>		<p>Noise Barrier</p> <p>Introduction of acoustic barrier along edge of site</p>

		particularly Eastern and Northern edges near A9 & A85		<p>to reduce impact of traffic noise. Timber barrier suggested to provide attractive backdrop to planting and aid visual screening</p> <p>Use of zoning</p> <p>Locate residential development in quieter areas of the site, where possible, and provide acoustic barriers as appropriate</p>
Land Use & Landscape Character				
Land use	<p>Informal use of space</p> <p>Observation of dog walkers using site for recreational purposes</p> <p>Surrounding land use</p> <p>Adjacent areas to N, E and S are 'active' spaces (ie they are being used for residential and commercial purposes), therefore site is not isolated from people. Adjacent area to W likely to be developed for residential purposes.</p>			<p>Compatibility with surrounding land use</p> <p>Utilise potential relationship with existing commercial development to E of site, and residential development to N,E and S of site (and potentially to Area H70 to W)</p> <p>Ensure adequate screening between proposed residential and existing and proposed commercial uses</p>
Character	<p>Varied Character Areas</p> <p>Three distinct areas with differing characters. Lower level more rural in character, influenced by relationship to castle. Middle level more open, with stronger relationship to adjacent commercial land. Upper level enclosed and</p>	<p>Sense of Exposure</p> <p>Sense of exposure from centre of 'middle level', related to open character and direction of wind</p>	<p>Effects on Character</p> <p>Potential loss of rural character associated with development of this area and adjacent areas</p>	<p>Zoning</p> <p>Create variety of spaces with distinct characters and minimise feelings of exposure</p>

3. Design Development

3.1 Design Principles

3.1.1 An indicative outline masterplan has been designed to accommodate a mixed use residential and commercial development. The masterplan aims to:

- **Physical Features:**

Conserve and enhance the existing physical features (topography, vegetation, hydrology) of the site to promote biodiversity; support connections with a wider green infrastructure network; and provide opportunities for access to nature.

Utilise and enhance/ augment existing vegetation and level changes as visual and acoustic barriers to screen negative distractions such as the A9.

- **Connectivity & Access:**

Develop and upgrade existing vehicular, pedestrian, equestrian and public transport connections to the North and create new connections and access to the South-East and West.

- **Sensory context:**

Maximise existing views and ensure sensitive design to create attractive, appealing, interesting and functional spaces while minimising adverse visual effects of (a) the development on the surroundings; and (b) the surroundings on the development.

Minimise negative distractions from traffic noise through zoning of spaces and sensitive yet practical design.

- **Land Use & Landscape Character:**

Create variety of functional, diverse and attractive public and private spaces for housing, commerce and passive recreation.

Provide the opportunity in the detail design layout for connections with neighbouring commercial development and potential residential development.

3.2 Indicative Masterplan

3.2.1 The indicative outline masterplan, see Figure 5, has been developed following the above design principles and aims to provide developers with a design framework for the future development of a mixed use residential (approximately 6 hectares/ 14.9 acres) and commercial (approximately 1.3 hectares/ 3.1 acres) development.

Division of Space

- 3.2.2 The site is split into three levels: A, B and C. Each level has differing landscape qualities and character, so it is proposed that these three distinct spaces will be maintained to enable the developer to create a variety of experiences for the different types of user.

A Lower Level (Commercial)

- 3.2.3 Area A is located adjacent to the A85 road and as such, it is considered that this area would be suitable for the development of a single-storey small scale supermarket and parking area, with a landscaped frontage onto the A85 road and pedestrian access connecting to nearby bus stops. Area A was observed to be small-scale and rural in character, influenced by the view of Huntingtower Castle and properties along the A85, shown on Figure 4.2. As such, future commercial development should serve to maintain this character and it is proposed that built features in this area are sensitive to the architectural styles of nearby buildings. It is proposed that the supermarket building would be most suitably placed on the western edge of Area A, where existing vegetation can be utilised to screen the building as appropriate. Car parking and bicycle storage would be most suitable on the eastern side of this area, close to the access point. Views over the parking area would be filtered by trees around the perimeter of the area.
- 3.2.4 It was also noted that there is potential for roadside flooding along the A85 and as such, it is proposed that this area incorporates a SUDs water feature. Whilst functional in purpose, a SUDs feature would also provide visual interest for the properties and traffic on the A85, as well as proposed houses in Areas B and C whose main views would be directed to the north, over the top of this commercial area. It would be important to maintain a visual axis with Huntingtower Castle through sensitive design of this commercial area.
- 3.2.5 Low density peripheral planting along the A85 northern edge would provide some privacy for properties on the in addition to mitigating potential visual effects on the surroundings. This planting, potentially deciduous trees and shrubs, should however be designed to allow visual connections to be made to Huntingtower Castle. Low density planting is also proposed on the southern edge of this area to create a permeable division between Area A and B. Facilitated by the level change, and low hedge, it is proposed that views from properties in Area B will extend above this planting and commercial development to attractive views to the North.
- 3.2.6 Access to area A would primarily be via the existing access road, which would be widened to allow for increased traffic following development, and roundabouts installed to direct traffic flow. Service access to the supermarket would be to the south-west of the area.

B Middle Level (Residential)

- 3.2.7 Area B is proposed as residential development in the form of higher density semi-detached and terraced two-storey mixed private and social housing. A row of two or three-storey terraced houses might be suitable along to the north-east perimeter of the site, set back behind a small area of landscaping, adjacent to the Travelodge. From this position, extensive elevated views to the north-west would be obtained. Elsewhere in Area B, main views from properties would be to the north-west, north and north-east, over neighbouring houses and vegetation, with hills visible in the distance.

-
- 3.2.8 In terms of landform, this area is currently level. The indicative masterplan shows the landform as it currently, but it is noted that there is potential to utilise the level change on the southern edge of this area to create terraces or a gentler gradient across Area B, if deemed desirable by the developer.
- 3.2.9 On the eastern side of the site, it is proposed that the existing Dobbies Garden Centre services access is maintained but is separated from the rest of Area B by dense woodland and hedgerow planting. Woodland planting would include native deciduous and coniferous tree and shrub species, while the hedgerow would likely be beech or hawthorn. It was observed that traffic noise is audible on the eastern side of the site, so an acoustic barrier is also proposed along the eastern edge to minimise traffic noise. Along the western edge of the site, existing planting and bunding is to be maintained as it provides visual screening of the site from the A85 to the west and properties to the south-west of the site. On the northern edge Area B, near to the proposed supermarket, tree and hedgerow planting is proposed to screen views of the supermarket roof, but enable filtered views over the top.
- 3.2.10 There is currently a pedestrian access point on the western edge of the site, linking to an existing core path. This access should be maintained as a link to the existing core path. There is potential for two further pedestrian connections to be developed further south within Area B; one of which could later be expanded into a vehicular connection upon development of area H70.
- 3.2.11 **C** *Upper Level (Residential)*
- 3.2.12 Area C is proposed for residential land use and would be connected to adjoining Area B by a vehicular access on the western edge and pedestrian routes on the northern edge. A pedestrian link would be created to the south-east to join with an existing core path and bridleway. It is considered that this area would be suitable for lower density detached two-storey houses.
- 3.2.13 This area would have an enclosed sense of place, with planting on four sides, of varying densities. Existing planting on the northern side would be thinned to allow views from properties looking to the north. Existing planting on the eastern edge provides a visual screen between the site and the A9, and would be increased in density to maximise this barrier effect. An acoustic barrier is proposed along the eastern edge of Area C to minimise traffic noise and contribute to a visual screen.
- 3.2.14 It is proposed that the area of planting along the southern edge of the site be maintained and enhanced, to create a strong edge to the development and screen it from properties to the south, including a listed building. There would be a pedestrian vantage point in this area to take advantage of important northerly views to the castle and beyond by means of a north-south axis framed by the woodland planting (see below for more details). There are opportunities within this area for pocket spaces to be created for passive recreation, such as paths and seating areas. There are also opportunities for housing to permeate this woodland edge, should this be desirable to the developer, but a clear planting edge should be still be maintained in this instance.

Creating visual connections

- 3.2.15 Following a site analysis of key views in and out of the site, it is suggested that existing vegetation is retained to enclose the site and mitigate potential visual effects on the surrounding visual amenity. To take advantage of extensive views *out* from the site, it is proposed that existing level changes are utilised to offer views north from as many properties as possible. Properties should be orientated to make use

of views accordingly, and orientations have been indicated on Figure 5 as 'focal view'. It is also proposed that a visual axis be created through the site, to create a visual connection with Huntingtower Castle to the north and distant views of hills beyond.



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="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51
174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

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"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	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.

The site is located to the West of
Abernethy and Castlelaw Crescent as
outlined in red on the attached plan.

Grid Ref: NO 17886 15869

Postcode: PH2 9LS

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

Housing Proposal.

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?

This site is located adjacent to the existing settlement, the residential component will help support future development within Abernethy, contributing to a live work community.

This conforms to the objectives of the Community Plan by creating a sustainable residential development promoting a prosperous, inclusive and sustainable economy.

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

An increase in the local population will support local enterprise objectives strengthening the local economy.

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

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities for local employment.

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 order to create a sustainable community it is important to provide sufficient housing opportunities for the community and for the potential future increased labour force.

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 studies are required to take cognisance of areas of archaeological interest.

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

NA

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

No

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

With a sensitive approach to design the development of the site will not have a negative impact.

