

**Local Development Plan 2
Main Issues Report**

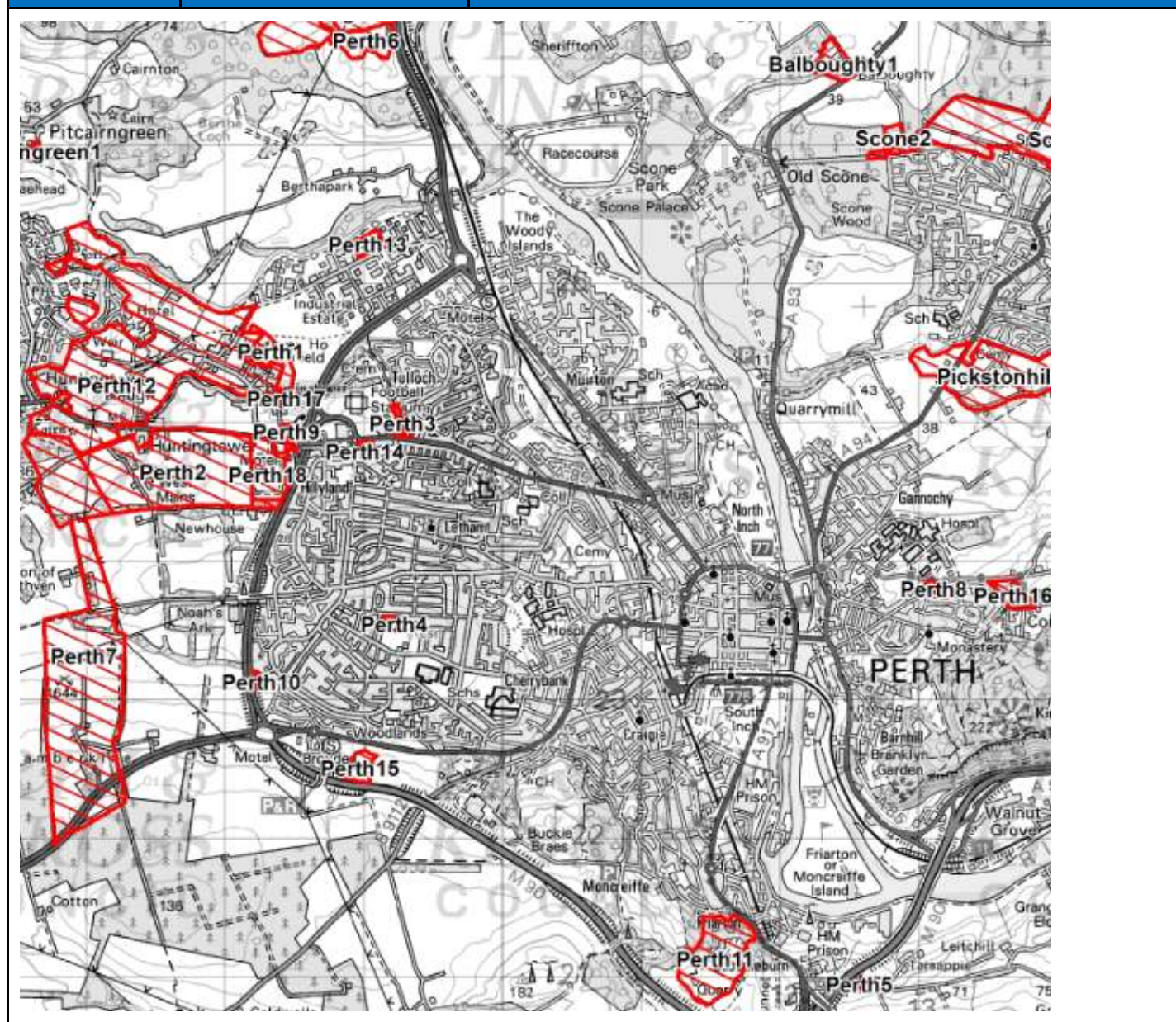
Table of Pre-MIR sites and reasons for not being taken forward

Appendix 3: Table of Pre-MIR sites and reasons for not being taken forward

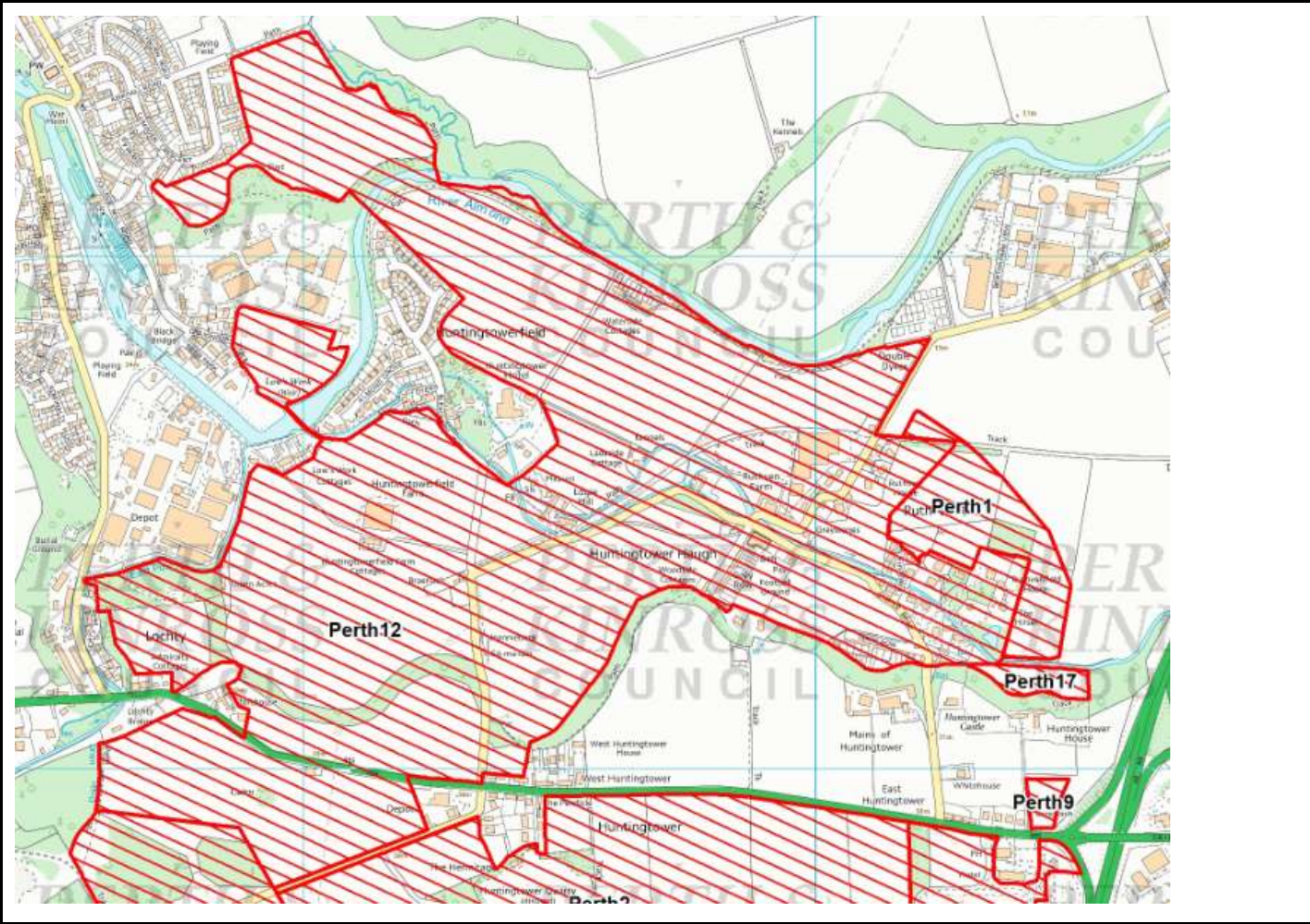
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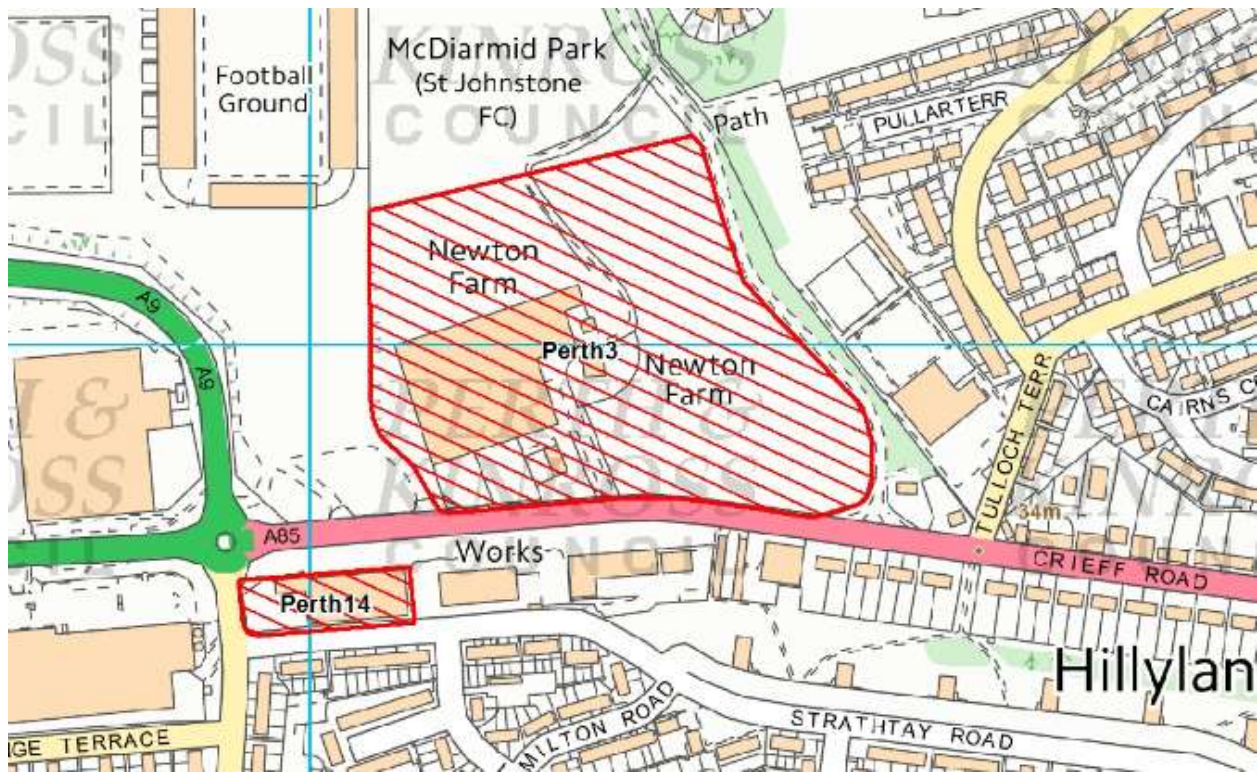
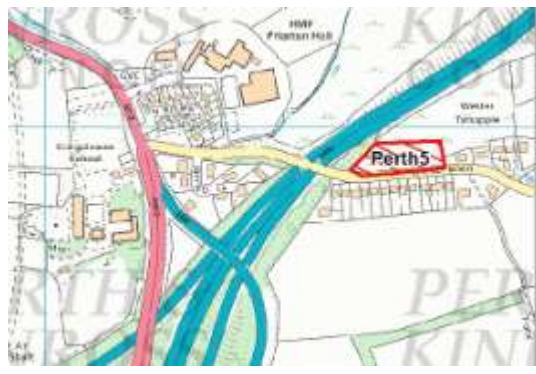
Please note, some of the following maps include sites which are not referenced in the table. This is because these sites are included within the Main Issues Report.