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

It is located adjacent to existing residential areas and development will support future employment and business opportunities within the village. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

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

The additional housing would help sustain and grow existing bus routes and car sharing.

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

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south west of the property.

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, assumptions made on existing housing.

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

The site benefits from easy access by car and bus to the M90 West to Perth and East to Cupar.

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.

Unknown at this stage however the scale of development proposed is expected to have a negligible impact on the surrounding road network.

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.

N/A

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

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

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

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space and SUDS and landscape planting will provide robust opportunities to enhance 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.

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.

There are no designated sites located adjacent to the proposed 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 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.

No

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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

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?

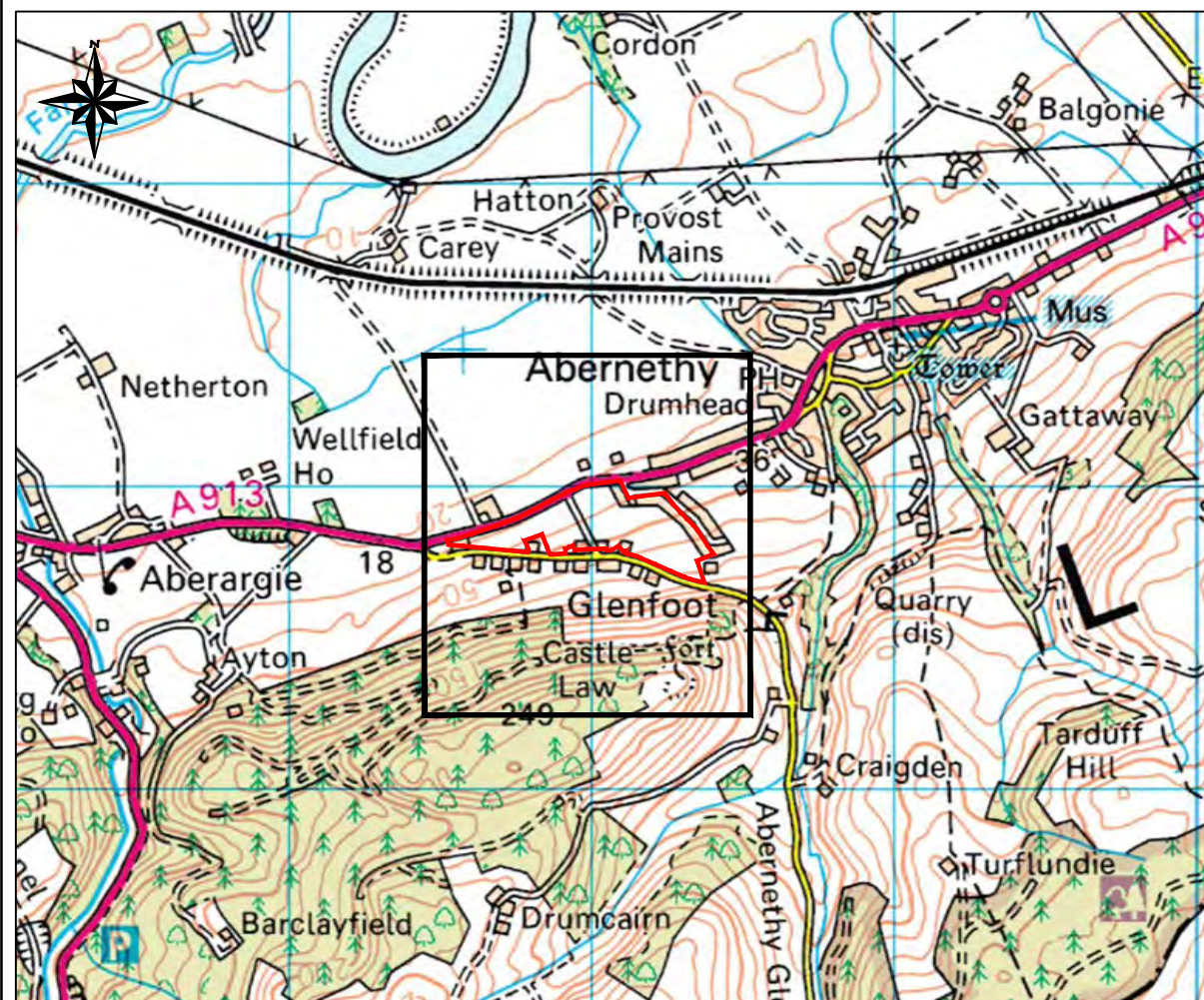
Further information

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

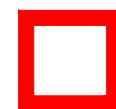
Or alternatively by post to:

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.

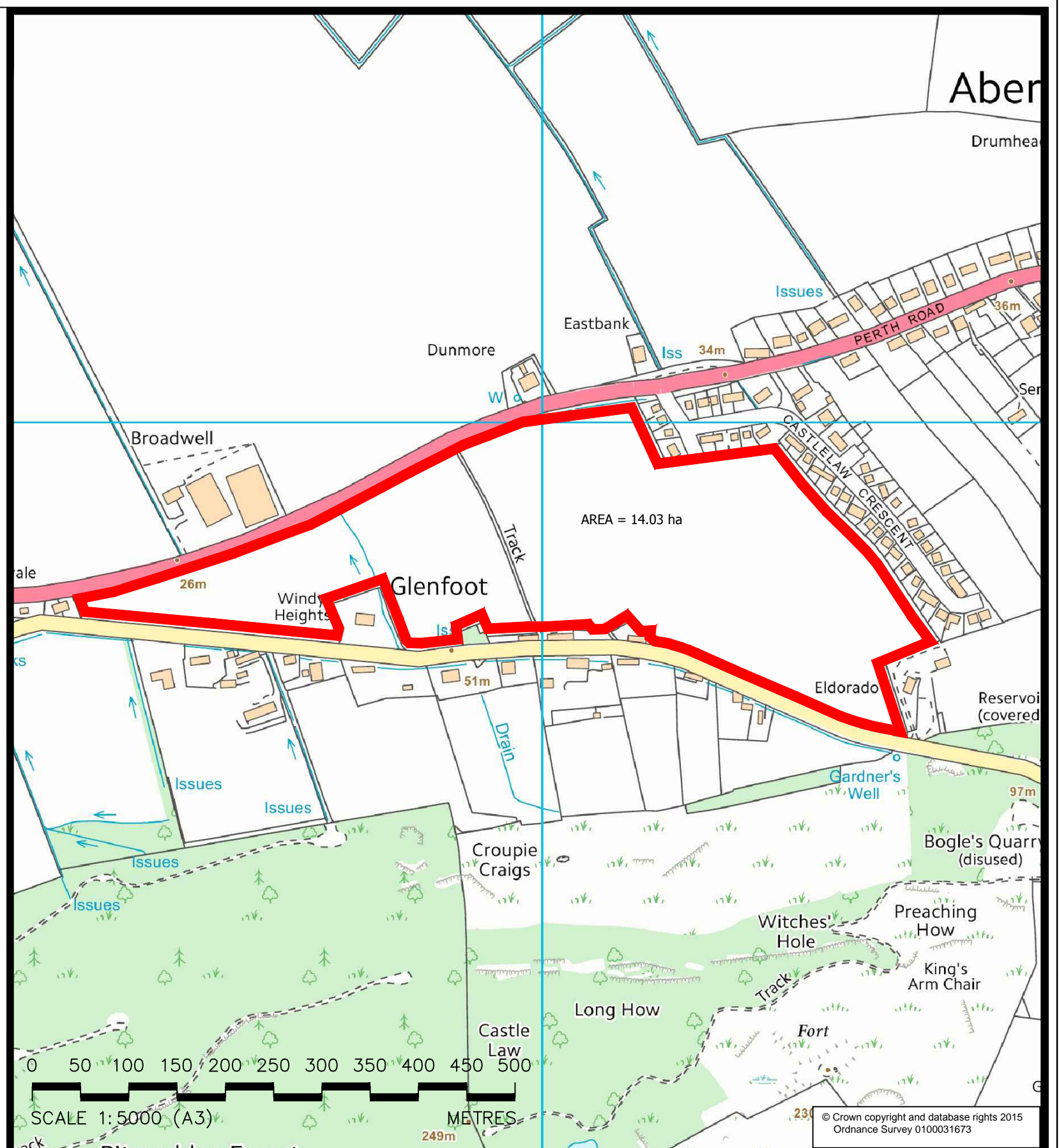


1 LOCATION PLAN
Scale: 1:25000



PROPOSED HOUSING
DEVELOPMENT

2 DETAIL PLAN
Scale: 1:5000



SCALE 1: 5000 (A3)
METRES

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Ordnance Survey 0100031673

Project :
609 PROPOSED DEVELOPMENTS

Drawing Title :
ABERNETHY / GLENFOOT

Drawing Number :
609-002-004

Scale :
AS SHOWN
@ A3

Notes :

Drawn By :
NJ

Date :
25/03/15

Rev	Date	By	Description



CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Debbie Mackay"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="01313440891"/>
Mobile	<input type="text" value="07920810966"/>
Email	<input type="text" value="debbie.mackay@smithsgore.co."/>

2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text" value="A&J Stephen"/>
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"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Scone Estate"/>	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.

Scone North (H29), Scone Village,
Perthshire

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Greenfield site covered by green belt designation used for agriculture.

What land use would you like the site considered for?

This site is already allocated as Scone North H29 and is coming forward through A&J Stephen. This site is progressing towards a planning application later this year. Scone North is being promoted primarily by A & J Stephen and this representation is in support of theirs.

Densities

There is an opportunity through this LDP2 process to increase the densities on this site to make best use of the land and to assist the Council in meeting its housing targets utilising existing sites and minimising new allocations. Currently this site which is 63 hectares, is allocated for 700 units. This provides a density of 11 units per hectare. This is an extremely low density on a site which is largely level, well connected, in walking distance of the full range of facilities in Scone, beside a park and ride facility, and on a very regular bus route. If the densities that are allocated to similar sites in the adopted plan are applied to Scone North then the site could easily accommodate 1000 units. There is no apparent reason for this anomaly particularly when the suitability of the site and availability of services are considered. Applying a higher density to Scone North will take pressure off the Council to allocate more new development sites elsewhere and is a sustainable approach which maximises use of existing settlements. Increasing the densities on this site will facilitate the delivery of a significantly increased proportion of affordable housing to meet the considerable need in this area.

CTLR Embargo

It remains a concern that the Council feel that they should embargo all but 100 units on the site given the fact that their own housing numbers require sites to come forward urgently to meet the forecast demand for housing in Perthshire. It is the Estate's view that some flexibility should be built into the Plan to allow more housing to come forward, particularly if for any reason there are delays to the CTLR programme. Scone Estate notes that the Council and the Trunk Roads Authority, in an approved application in Almond Valley (ref 08/00678/OUT) for 1800 houses, accepted

the argument that despite the increase in road traffic flows due to the increase in newer cleaner vehicles over time, the air quality/congestion issues will be significantly reduced.

Sustainability and Access

Scone is the largest village in the Perth Housing Market Area and as such is particularly well placed to meet significant housing allocations for the Perth HMA as it is within easy commuting distance of Perth has good public transport links and has a significant number of services and facilities all within walking distance of the edge of the settlement. The North Scone site is particularly well located for access to the village and provides a well-integrated opportunity for new development. The site has a superb setting on the northern perimeter of Scone. The mature woodland provides existing visual enclosure and an attractive backdrop to the site. The site is relatively level and sits on a recessed plateau above Scone which means that it is virtually invisible from the village or the wider countryside. The development of this site with appropriate landscape measures will enhance the northern gateway into Scone.

The site is adjacent to the Park and Ride facility and therefore offers a sustainable location which will assist in reducing congestion on commuter routes into Perth. The number 7 bus goes every 10 minutes from Scone. Given the choice of transport options, particularly public transport including this most frequent bus service in Perthshire, this is one of the most sustainable locations for housing development in Perthshire. There are many facilities within walking distance of the site and planning permission has been granted for a new supermarket opposite the east end of the site and beside the Park and Ride. This will vastly reduce the need for the residents of North Scone to travel for services and grocery shopping.

The site at North Scone is an easily serviced site with few significant infrastructure issues and which can be easily brought forward compared to most of the large housing sites in Perthshire. It therefore has the ability to assist in meeting the Council's housing targets at an earlier stage than many other sites.

Drainage

The drainage which is being designed for the Scone North site can assist in the wider drainage issues at Scone and could facilitate a much improved situation for the village. Surface Water runoff from the proposed development will discharge westwards into the Tay River this will avoid any flooding issues associated with the Annaty Burn to the south of Scone and the "Barrel Drain" running through Scone.

Marketability

The site is the subject of an agreement between A & J Stephen Ltd and Scone Estates. It can therefore be readily delivered. A & J Stephen are of the view that Scone is the most marketable location in Perthshire. They have continued to build and sell houses in Scone throughout the recession.

Adjacent Field - Spoutwells West

Scone Palace would also wish to see the removal of the adjacent field to the west of H29 from the Green Belt. There is scope to utilise this field to improve the proposed westerly access to Scone North, to increase the buffer between houses on Old Perth Road and the access and to assist in maximising the permeability and accessibility of Scone North. The track running North South between H29 and the field to the west has the potential to provide an additional access point to H29 and the field could absorb some of the SUDs required for the site. A separate and complementary submission has been made by the Estate on this matter.

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 will provide the planned extension to Scone Village at Scone North thereby providing new homes within walking distance of the schools and other village facilities. This will sustain and support the village of Scone.

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

As stated above, the release of the site from the green belt site and its inclusion within the village of Scone will:

- Create a wider corridor for a new landscape buffer between the existing housing on Old Scone Road and the new access to Scone North.
- It will increase the permeability of Scone North open up walking and cycling routes and potentially routes for emergency access to the north, linking more readily with the A93 and the new CTRLR thereby providing new homes within walking distance of the primary school and other village facilities. This will sustain and support the sustainability of the village of Scone.

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

There will be considerable jobs generated during the construction period of this site. The new residents living here will support local facilities and generate new indirect employment opportunities.

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.

Provision of a range and choice of housing.

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 continued allocation of this site plus the proposed increase in density across the site to provide for 1000 houses will facilitate the delivery of new housing in the Perth Housing Market area by easing the development of the site at Scone North (H29). This site is progressing towards a planning application later this year.

However, there is an opportunity through this LDP2 process to increase the densities on this site to make best use of the land and to assist the Council in meeting its housing targets utilising existing sites and minimising new allocations.

Currently Scone North, a site of 63 hectares, is allocated for 700 units. This provides a density of 11 units per hectare. This is an extremely low density on a site which is largely level, well connected, in walking distance of the full range of facilities in Scone, beside a park and ride facility, and on a very regular bus route. If the densities that are allocated to similar sites in the adopted plan are applied to Scone North then the site could easily accommodate 1000 units. There is no apparent reason for this anomaly particularly when the suitability of the site and availability of services are considered. Applying a higher density to Scone North will take pressure off the Council to allocate more new development sites elsewhere and is a sustainable approach which maximises use of existing settlements.

Scone North is being promoted primarily by A & J Stephen House builders and this representation is in support of theirs. It remains a concern that the Council feel that they should embargo all but 100 units on the site given the fact that their own housing numbers require sites to come forward urgently to meet the forecast demand for housing in Perthshire. It is the Estate's view that some flexibility should be built into the Plan to allow more housing to come forward, particularly if for any reason there are delays to the CTRL programme.

Scone Estate notes that the Council and the Trunk Roads Authority, in an approved application in Almond Valley (ref 08/00678/OUT) for 1800 houses, accepted the argument that despite the increase in road traffic flows due to the increase in newer cleaner vehicles over time, the air quality/congestion issues will be significantly reduced.

Scone is the largest village in the Perth Housing Market Area and as such is particularly well placed to meet significant housing allocations for the Perth HMA as it is within easy commuting distance of Perth has good public transport links and has a significant number of services and facilities all within walking distance of the edge of the settlement.

Increasing the densities on this site will facilitate the delivery of a significantly increased proportion of affordable housing to meet the considerable need in this area.

Therefore, Scone North represents an opportunity to increase densities and thereby achieve a higher number of units on this site, without the need to allocate significantly more housing sites.

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 site is within the Scone Palace and Gardens Designed Landscape but very much on its periphery. It is well contained by the surrounding tree cover and will have no damaging effect on the GDL.

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

None. It is a greenfield site.

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

There are no buildings on this site.

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

This site is well integrated into the landscape with woodlands on three sides and housing on the southern edge. The proposed use for housing is therefore compatible with the surrounding area.

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

This site is well integrated into the landscape with woodlands on three sides and housing on the southern edge.

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

The site is immediately adjacent to Scone village and is in easy walking distance of all village facilities and in itself can facilitate access to the wider countryside. Scone is the largest village in the Perth Housing Market Area and as such is particularly well placed to meet significant housing allocations for the Perth HMA as it is within easy commuting distance of Perth has good public transport links and has a significant number of services and facilities all within walking distance of the edge of the settlement.

The North Scone site is particularly well located for access to the village and provides a well-integrated opportunity for new development. The site has a superb setting on the northern perimeter of Scone. The mature woodland provides existing visual enclosure and an attractive backdrop to the site. The site is relatively level and sits on a recessed plateau above Scone which means that it is virtually invisible from the village or the wider countryside. The development of this site with appropriate landscape measures will enhance the northern gateway into Scone.

The site is adjacent to the Park and Ride facility and therefore offers a sustainable location which will assist in reducing congestion on commuter routes into Perth. The number 7 bus goes every 10 minutes from Scone. Given the choice of transport options, particularly public transport including this most frequent bus service in Perthshire, this is one of the most sustainable locations for housing development in Perthshire.

There are many facilities within walking distance of the site and planning permission has been granted for a new supermarket opposite the east end of the site and beside the Park and Ride. This will vastly reduce the need for the residents of North Scone to travel for services and grocery shopping. Therefore the impact on congestion and air quality in Perth will be minimal from a small initial release of houses at North Scone.

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

The site is almost completely surrounded by mature tree cover which shelters it from prevailing winds.

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.

N/A

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

The site relates to the old Scone road and the A93 on its western edge and the A94 on its western edge. between Scone village and old Scone/Scone Palace and the A93. The nearest railway station is in Perth just minutes away.

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 issues other than those which will be resolved through the Council infrastructure improvements for Perth.

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.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site is almost entirely screened from the surrounding countryside so the impact of any changes here will be minimal and very localised.