Call for sites reference	Proposal	Reasons for not being included in MIR
Perth Housing Market Area		

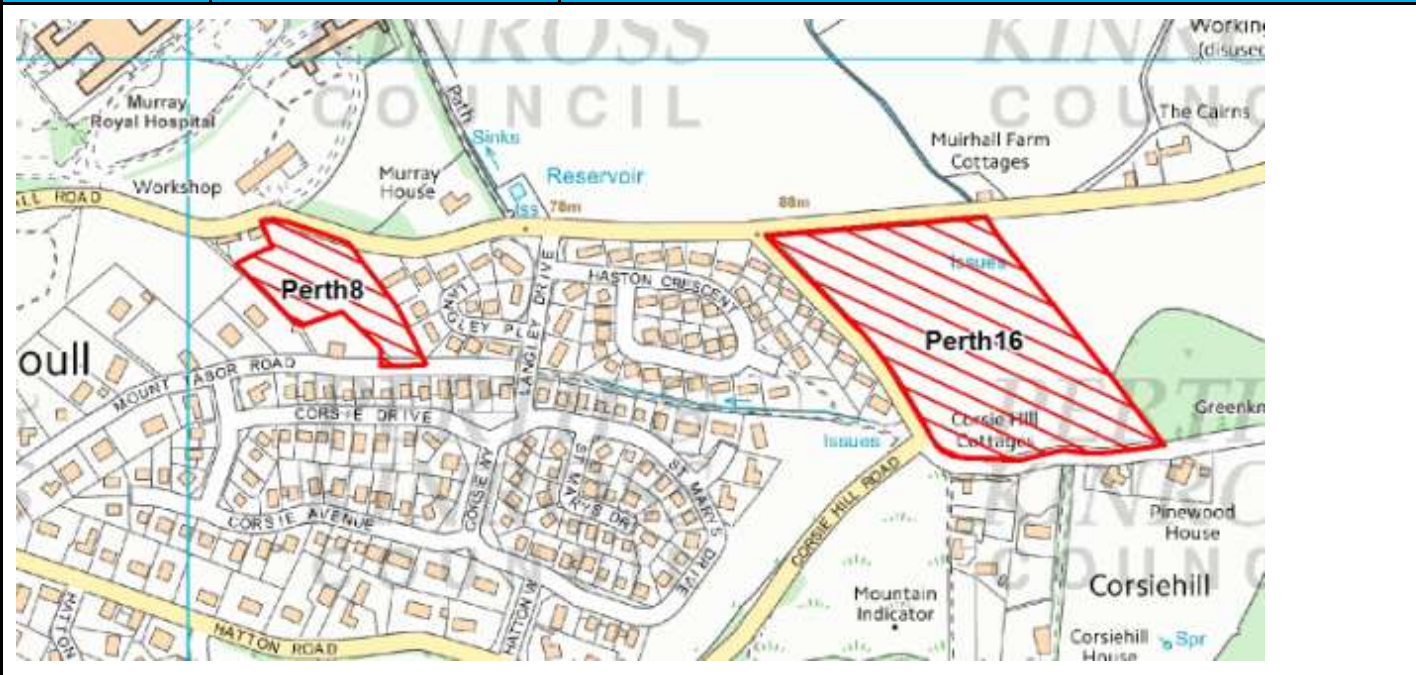
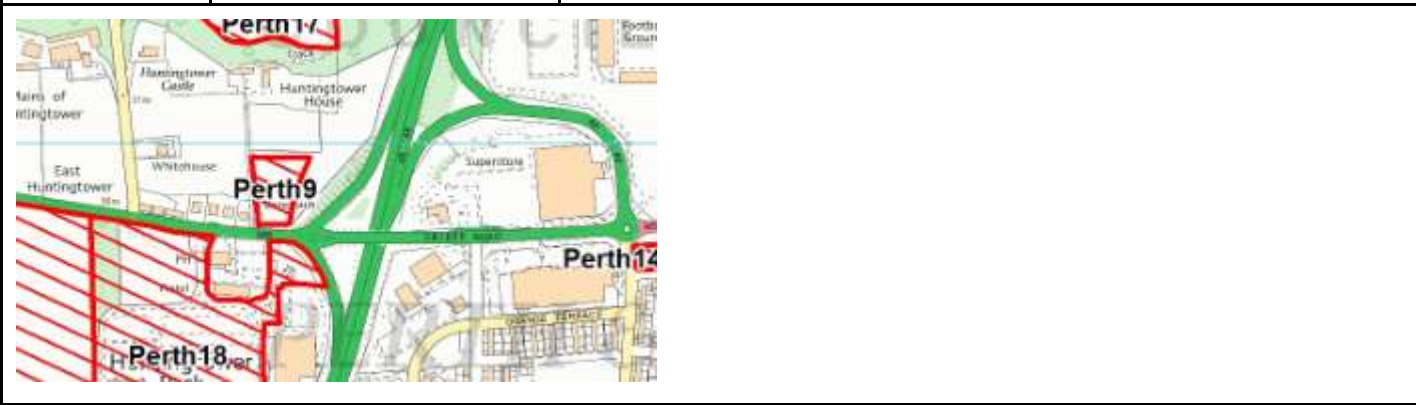



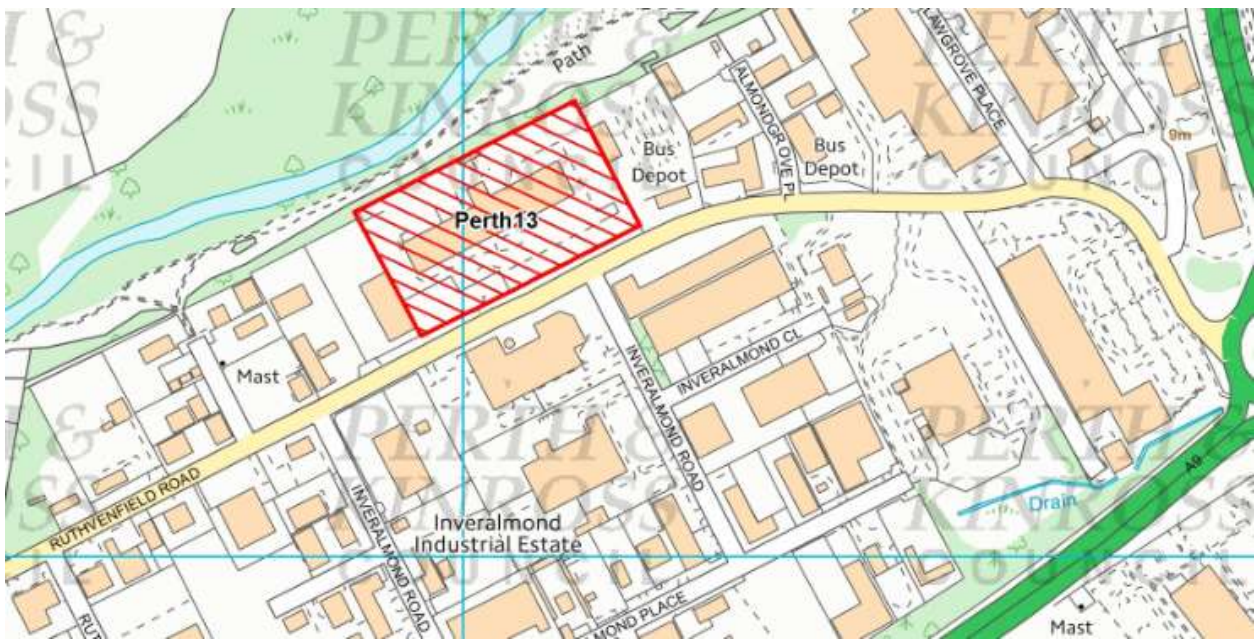
Call for sites reference	Proposal	Reasons for not being included in MIR
Perth City1	Housing	<p>No need for additional housing land; need to retain employment land</p> <p>Good to have road frontage on both sides for commercial visibility.</p> <p>SEPA medium risk river flood: areas to the north and south now potentially affected by it (but does not take account of flood prevention scheme which will remove the medium risk)</p> <p>SEPA medium surface water flood risk: medium sized areas to the east affected .</p>
Perth City12	Maintain existing allocation at H73	No change proposed
Perth City17	Housing	<p>No need for additional housing land; the whole site lies within the Ancient woodlands inventory.</p> <p>Scottish Planning Policy identifies this as an important and irreplaceable national resource that should be protected and enhanced. Development of the site would have an ecological impact on the woodland. The amenity for housing here could also be compromised by vicinity and height of the new northern slip. UK Forestry Standard and the National Inventory of Woodlands and Trees combined identifies the woodland as being 'The part of woods and forests where the ecological condition is, or will be, strongly influenced by the tree canopy. This embraces land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, and including felled areas that are awaiting restocking. The minimum area is 0.1 hectares.' There is probably not sufficient land on this site to provide adequate setback from the trees for safety. As well as safety issues because there are large trees to the south this would cause restricted sunlight issues due to shading by trees. Any tree removals to address the shading issues and restricted outlook of this site would result in unacceptable impacts on inventory woodland, its amenity and biodiversity value and would result in fragmentation of the habitat.</p>

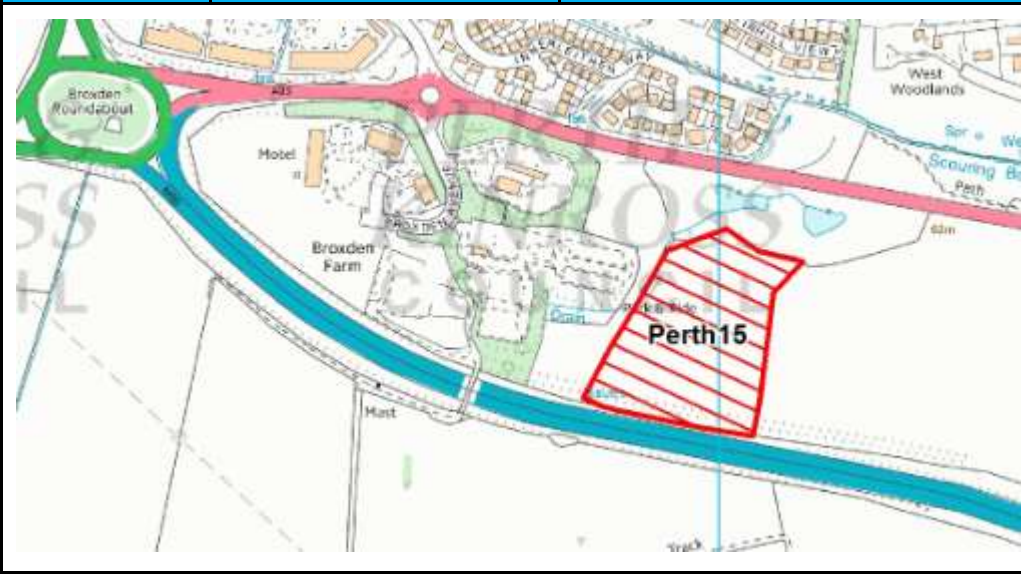

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Perth City3	Change to existing housing allocation at H71 to mixed use comprising housing and a food store	Site was identified as a residential or retail site in the Proposed Plan but Reporter was not convinced – sequentially preferable sites had been considered. Planning application expected soon and consultation through LDP could improperly delay its determination.
Perth City14	Change current allocation as commercial centre to a town and neighbourhood centre	Proposal to reallocate commercial centre for local shopping facilities would be inconsistent with SPP and town centre first principle. Local shopping facilities already available in the area.