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

A number of paths and tracks run adjacent to the site. There is a track which runs alongside this site's westerly boundary to the north joining the A93. This track will be used for wider countryside access and linkages to the A93 and ultimately to the new CLTR. It may also provide emergency vehicle access. The woodlands surrounding the site are regularly used by local residents for outdoor activities.

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 Special Area of Conservation. The site would have no impact on this designation as sustainable urban drainage systems will be used to manage run-off from the site and ensure no increase in run-off is experienced off site. .

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 site will have no negative effects on this site.

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 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.

The site is owned by Scone Estate while A&J Stephen is bringing forward North Scone H29 allocation for development. This includes the area to the west leading to Old Scone Road which is required for westerly access to the site.

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).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 "Affordable Housing and Housing Land Audits" paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- The site is considered to be free from contamination as it is a green field site.
- Funding is available to deliver facilities such as access and landscaping which will enable the development of the adjacent Scone North site.
- The site is marketable which is proven by the involvement of A&J Stephen housebuilders.
- Infrastructure is available in immediate proximity to the site
- the delivery of the site is not dependent upon cross-funding activities.

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

Debbie Mackay

: Name:

Debbie Mackay

Date:

31 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.

The site is greenfield so there are no anticipated contamination issues. The site is not marked on the SEPA flood risk maps.



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="Debbie Mackay"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="01313440891"/>
Mobile	<input type="text" value="07920810966"/>
Email	<input type="text" value="debbie.mackay@smithsgore.co."/>

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"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Scone Estate"/>	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.

Site to the west of Scone North (H29),
Scone Village, Perthshire

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Greenfield site covered by green belt designation used for agriculture.

What land use would you like the site considered for?

Scone Palace and Estate would wish to see an area of land to the west of the Scone North (H29 site) in Scone Village Scone removed from the green belt in order to facilitate bringing forward the Scone North site, create scope for a more generous access corridor to Scone North, increase scope for a buffer with the existing housing on Old Scone Road, and maximise Scone Village and Scone North's ability to connect into the wider area and its network of existing and planned systems of paths and tracks. This will maximise the permeability and accessibility of this site by a range of transport options.

The area of land concerned is 2.32 hectares and is enclosed on three sides. Two sides are enclosed by mature woodland, while the other boundaries with housing on Old Scone Road in Scone village. The allocation for North Scone runs partially through this site through Old Scone Wood to access the road between the A93 and Scone. The site will therefore be partially developed for access as part of the North Scone allocation. It would therefore be logical to include this site within the settlement boundary of Scone. A strong tree belt can be put in place on the northern boundary of the site to provide a suitable settlement and green belt boundary. The exclusion of this site from the green belt will have no impact on any of the key objectives of this proposed designation. It is completely invisible from Perth and will not affect its setting, views and special character. Obviously it will not create coalescence with any other settlement. Scone Estate requested this alteration to the green belt boundary in its response to the Proposed Plan for LDP1. The Council supported the proposed changes to the boundary of the green belt in this area but the reporter did not take this through to the report of examination. The new LDP offers an opportunity to address this.

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 will provide additional land which can be used to facilitate bringing forward the planned extension to Scone Village at Scone North. This site has scope to increase the permeability of Scone North open up walking and cycling routes and potentially routes for emergency access to the north, linking more readily with the A93 and the new CTRLR the thereby providing new homes within walking distance of the primary school and other village facilities. This will sustain and support the sustainability of the village of Scone.

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

As stated above, the release of the site from the green belt site and its inclusion within the village of Scone will:

- Create a wider corridor for a new landscape buffer between the existing housing on Old Scone Road and the new access to Scone North.
- It will increase the permeability of Scone North open up walking and cycling routes and potentially routes for emergency access to the north, linking more readily with the A93 and the new CTRLR thereby providing new homes within walking distance of the primary school and other village facilities. This will sustain and support the sustainability of the village of Scone.

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.

The release of this site from green belt will maximise the benefits of the Scone North site and therefore facilitate the provision of a range and choice of housing opportunities.

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 would facilitate the delivery of new housing in the Perth Housing Market area by easing the development of the adjacent site Scone North (H29). It may also allow greater densities to be achieved at Scone North.

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?

Scone Estate would wish to see the area of land to the west of H29 North Scone shown on the attached plan, removed from the proposed green belt. The area of land to the west of the allocated sites at North Scone is 2.32 hectares and is enclosed on three sides. Two sides are enclosed by mature woodland, while the other boundaries with housing in Scone village. The allocation for North Scone runs partially through this site through Old Scone Wood to access the road between the A93 and Scone. The site will therefore be partially developed for access as part of the North Scone allocation. It would therefore be logical to include this site within the settlement boundary of Scone. A strong tree belt can be put in place on the northern boundary of the site to provide a suitable settlement and green belt boundary. The exclusion of this site from the green belt will have no impact on any of the key objectives of this proposed designation. It is completely invisible from Perth and will not affect its setting, views and special character. Obviously it will not create coalescence with any other settlement. Scone Estate requested this alteration to the green belt boundary in its response to the Proposed Plan for LDP1. The Council supported the proposed changes to the boundary of the green belt in this area but the reporter did not take this through to the report of examination. The new LDP offers an opportunity to address this.

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 within the Scone Palace and Gardens Designed Landscape but very much on its periphery. It is well contained by the surrounding tree cover and will have no damaging effect on the GDL.

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

None. It is a greenfield site.

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

There are no buildings on this site.

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

This site can help the development of the Scone North housing development site by providing extra land for the access area; more scope for a buffer between existing houses and the new access; and by facilitating paths and tracks into the wider countryside. The adjacent use to the north is agricultural land, to the west is woodland which will screen this site, and to the south is existing housing and the main access to the Scone North site.

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

The site is already enclosed on three sides and can provide some additional scope for expansion of Scone village boundary. Its release from green belt will enable a better design to be achieved for the westerly entrance to Scone North giving more of a buffer between the existing housing on Old Scone Road and the new access.

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

The site is immediately adjacent to a village and is in easy walking distance of all village facilities and in itself can facilitate access to the wider countryside. Its inclusion in the Scone settlement boundary will facilitate bringing forward Scone North which in turn will support these facilities including the local schools.

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

The site is almost completely surrounded by mature tree cover which shelters it 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.

N/A

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

The site relates to the road between Scone village and old Scone/Scone Palace and the A93. There is a track which runs alongside this site's easterly boundary to the north joining the A93. This track will be used for wider countryside access and linkages to the A93 and ultimately to the new CLTR. It may also provide emergency vehicle access. It will greatly increase the permeability of the site for sustainable transport methods.

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 issues other than those which will be resolved through the Council infrastructure improvements for Perth.

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 is greenfield so there are no anticipated contamination issues. The site is not marked on the SEPA flood risk maps.

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

The site is almost entirely screened from the surrounding countryside so the impact of any changes here will be minimal and very localised.

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

There is a track which runs alongside this site's easterly boundary to the north joining the A93. This track will be used for wider countryside access and linkages to the A93 and ultimately to the new CLTR. It may also provide emergency vehicle access. It will greatly increase the permeability of the site for sustainable transport methods. The site can ease access into the woodland to the west.

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 Special Area of Conservation. The site would have no impact on this designation.

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 site will have no negative effects on this site.

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 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.

The site is owned by Scone Estate while A&J Stephen is bringing forward the area of land covered by the North Scone H29 allocation for development. This includes the area to the west leading to Old Scone Road which is required for westerly access to the site.

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).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 “Affordable Housing and Housing Land Audits” paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- The site is considered to be free from contamination as it is a green field site.
- Funding is available to deliver facilities such as access and landscaping which will enable the development of the adjacent Scone North site.
- The site is to be regarded as an area which will facilitate the wider Scone North site and is therefore capable of being marketed and the developer of Scone North is interested in the site.
- Infrastructure is available in immediate proximity to the site
- the delivery of the site is not dependent upon cross-funding activities.

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

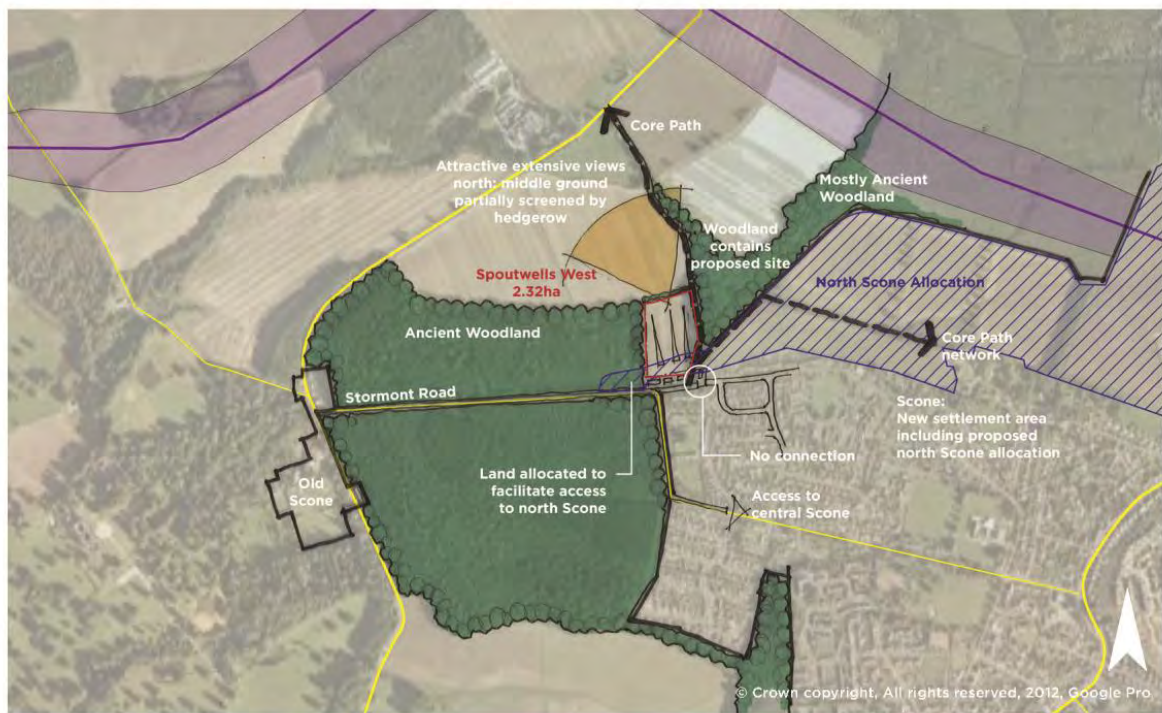
Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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.