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Perth City5	Housing	No need for additional housing land; small scale proposal more appropriately assessed against existing LDP policies
		
Perth City6	Extension to existing site H7 for employment uses and park & ride connecting to the CTRL	<p>This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. The CTRL and proposed park and ride adjacent to it would provide a logical extent to development /greenbelt boundary here. The planning application for Berthapark indicates that employment land and park and ride can be accommodated within H7 Bertha park. If this proposal was supported then it allows them to relocate park and ride and some employment land requirements from H7 which could increase the housing land provision. This possibility is considered in relation to the Perth Transport Futures project issue in the MIR as following more detailed design work on the CTRL the MIR proposes potentially relocating the northern park and ride site to the north of the new A9 junction. A decision will need to be made prior to Proposed Plan stage.</p>

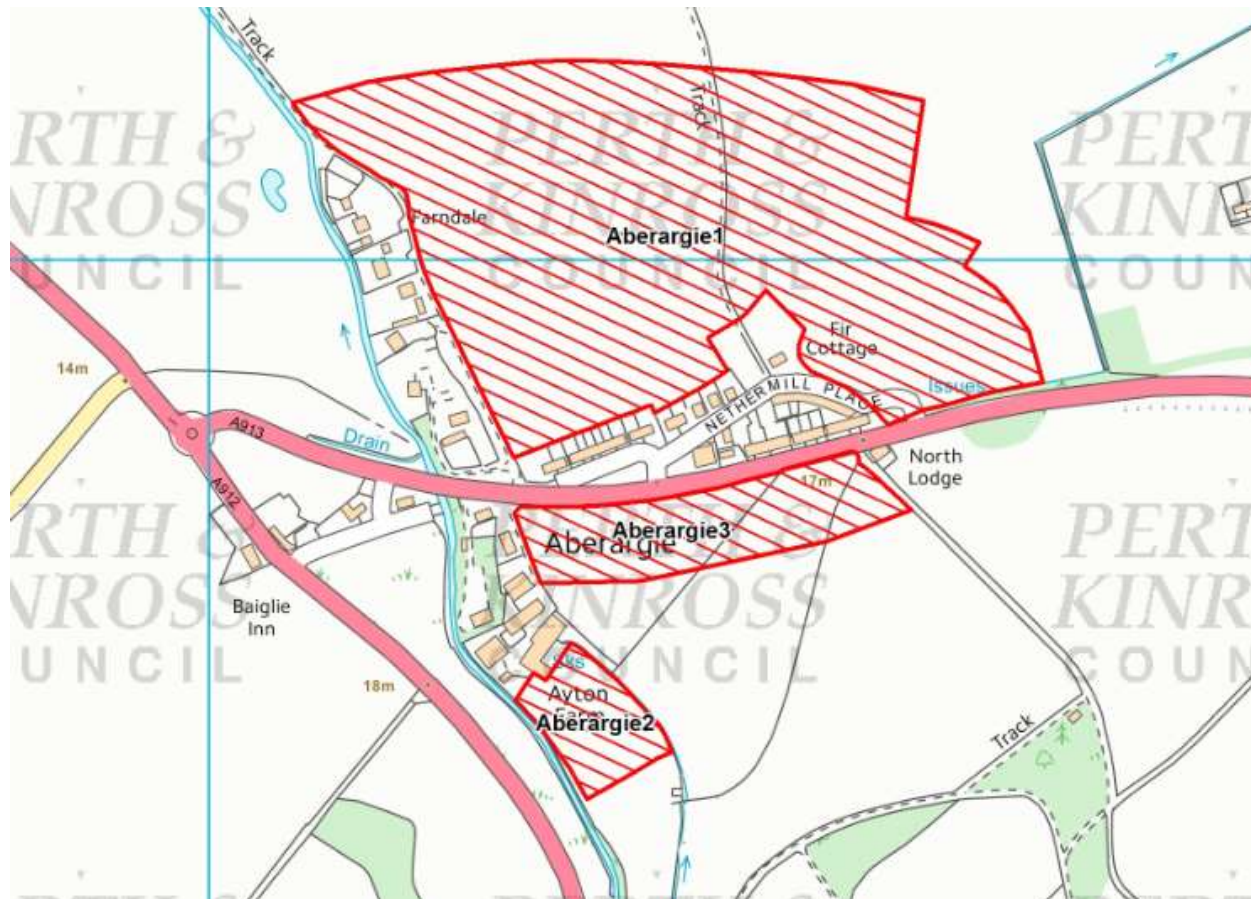
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Perth City8	Housing	<p>No need for additional housing land</p> <p>Site is open space within the well-established Kinnoull residential area and is identified in the current Local Development Plan as an area of protected open space. It is a sensitive site due to impact its development would have on the open space network, rural character of the area and impact on the setting of the B listed Gean cottage. It was considered at Examination stage of the previous LDP. The Reporter agreed with the Council's position that there was "no persuasive evidence to support the allocation of this sensitive site for housing". There is still no compelling need for this site and it should not be supported.</p>
Perth City16	Housing	<p>No need for additional housing land</p> <p>Very sensitive location for landscape reasons. Previously considered and resisted site through LDP. Reporter said "if developed, would have the appearance on an urban encroachment into the landscape setting of the city. Any benefits associated with the provision of high quality landscaping and the provision of car parking and picnic facilities would not outweigh the harm this would cause."</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Perth City9	Housing	<p>No need for additional housing land</p> <p>Amenity of housing compromised by vicinity and height of the new northern slip. The impact this proposal would have on the setting and views towards the Huntingtower Castle Scheduled Monument would be unacceptable and cannot be suitably mitigated by siting and design.</p> <p>There are currently trees to the west of this site west of the slipway to the A9 however this will be affected by the approved junction improvement to the A85 and A9 which involves realigning the road further west. The new slip road will be higher than the existing slip to reach bridge level. It is unclear whether Transport Scotland would accept intensification of the use of the Huntingtower narrow access onto the A85 so close to the new slip.</p>
		
Perth City10	Widen range of uses to include Class 2 (Financial, Professional and other services)	<p>Proposal for widening range of uses would be inconsistent with SPP and town centre first principle. Class 2 - is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing the Perth10 site, outlined in red. The site is located near a roundabout and a river. Surrounding areas include Oakbank and Fairhill.</p>		
Perth City13	Maintain site as employment land	Not a Main issue – LDP proposes no change
 <p>A map showing the Perth13 site, outlined in red. The site is located near a river and a bus depot. Surrounding areas include Inveralmond Industrial Estate and Ruthvenfield Road.</p>		
Perth City15	Continue mixed use housing and commercial allocation at MU1 but reallocate 7 acres of the employment land to housing	<p>No need for additional housing land; need to retain employment land</p> <p>The scope for further employment sites to be designated in the Perth area is limited. This emphasises the need to protect existing employment land from competing uses and LDP2 will continue to identify and protect such sites. Need for phased release of employment land as per planning permission 12/01692/IPN which secures this phase 2 of the business land development to be fully serviced before the occupation of 50% of the residential dwellings associated with phase4. This is an important contribution of serviced and effective employment land in Perth.</p>

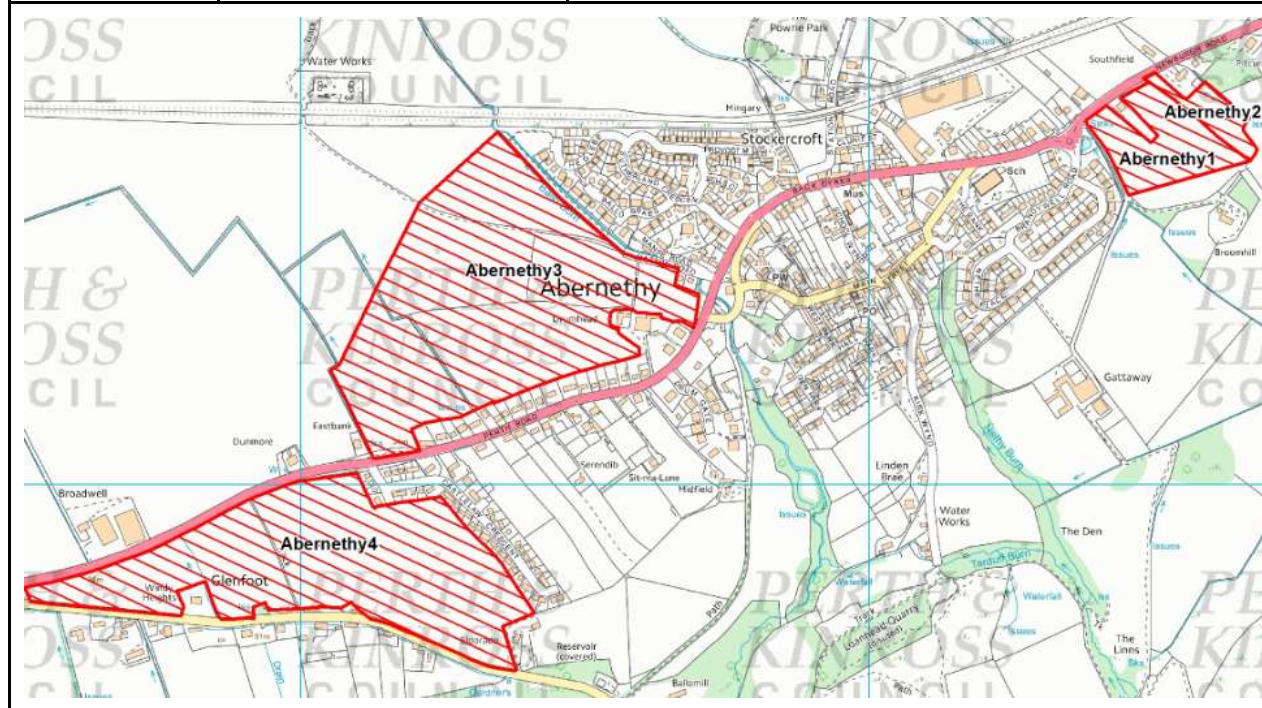
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Perth City19		<p>No need for additional housing land; need to retain employment land</p> <p>The scope for further employment sites to be designated in the Perth area is limited. This emphasises the need to protect existing employment land from competing uses and LDP2 will continue to identify and protect such sites. Employment land is in keeping with neighbouring uses here.</p>
		
Aberargie1	Mixed use development including residential, retail, commercial, recreation and community uses.	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>The current settlement boundary has been drawn to allow limited further development. Aberargie has no facilities to support any further residential development. It would affect settlement character and form.</p>
Aberargie2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>The current settlement boundary has been drawn to allow limited further development. Aberargie has no facilities to support any further residential development. Lies within SEPA 1 in 200 year medium flood risk area.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
Aberargie3	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>The current settlement boundary has been drawn to allow limited further development. Aberargie has no facilities to support any further residential development. Provides an open setting for the frontage of Aberargie and would change the character of the settlement. Previously submitted through LDP process and resisted.</p>

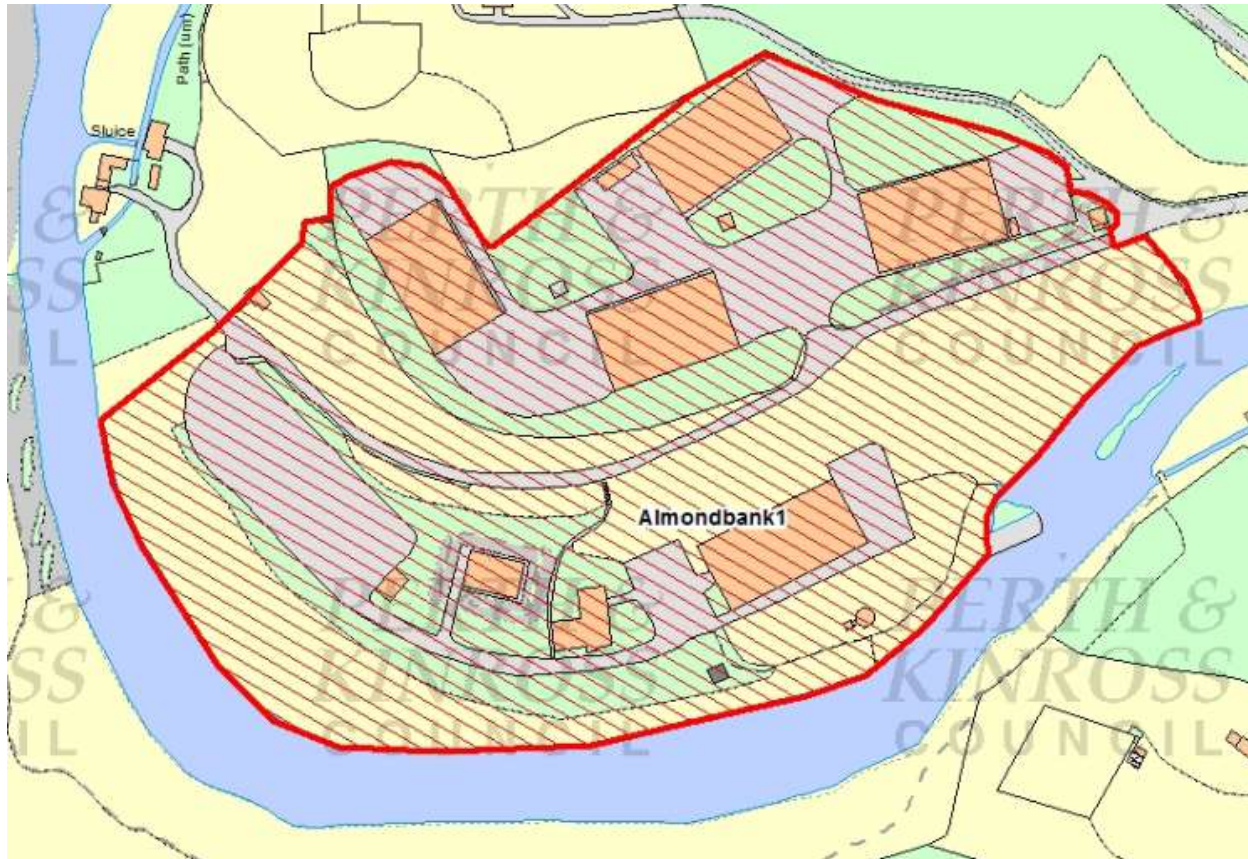


Abernethy1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was H10 in the Proposed LDP and was removed by the Reporter as it was seen as not consistent with TAYplan; and would not offer an attractive, well defined rural edge to the settlement. Reporter further considered there was considerable commuting from Abernethy to Perth and the allocation of further land for residential development in this vicinity would conflict with the aim of the Plan to decrease rather than increase movements to work, to shop and to access other services.</p>
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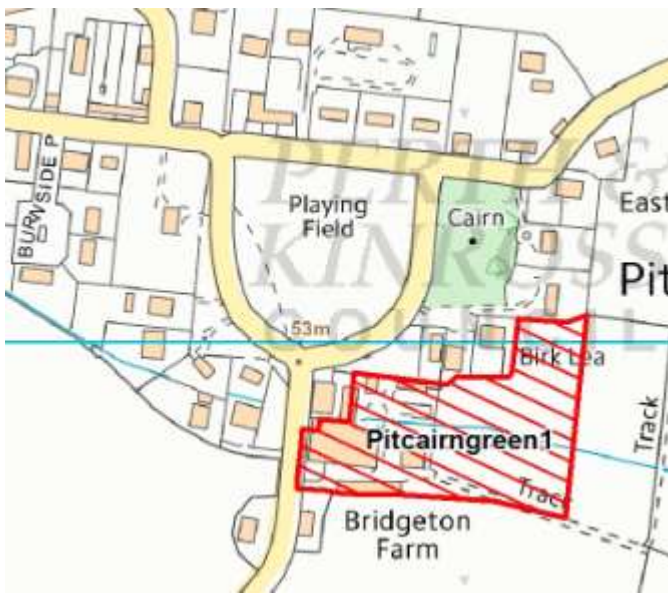

Call for sites reference	Proposal	Reasons for not being included in MIR
Abernethy2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Previous Abernethy housing sites were removed from Proposed LDP as they were not consistent with TAYplan. Backland development that does not fit with settlement pattern, would impinge on rural edge of the settlement.</p>
Abernethy3	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Previous Abernethy housing sites were removed from Proposed LDP as they were not consistent with TAYplan. Previously considered through LDP. Part of the setting of Abernethy when viewed from the North, the site is very open and has open views to the North and from the Perth Road. Development would be prominent from the surrounding area. SEPA 1 in 200 year flood risk affects the NE of the site.</p>
Abernethy4	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Previous Abernethy housing sites were removed from Proposed LDP as they were not consistent with TAYplan. Forms the key entrance to Abernethy from the west, and forms a separation between Abernethy and Glenfoot. Due to the topography of the site developing up the slope would be prominent and conspicuous. No natural screening.</p>



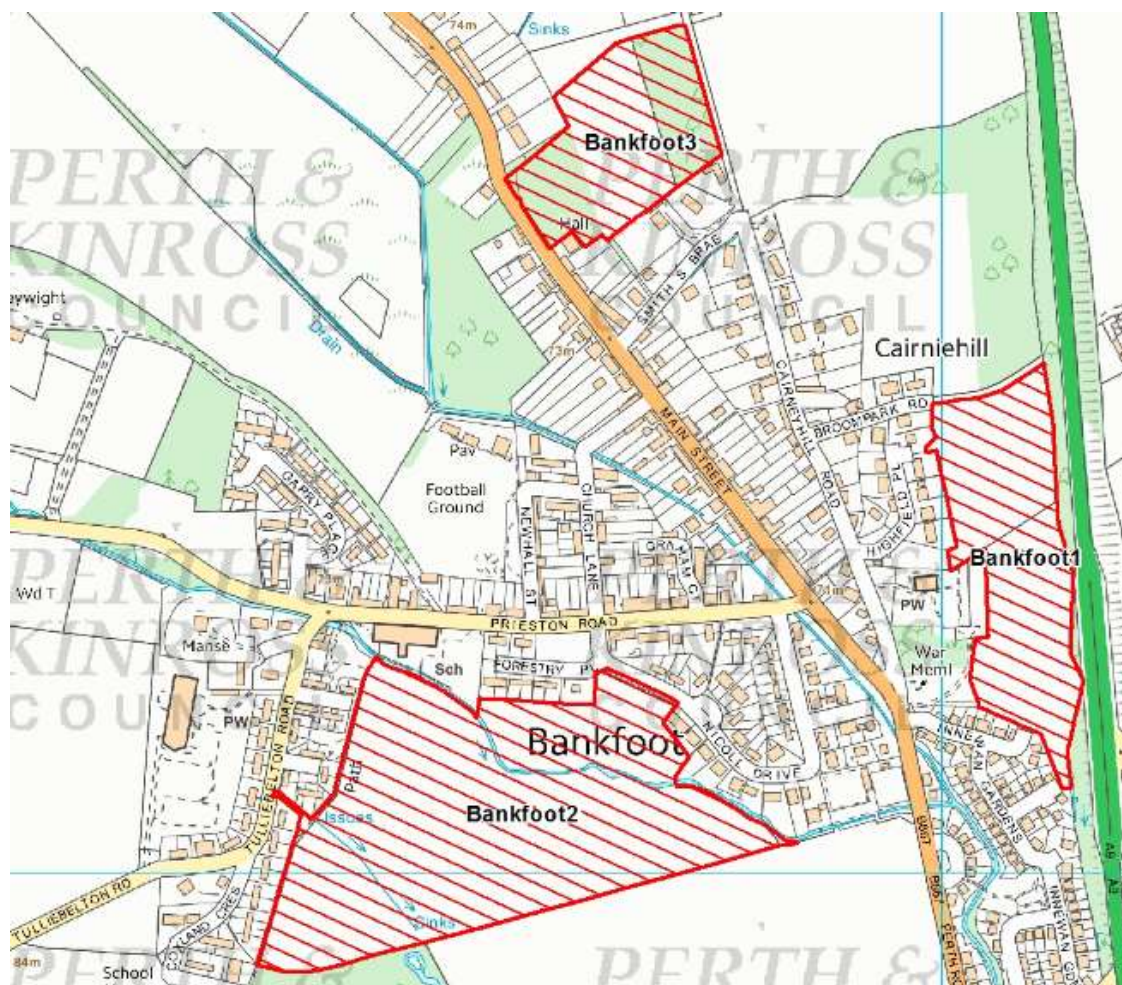
Call for sites reference	Proposal	Reasons for not being included in MIR
Almondbank1	Change of use from existing employment land allocation to housing	<p>No need for additional housing land</p> <p>The scope for further employment sites to be designated in the Perth area is limited. This emphasises the need to protect existing employment land from competing uses.</p>