Scone Estate Submission to Call for Sites LDP2: Spoutwells West



Spoutwells West Capacity Analysis

Scale: 1:20,000



Spoutwells West Proposal

Scale: 1:5,000



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="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51
174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

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"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	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.

The site is located to the West of
Abernethy and Castlelaw Crescent as
outlined in red on the attached plan.

Grid Ref: NO 17886 15869

Postcode:PH2 9LS

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

Housing Proposal.

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?

This site is located adjacent to the existing settlement, the residential component will help support future development within Abernethy, contributing to a live work community.

This conforms to the objectives of the Community Plan by creating a sustainable residential development promoting a prosperous, inclusive and sustainable economy.

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

An increase in the local population will support local enterprise objectives strengthening the local economy.

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

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities for local employment.

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 order to create a sustainable community it is important to provide sufficient housing opportunities for the community and for the potential future increased labour force.

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 studies are required to take cognisance of areas of archaeological interest.

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

NA

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

No

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

With a sensitive approach to design the development of the site will not have a negative impact.

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

It is located adjacent to existing residential areas and development will support future employment and business opportunities within the village. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

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

The additional housing would help sustain and grow existing bus routes and car sharing.

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

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south west of the property.

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, assumptions made on existing housing.

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

The site benefits from easy access by car and bus to the M90 West to Perth and East to Cupar.

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.

Unknown at this stage however the scale of development proposed is expected to have a negligible impact on the surrounding road network.

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.

N/A

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

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

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

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space and SUDS and landscape planting will provide robust opportunities to enhance 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.

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.

There are no designated sites located adjacent to the proposed 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 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.

No

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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

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:

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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?
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☐ Telephone enquiry to Council
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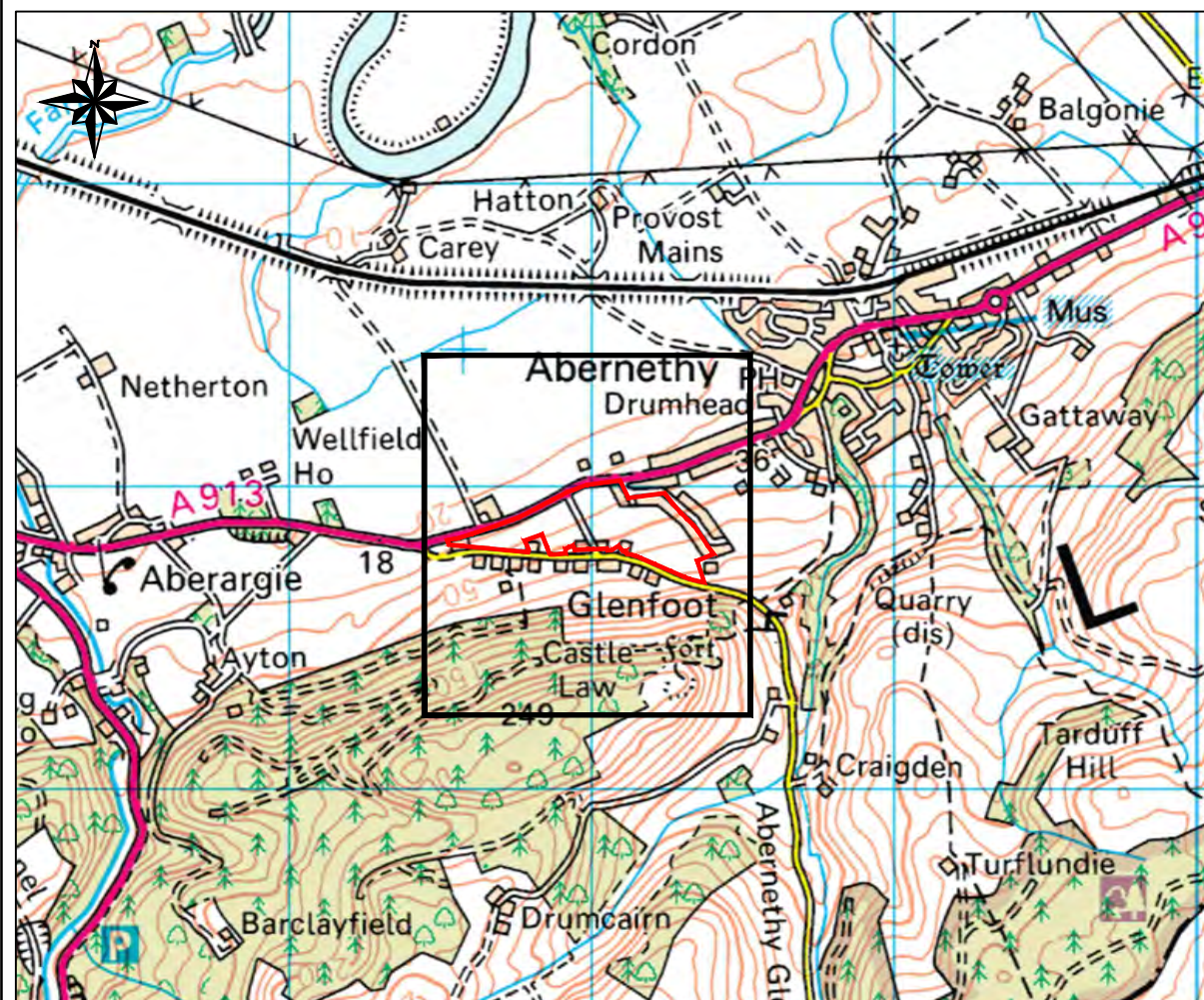
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Or alternatively by post to:

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

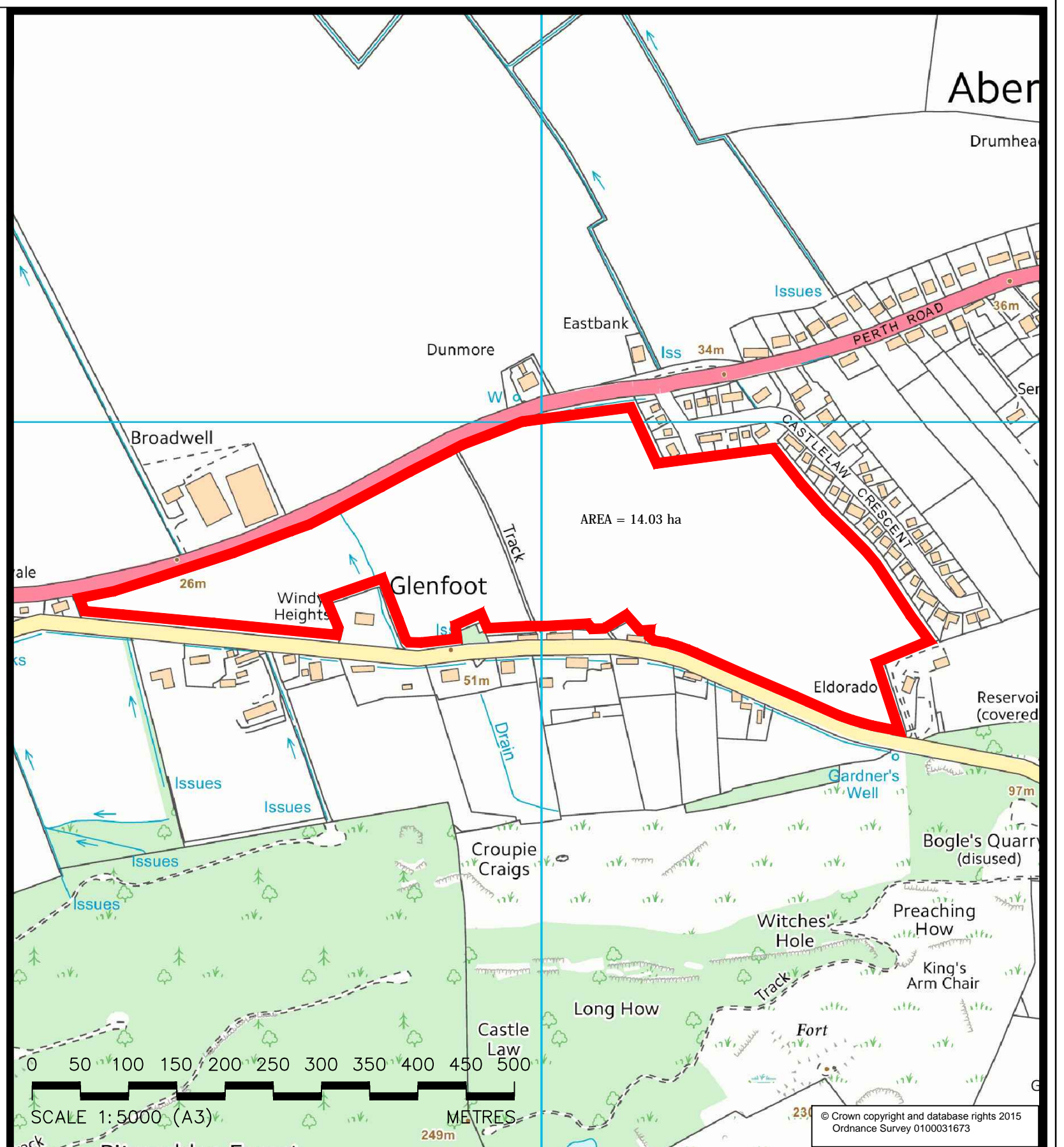
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