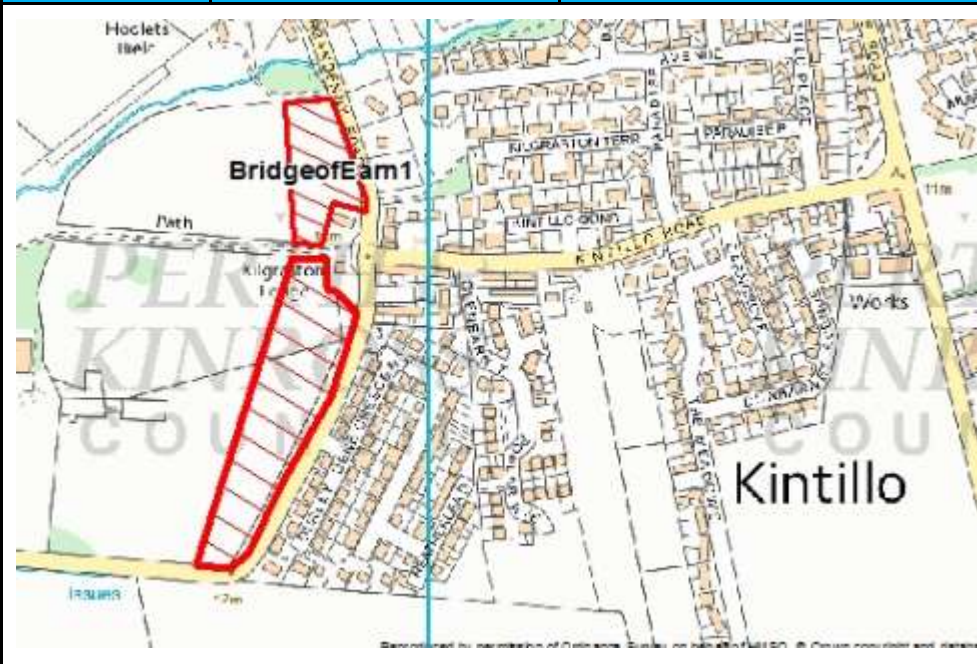
Pitcairngreen 1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was previously considered through the LDP process. Site is in green belt, and open to south and east. Reporter concluded that <i>“additional new build development would cause harmful encroachment of the village into the surrounding countryside and would be disproportionate to the size of the settlement .”</i></p>
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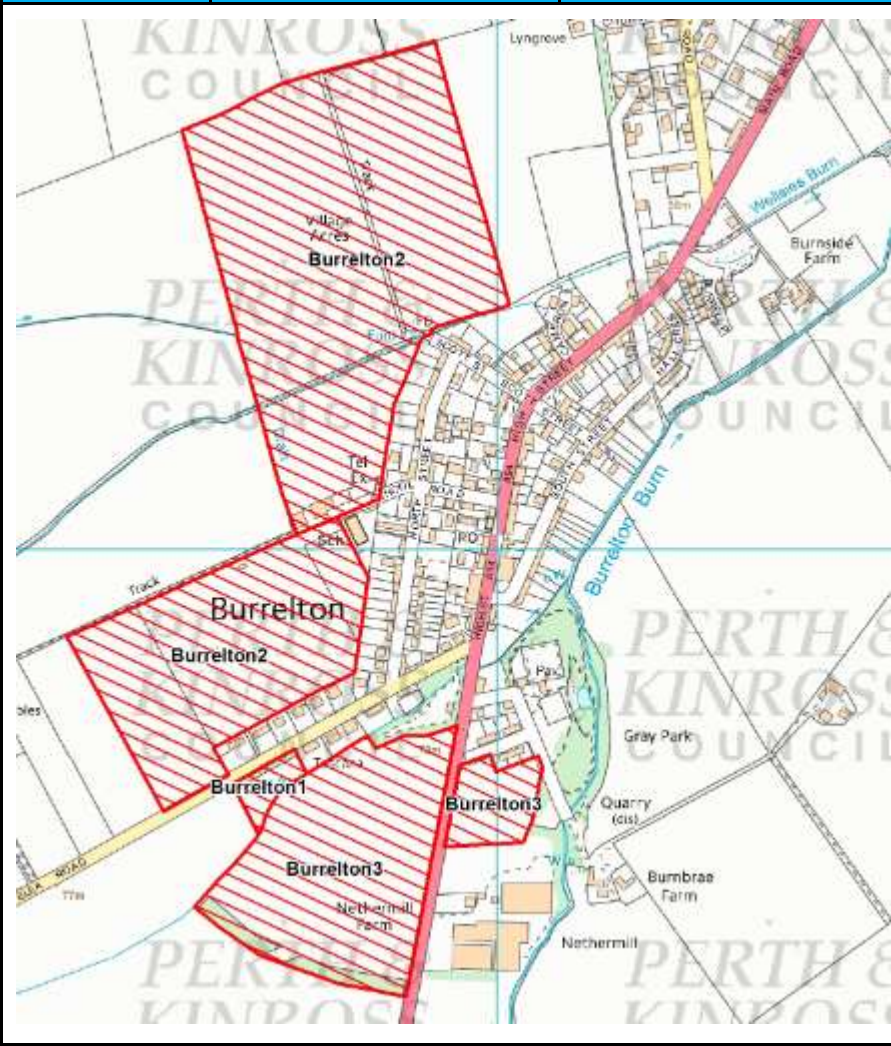
Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing the Pitcairngreen 1 site, outlined in red. The site is located near a playing field, a cairn, and a track. A distance of 53m is marked. The area is labeled 'Pitcairngreen 1' and 'Bridgeton Farm'.</p>		
Balbeggie 1	Housing	<p>No need for additional housing land</p> <p>Development of this site would be a significant increase over the existing LDP allocation.</p>
Balbeggie 2	Housing	<p>No need for additional housing land</p> <p>Development of this site would be a significant increase over the existing LDP allocation.</p>
 <p>A map showing the Balbeggie 1 and Balbeggie 2 sites, outlined in red. The map includes labels for 'Riding School', 'Works', 'Woodside Cottage', 'Kinnoull Cottage', 'Balbeggie 1', 'Balbeggie 2', 'Balbeggie', 'Nursery', 'Sch', 'Hall', 'Drain', 'Path', 'Beechgrove', 'Armada', 'Sinks', 'PW', 'Recn Gd', 'GREEN RD', 'BURNSIDE ROAD', 'Pitkelly Lodge', 'Balgray Burn', and 'Issues'. A distance of 101m is marked.</p>		

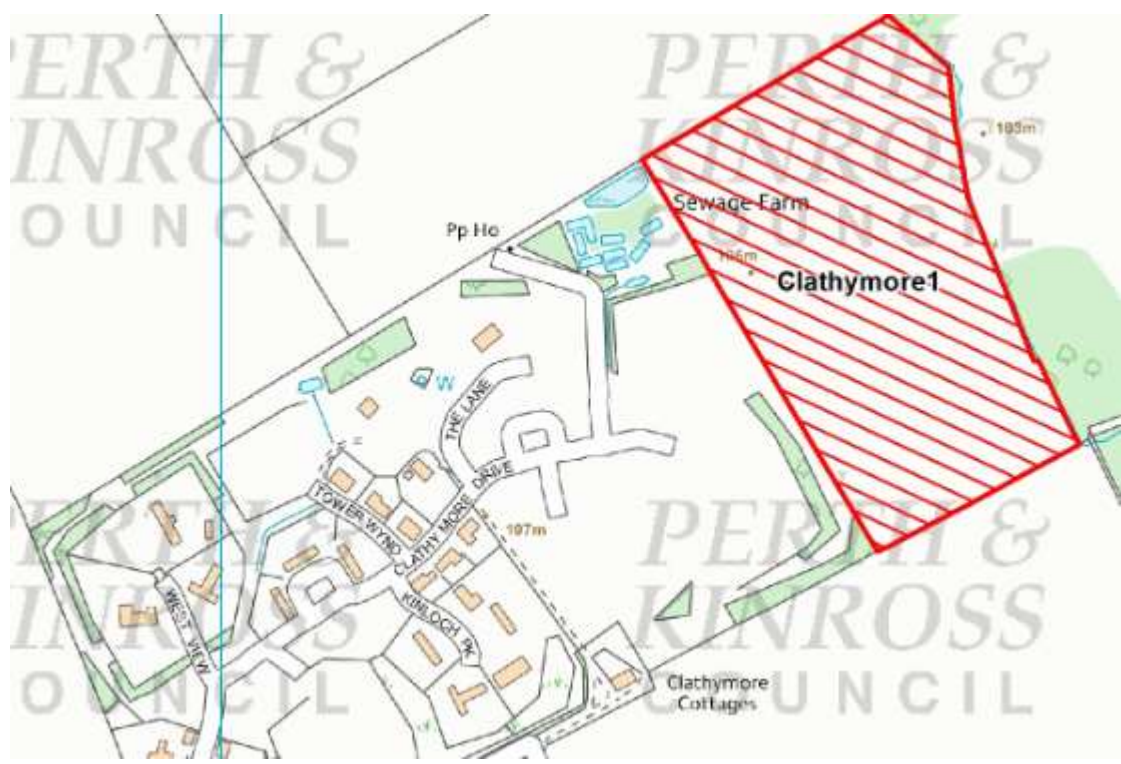
Call for sites reference	Proposal	Reasons for not being included in MIR
Bankfoot 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Bankfoot 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Bankfoot 3	Housing and open space	Not in accordance with TAYplan spatial strategy; no need for additional housing land Part of site already has Planning Permission in Principle consent





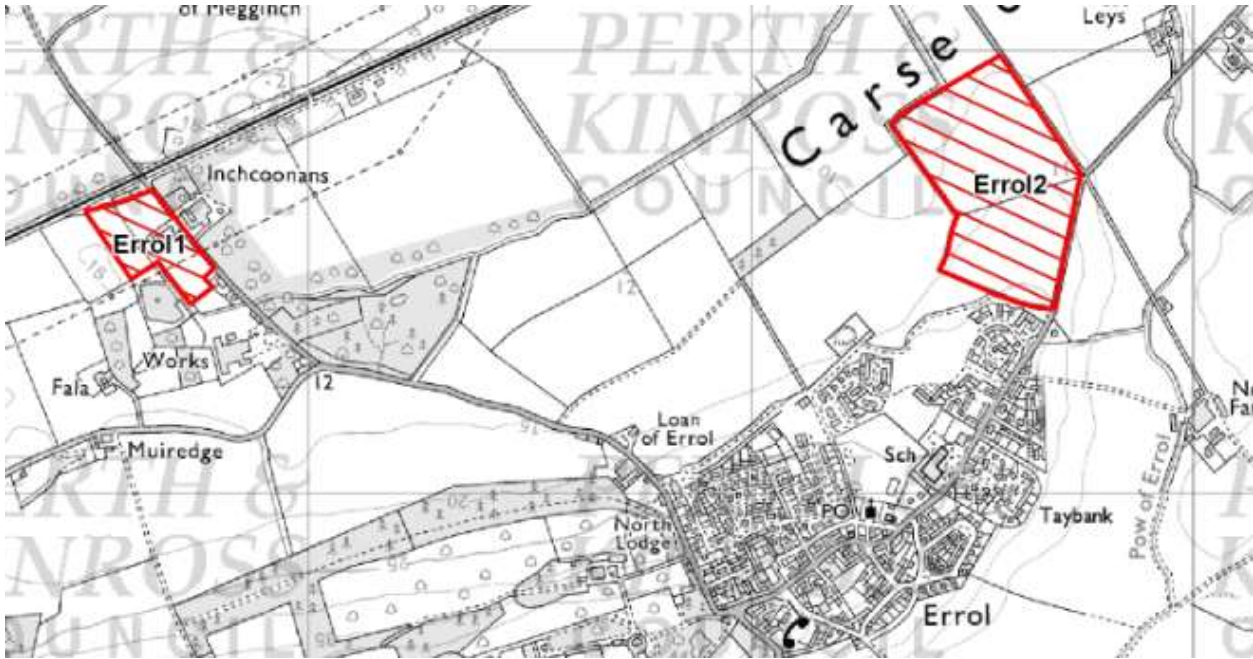
Bridge of Earn1	Housing	No need for additional housing land Both sites were previously considered and resisted through the LDP process. Listed building issues with setting impinging on grounds, gateway, walls.
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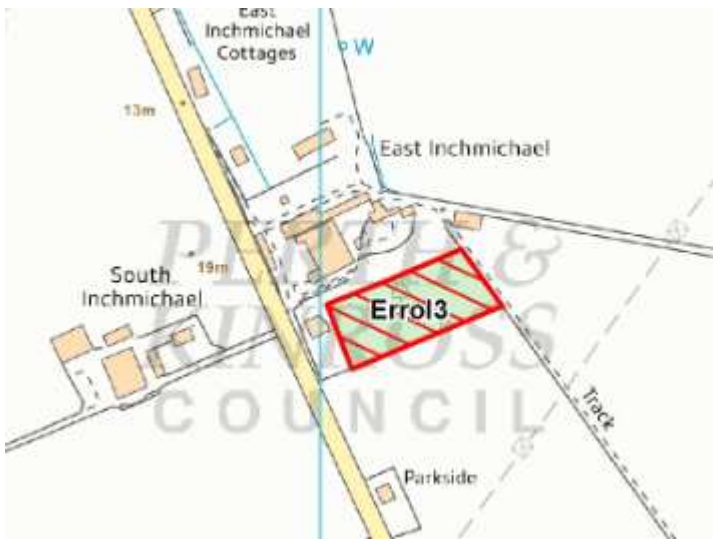
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Burrelton 1	Housing or commercial	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Burrelton 2	Housing and community woodland; second phase to the north for mixed uses possibly including employment	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Burrelton 3	Housing and community facilities	Not in accordance with TAYplan spatial strategy; no need for additional housing land

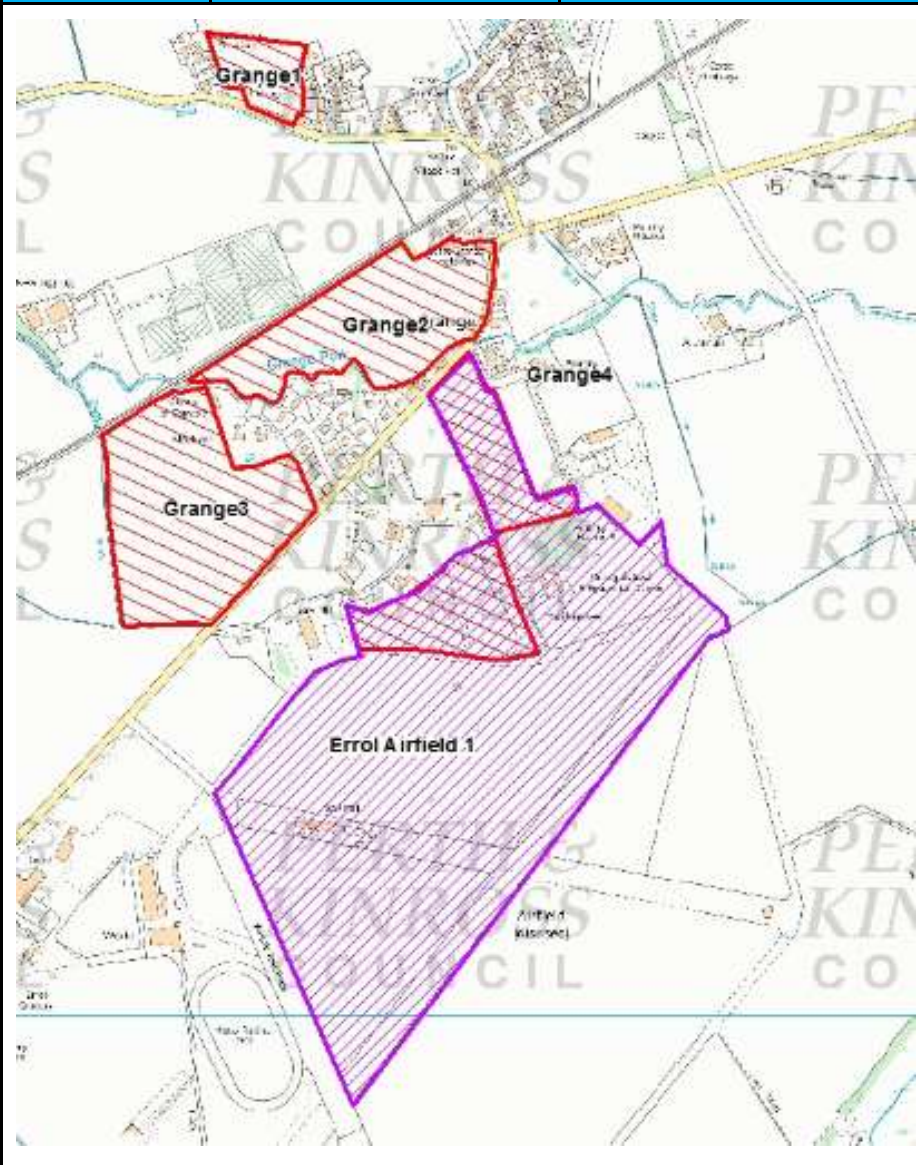
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Clathymore1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was removed from Proposed LDP as was found to be inconsistent with TAYplan and there was concern over sewage effluent overflow.</p>

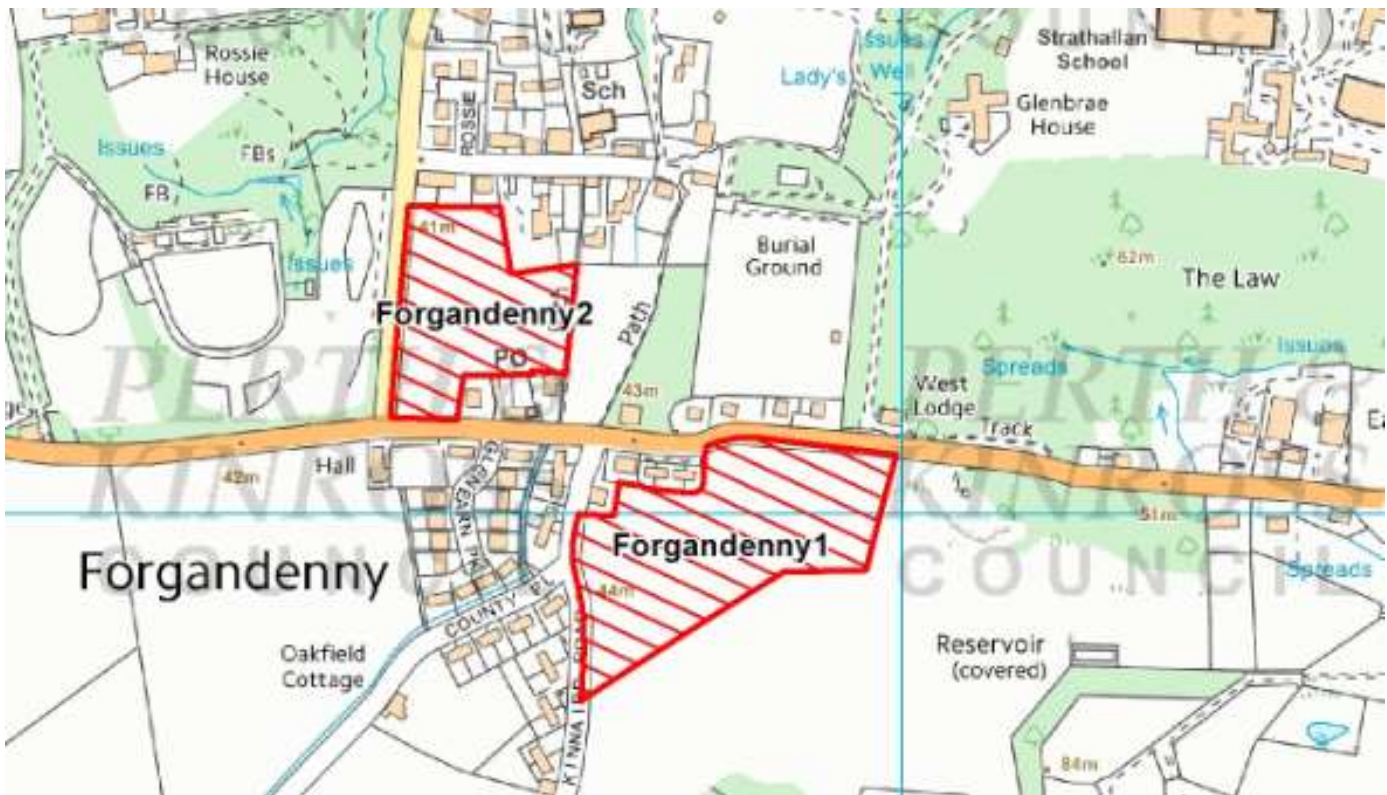
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Cottown 1	Housing and / or access	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Cottown 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land