1 LOCATION PLAN
Scale: 1:25000

 PROPOSED HOUSING DEVELOPMENT

2 DETAIL PLAN
Scale: 1:5000



SCALE 1:5000 (A3) METRES

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Ordnance Survey 0100031673

Project :
609 PROPOSED DEVELOPMENTS

Drawing Title :
ABERNETHY / GLENFOOT

Drawing Number :
609-002-004

Scale :
AS SHOWN
@ A3

Notes :

Drawn By :
NJ

Date :
25/03/15

Rev	Date	By	Description

 **I & H BROWN**
LIMITED

CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT



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="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51
174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

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"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	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.

The site is located to the West of a mature belt of trees and unmanaged ground and East of an existing housing development as outlined in red on the attached plan.

Grid Ref: NO 01567 21490

Postcode:PH1 1NW

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

Housing Proposal.

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?

This site is a natural extension to the existing housing development.

This conforms to the objectives of the Community Plan by creating a sustainable residential development promoting a prosperous, inclusive and sustainable economy.

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

An increase in the local population will support local enterprise objectives strengthening the local economy.

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

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities for local employment.

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 order to create a sustainable community it is important to provide sufficient housing opportunities for the community and for the potential future increased labour force.

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.

N/A

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.

With a sensitive approach to design the development of the site will not have a negative impact.

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

It is located adjacent to existing residential areas and development will support future employment.

It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

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

N/A

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

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south of the property.

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, assumptions made on existing housing.

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

N/A

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.

Unknown at this stage however the scale of development proposed is expected to have a negligible impact on the surrounding road network.

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.

N/A

SAFEGUARD GREEN INFRASTRUCTURE

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

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

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

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space, SUDS and landscape planting will provide robust opportunities to enhance 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.

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.

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| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
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| <input type="checkbox"/> No developer involvement in the proposal. | |

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

No

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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

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:

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- ☒ 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?

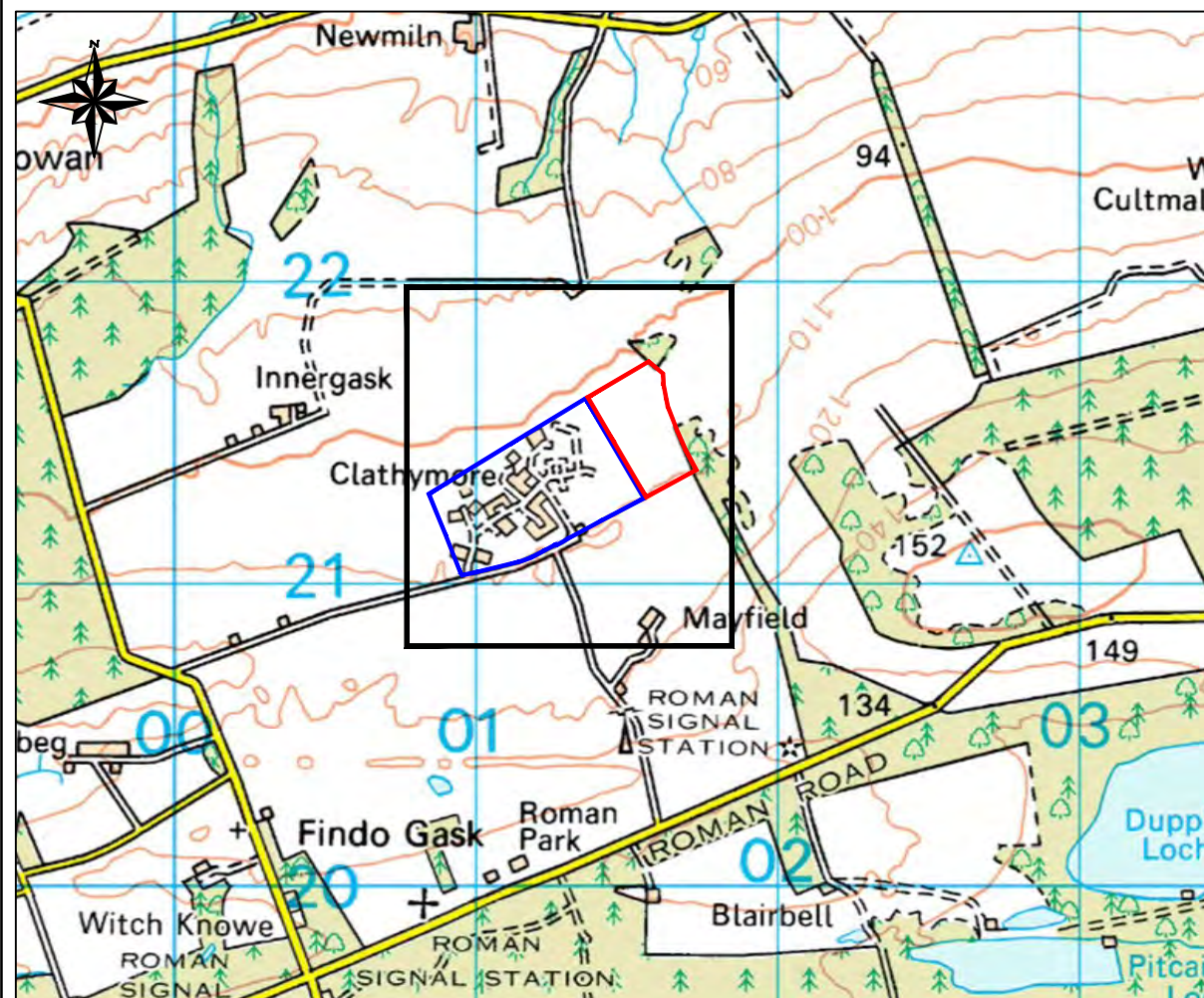
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Completed Submission forms and location plans should be addressed to
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Or alternatively by post to:

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

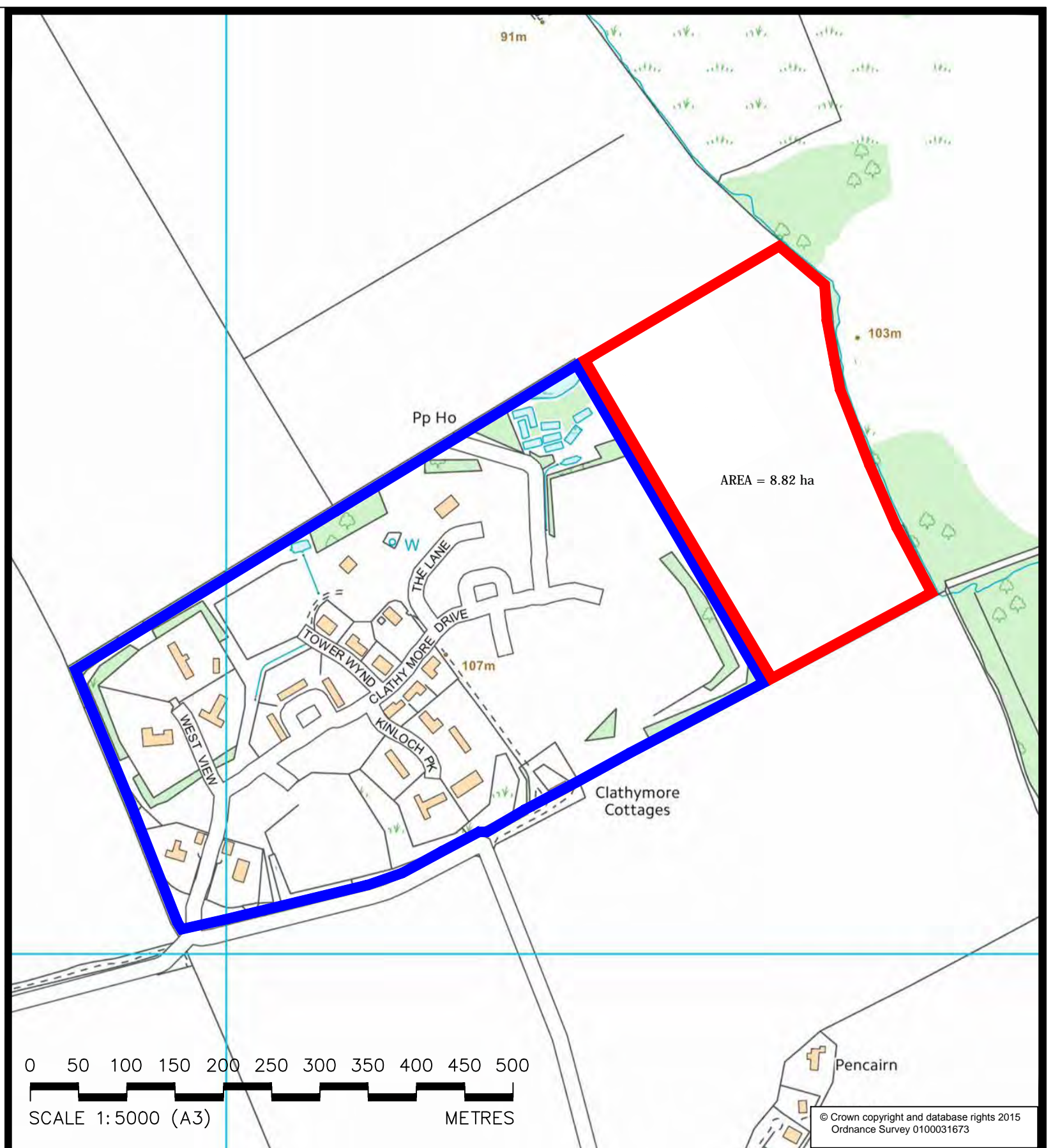
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