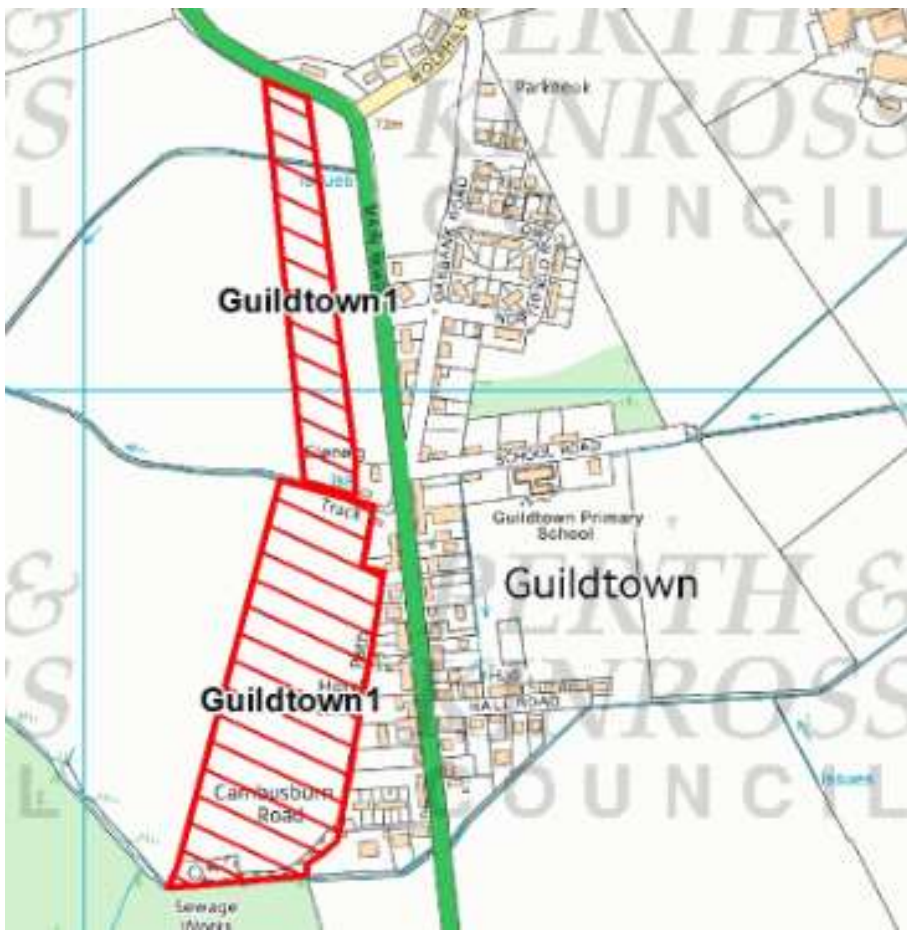
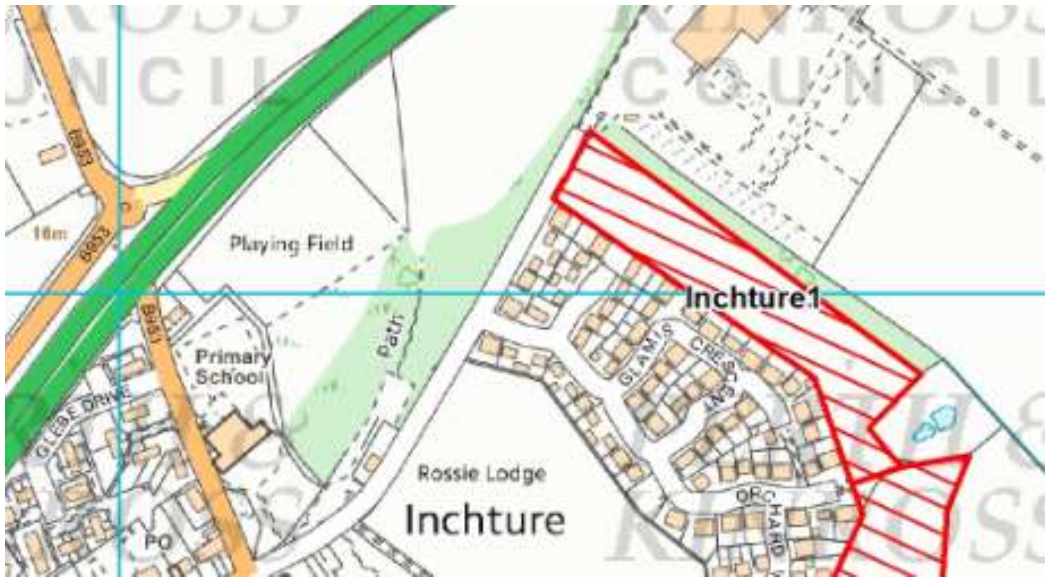
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Dunning1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was previously considered through the LDP process. Reporter considered that there would be “no landscape or visual impact benefit in expanding the site”.</p>
Dunning2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was previously considered through the LDP process. Open site and prominent when viewed from the roads descending from the Ochil Hills into Dunning as well as distant views of the village from north of Strathearn. Significant visual impact owing to the elevation of the site above the level of the village core and the Dunning Burn.</p>

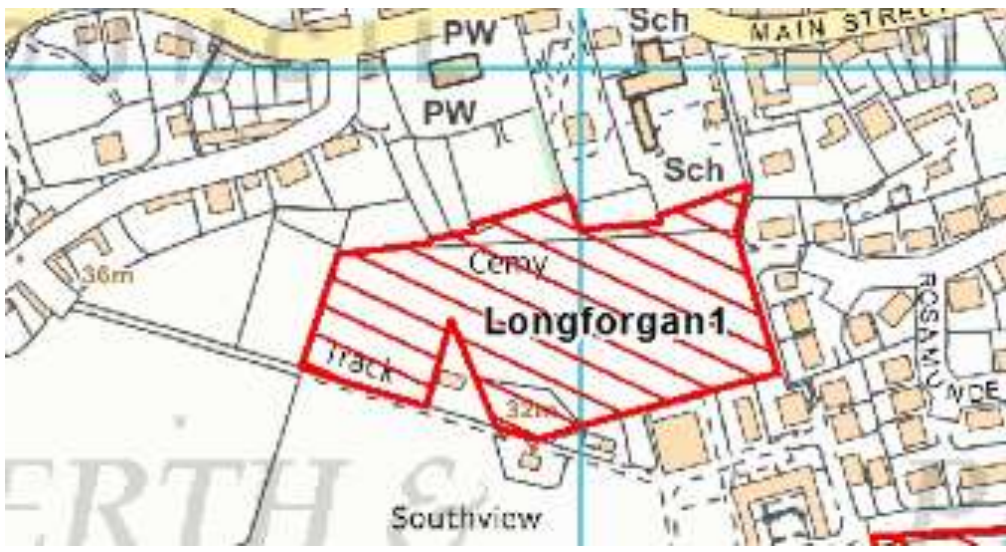
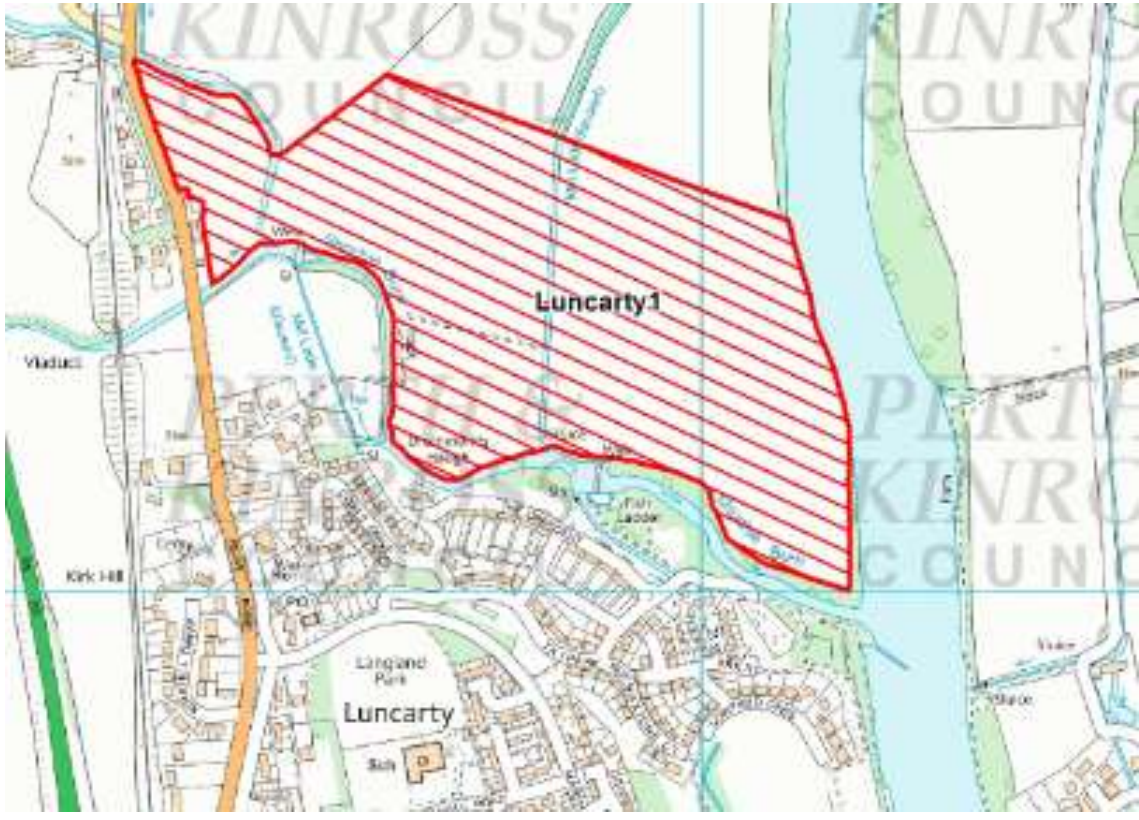
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Errol 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Errol 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Errol 3	Mixed use including residential, retail and industrial	Not in accordance with TAYplan spatial strategy; no need for additional housing land


Call for sites reference	Proposal	Reasons for not being included in MIR
		
Errol Airfield 1	Residential, employment, community orchard and possibly a primary school	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Grange 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Grange 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Grange 3	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Grange 4	Housing and employment	Not in accordance with TAYplan spatial strategy; no need for additional housing land

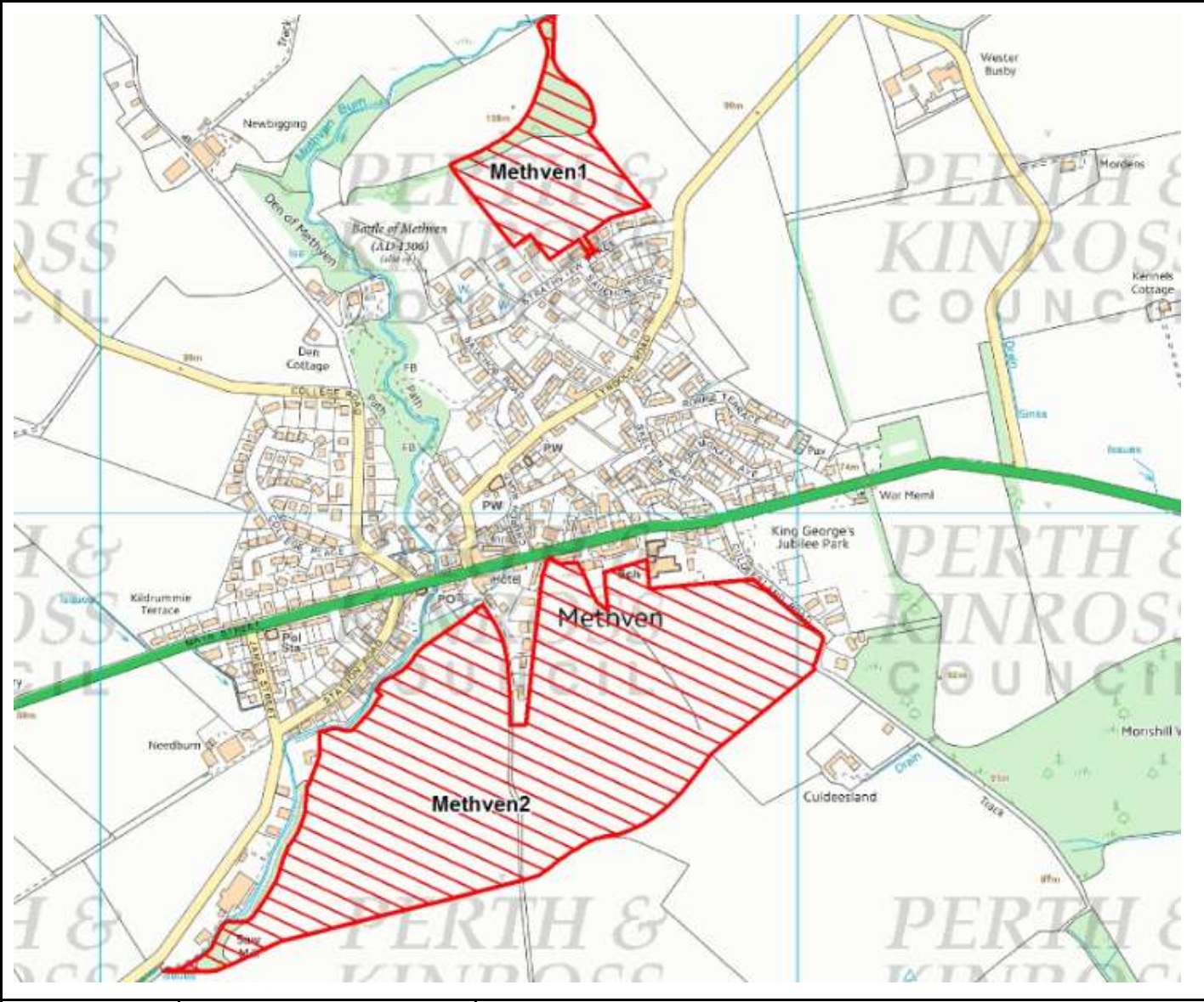
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Forgandenny1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>This site was previously considered through the LDP process. Outwith settlement boundary. Questions as to adverse landscape and visual impact of proposal, landscape mitigation to south and east would be required.</p>
Forgandenny2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Allocated as public open space in the LDP. Previously considered but not taken forward as its retention as open space is important to the character and setting of the conservation area</p>



Call for sites reference	Proposal	Reasons for not being included in MIR
Guildtown 1	Housing	
		Not in accordance with TAYplan spatial strategy; no need for additional housing land

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Inchtute 1	Housing	Wish to retain existing open space designation.
		