1 LOCATION PLAN
Scale: 1:25000

- PROPOSED EXTENSION TO CLATHYMORE HOUSING DEVELOPMENT
- BUILT OUT HOUSING DEVELOPMENT

2 DETAIL PLAN
Scale: 1:5000



0 50 100 150 200 250 300 350 400 450 500
SCALE 1: 5000 (A3) METRES

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Ordnance Survey 0100031673

Project :
609 PROPOSED DEVELOPMENTS

Drawing Title :
CLATHYMORE

Drawing Number :
609-002-003

Scale :
AS SHOWN
@ A3

Notes :

Drawn By :
NJ

Date :
25/03/15

Rev	Date	By	Description



CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT



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="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae & McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="info@mccraemccrae.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="Tim Flett"/>	Postcode	<input type="text" value=""/>
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 north of Huntingtower House and
just south of the Mill Lade

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Rough scrub land

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?

Walking/cycling distance to Ruthvenfield Primary

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

Playgrounds, walkways and open space could be created within the 1.51 hectare area. the close proximity of the land to the school would support extra curriculum activities at the School (football club, brownies, scouts) etc.

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

New housing would require extra Council personnel to service it (bins, road maintenance etc.). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

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

Not applicable

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 proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

Perth has had/will have significant investment in infrastructure including the new Bertha Park Link Road which will afford better access to the proposed site. Perth is designated as a tier 1 settlement in the Tayplan 2012 as it has potential to make a major contribution to the regional economy.

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 proposed site is near the motorway network and 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?

Not in green belt.

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 lands immediately to the north (on the other side of the mill lade) are to be zoned for housing use. There is attractive woodland to the north.

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

The site will have good access to the lands to the north which are adjacent to the proposed Bertha Park Link Road. There is demand for housing in the area.

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

The site is within walking distance to Ruthvenfield Primary and Inveralmond Industrial Estate. There is to be a secondary school at Bertha Park as well as attractive walks there and along the river all the way to the river Tay and Perth.

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

The site is very sheltered from the 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.

We have approached all the major utility companies.

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

The proposed Bertha Park Link Road is shown. There will be adapted roads installed into the lands on the north side of the mill lade and an access road is proposed to be built over the mill lade to the proposed development or an alternative access along the south side of the mill lade to the public road to the west. The railway station is in Perth.

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 capacity issues for the proposed roads. The railway & bus stations are within cycling distance.

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 site stability issues. The mill lade is to be realized and reinforced to stop flooding. There are no overhead electric lines or health and safety issues.

SAFEGUARD GREEN INFRASTRUCTURE

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

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

Access can be given over some of the Huntingtower House lands to provide paths and cycle access to the Crieff Road. The housing will be in a hollow and will not be seen very easily from anywhere.

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.

It would not

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).

The lands in question will have no contaminated issues as they have not even been used for agricultural use. We would anticipate low density housing. With some low cost housing with appropriate education and roads supplements being paid.

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:

[Redacted Signature]

Name:

R J McCrae MRICS

Date:

31.03.15

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
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☒ PKC Development Plan Scheme
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Further information

[Redacted Further Information]

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Ruthvenfield

Proposed access up embankment to link new road with Lade path (steps and ramps)

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Existing Town Lade route and right of way

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Proposed revision to special exit arrangements for McDiamid Park

Planned signalised junction

Linking of traffic signals and junction changes required by other parties

HUNTINGTOWER PARK

HILLYLAND

MCDI
PA



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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Please give details.

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It would not

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. | |

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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:

[Redacted Signature]

Name:

R J McCrae MRICS

Date:

31.03.15

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.

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- ☒ 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

[Redacted Further Information]

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Or alternatively by post to:

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Perth and Kinross Council
Pullar House
35 Kinnoull Street
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PH1 5GD

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Ruthvenfield

Proposed access up embankment to link new road with Lade path (steps and ramps)

Diverted Lade and path to pass under link road through arch culvert

Proposed overflow car parking for Crematorium

Existing Town Lade route and right of way

New bridge over A9 with new slip roads (other slip roads stopped up)

Proposed revision to special exit arrangements for McDiamid Park

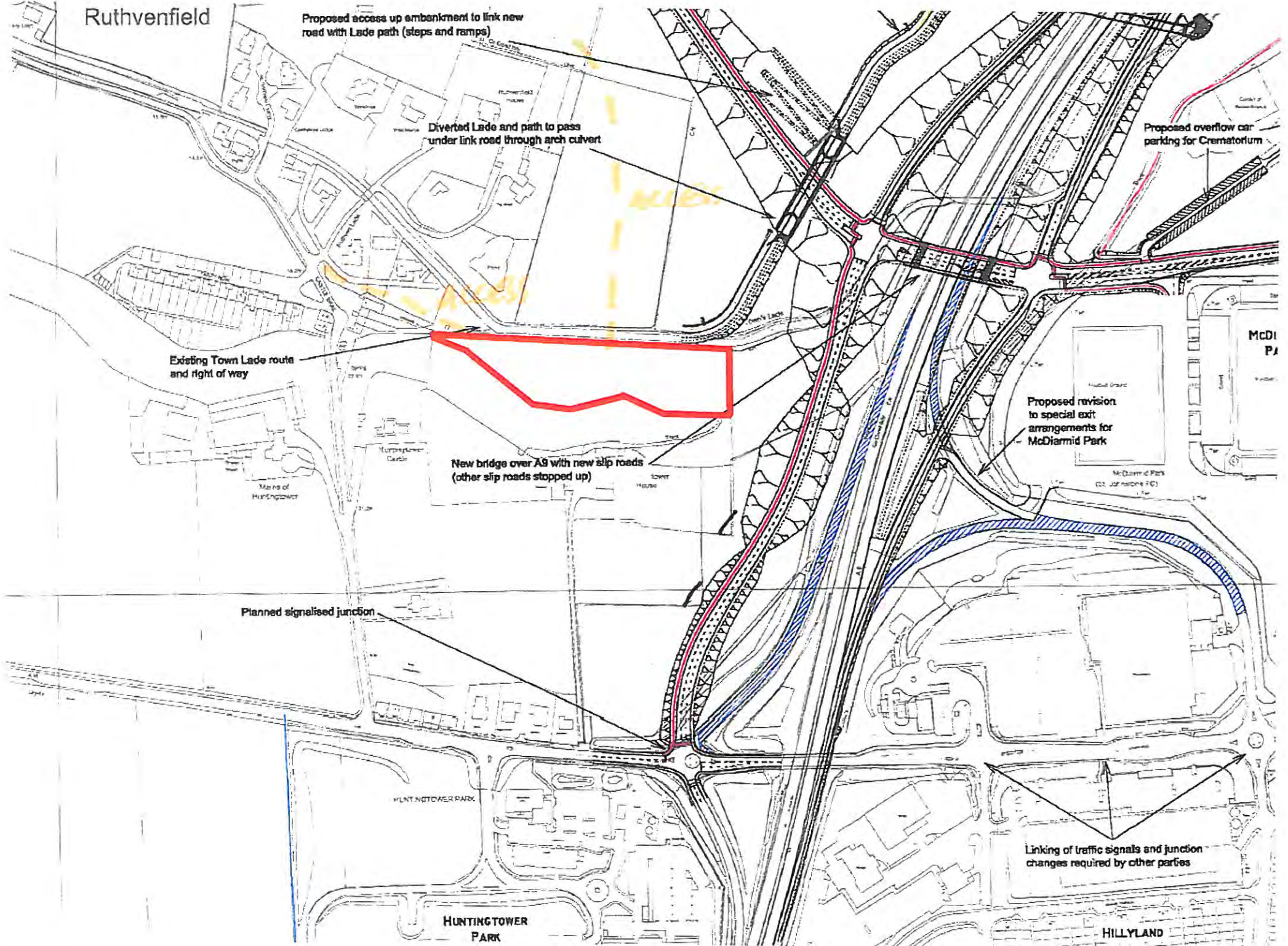
Planned signalised junction

Linking of traffic signals and junction changes required by other parties

HUNTINGTOWER PARK

HILLYLAND

MCDI
PA



From: [Katie Briggs](#)
To: [Katie Briggs](#)
Subject: FW: Pre Application Enquiry 14/00701/PREAPP Demolition of existing building and residential development (The Ice Factory)
Date: 22 May 2015 16:29:49
Attachments: [image001.gif](#)
[image002.jpg](#)
[image003.jpg](#)
[image001.jpg](#)

Hello Callum,

The building has been closed for 6 years during which time there has been no interest in it for employment uses - marketed by J&E Shepherd.

Its present zoning is, I am sure, just a reflection of its previous use and, being in an attractive location between the Inch and the river, I would like to have it considered as a residential site for flatted development within the context of the current local plan review. Please let me know if you require any further information.

Regards John

From: Callum Petrie
Sent: 13 May 2015 09:00
To: Katie Briggs
Cc: Brenda Murray
Subject: FW: Pre Application Enquiry 14/00701/PREAPP Demolition of existing building and residential development (The Ice Factory)

Good morning Katie,

I briefly discussed this pre-application enquiry with Brenda this morning. As you will see from the correspondence below, I felt it appropriate on this occasion to seek a formal policy position, particularly as the applicant is aware the proposals would be contrary to the development plan but is still keen to pursue.

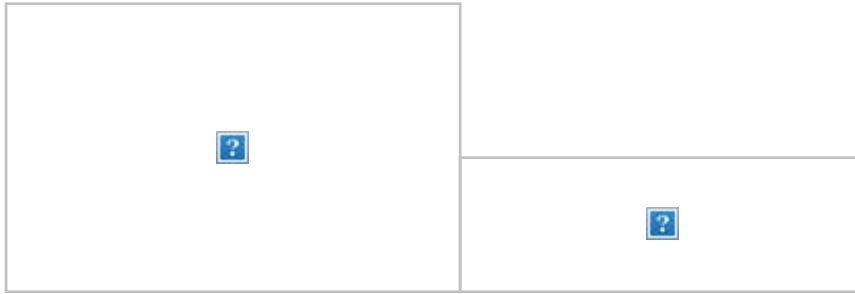
I am happy to discuss, but otherwise if you could please look to draft me a policy response for me to pass onto Mr Bryden?

Kind regards

Callum

Callum Petrie

Planning Officer
Development Management
Planning & Development
Environment Service
Perth and Kinross Council
01738 475353



From: John Bryden [<mailto:john.bryden@centreglobal.co.uk>]

Sent: 12 May 2015 19:27

To: Callum Petrie

Subject: Re: Pre Application Enquiry 14/00701/PREAPP Demolition of existing building and residential development (The Ice Factory)

Hello Callum

Yes I would appreciate a response.

Many thanks

John

Sent from my iPhone

On 12 May 2015, at 18:51, Callum Petrie <CPetrie@pkc.gov.uk> wrote:

Dear Mr Bryden,

I have come across this query, which I have just realised was not formally closed off. My sincere apologies if a formal response was not sent out to you regarding this matter. If this is something you are still looking to pursue, please advise and I will endeavour to formulate a response based on current policy and guidance. I would however at this stage suggest that you have a good understanding of the development plan designation for this building and site and any departure from this may have to formally go through the development plan process.

Yours sincerely

Callum Petrie

Callum Petrie

**Planning Officer
Development Management
The Environment Service
Perth and Kinross Council
01738 475353**

[!\[\]\(84f47badaad7772cd95667a7c387a639_img.jpg\) Follow us](#)

<image002.jpg>

From: John Bryden [<mailto:john.bryden@centreglobal.co.uk>]
Sent: 10 October 2014 11:27
To: Development Management - Generic Email Account
Cc: Alison Asker; Craig Fraser
Subject: Pre Application Enquiry

PRE APPLICATION ENQUIRY – 6,Shore Road, Perth PH2 8BW

I am the owner of the Ice Factory which, as you know, is currently rarely utilised. I have long experience in the licensed and entertainment industry and I am confident that there is no prospect of long term use as a nightclub and, as the building is neither suitable for adaption to other uses nor in particularly good condition, my preference would be to demolish it and construct, on a cleared site, an attractive high quality three or four storey residential building which, subject to detailed appraisal, might comprise some twenty units.

I am aware that the site is in a location shown in the Perth Area Local Plan as an area zoned for business and employment uses but this, I would suggest, is largely a reflection of historical circumstances. It is, on any objective view, a high amenity location between the South Inch parkland and the Tay river bank where most industrial or business uses would be anomalous inland use terms and a possible source of noise and disturbance to occupants of the housing on the east bank of the Tay, Marshall Place or even the prison. It is, furthermore at the northern extremity of the " tail " of industrial uses stretching from the harbour.

I hope you will agree that the site would serve community and amenity interests better if it were occupied by a high quality residential building and associated landscape making the link to the South Inch Park. I would be happy to discuss the matter or to have some sketch proposals drawn up as a basis for discussion.

I look forward to hearing from you

John G. Bryden

Centreglobal Ltd.
153 South St.
Perth, PH2 8NY
Co. Reg.SC145869
Tel: 01738 560585

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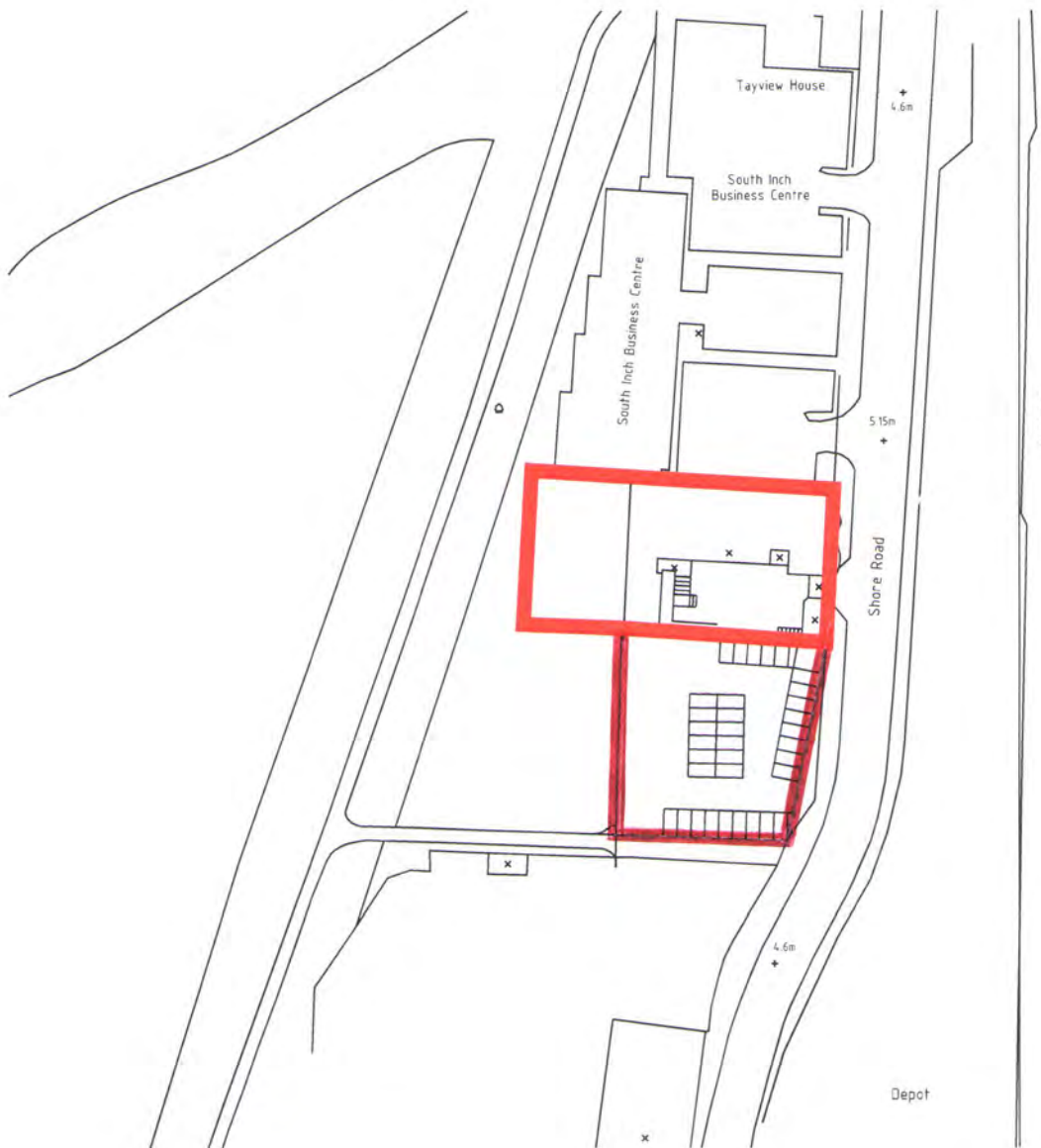
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1 Site Location Plan
1:1250



		Project: The Ice Factory 56 Shore Road Perth	
Client: Centreglobal Ltd.		Job No: 227	227
DWG. NO. L-1.01		Date: Sept 2008	1 ritchies lane, perth rd, dundee, dd2 1ed
		Purpose : Licensing	t: 01382 666512 f: 01382 666016 mail@andrewblackdesign.com