Longforgan 1	Housing	<p>Not the preferred option for meeting the housing land requirement in the Greater Dundee Housing Market Area</p> <p>Removed from the Proposed LDP by Reporter due to concerns it would prejudice the delivery of Dundee Western Gateway.</p>

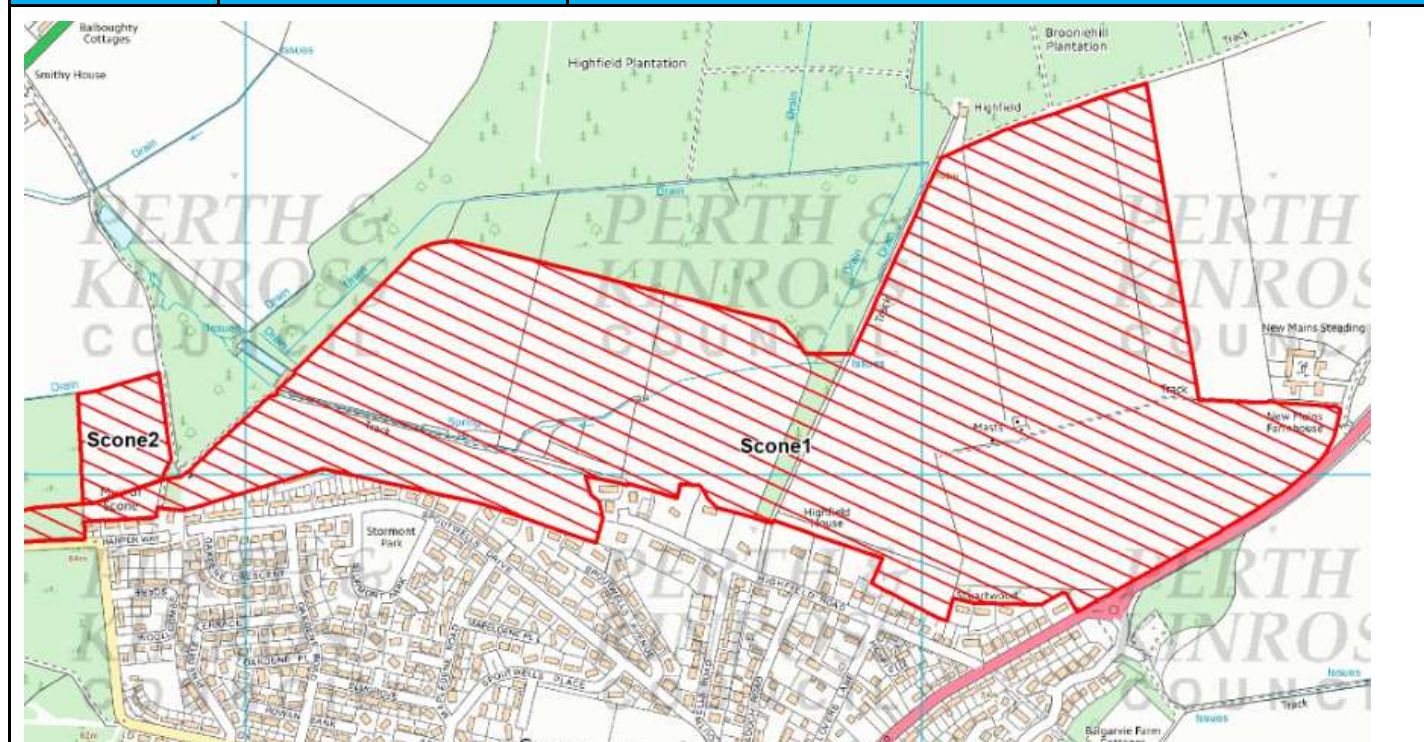
Call for sites reference	Proposal	Reasons for not being included in MIR
Luncarty 1	Housing	 <p>A map showing the Longforgan1 site, which is a large, irregularly shaped area outlined in red with diagonal hatching. The site is located in a residential area with various buildings and streets. Labels on the map include 'PW', 'Sch', 'MAIN STREET', 'Cerry', 'Longforgan1', 'Track', '36m', '32m', 'Southview', and 'FOSAN VDE'.</p>
		<p>No need for additional housing land</p> <p>Would be a significant increase over the existing LDP allocation.</p>
Luncarty 2	Increase in housing numbers on existing allocated site (H27)	 <p>A map showing the Luncarty1 site, which is a large, irregularly shaped area outlined in red with diagonal hatching. The site is located in a residential area with various buildings and streets. Labels on the map include 'KINROSS COUNCIL', 'Luncarty1', 'Kirk Hill', 'Luncarty', 'Luncarty Park', 'Fish Ladder', 'Village', and 'Village'.</p>
		<p>Not a main issue</p> <p>Density will be informed by masterplan.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Methven1	Housing and community woodland	<p>No need for additional housing land</p> <p>Site previously considered through the LDP process. The site lies significantly above the 95m contour in an exposed prominent position. The rest of the village does not extend above this height. The area was not considered suitable for expansion in the Perth Landscape Capacity study. Would adversely affect the setting of the village. The proposed access to the site is restricted being a field access between two houses.</p>
Methven 2	Mixed development including housing, employment, community and ancillary development	<p>No need for additional housing land</p> <p>Need for detailed access strategy and visual analysis to consider impact from key views and planting requirements. The southern part of the site is within the buffer zone for the UKT gas transmission pipeline.</p>

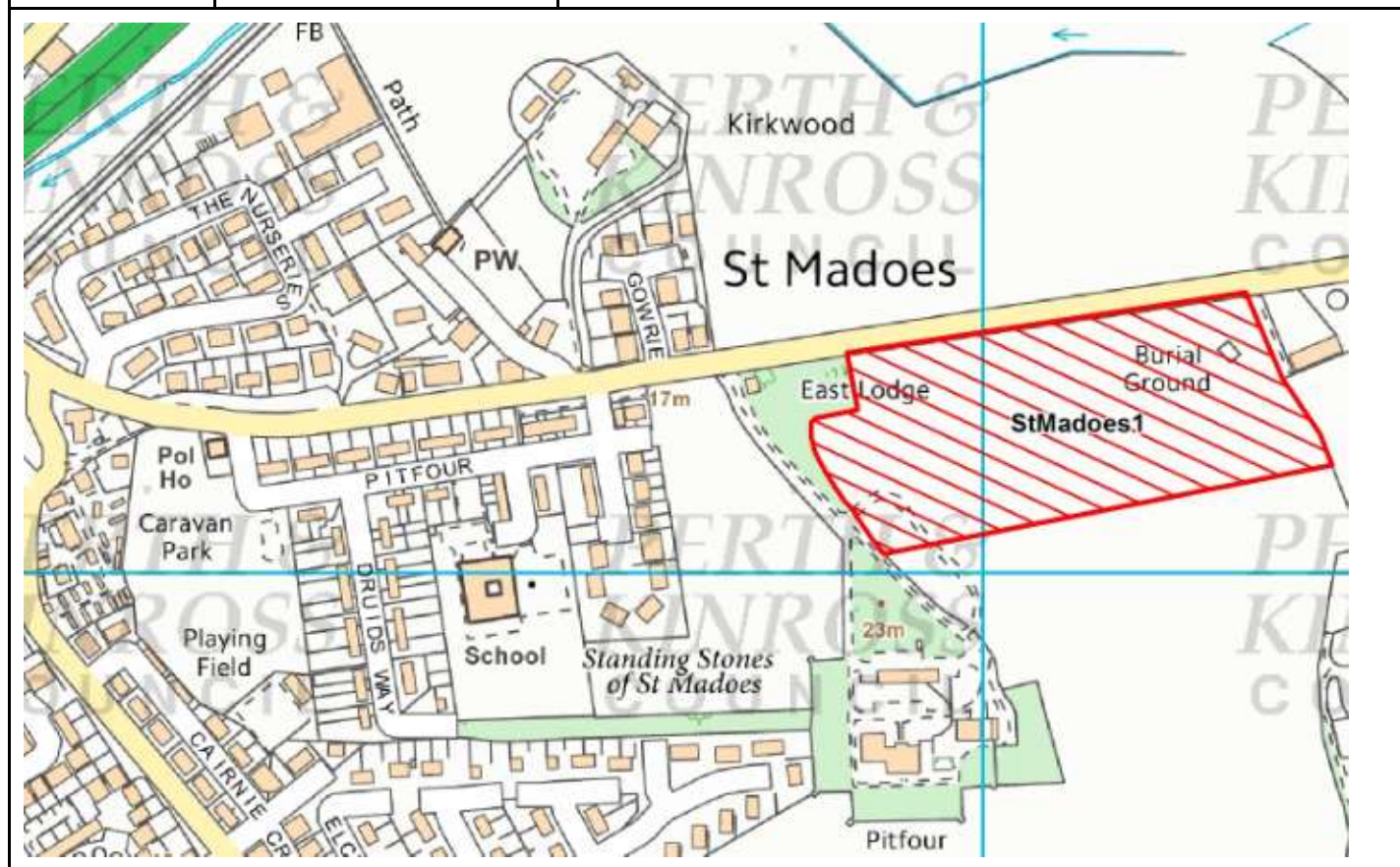
Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>The map shows the town of Methven in Perth & Kinross Council area. Two areas are highlighted with red hatched patterns and labeled 'Methven1' and 'Methven2'. Methven1 is a small area in the north-east, near the Den of Methven. Methven2 is a larger area in the south-west, near the River Forth. The map also shows various landmarks such as the Battle of Methven (AD 1306), King George's Jubilee Park, and several roads and railways. The background of the map is watermarked with 'PERTH & KINROSS COUNCIL'.</p>	Rait 1	Housing
	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Rait 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Scone 1	Increase in housing density on existing allocated site (H29)	<p>Not a main issue</p> <p>Density will be informed by masterplan.</p>

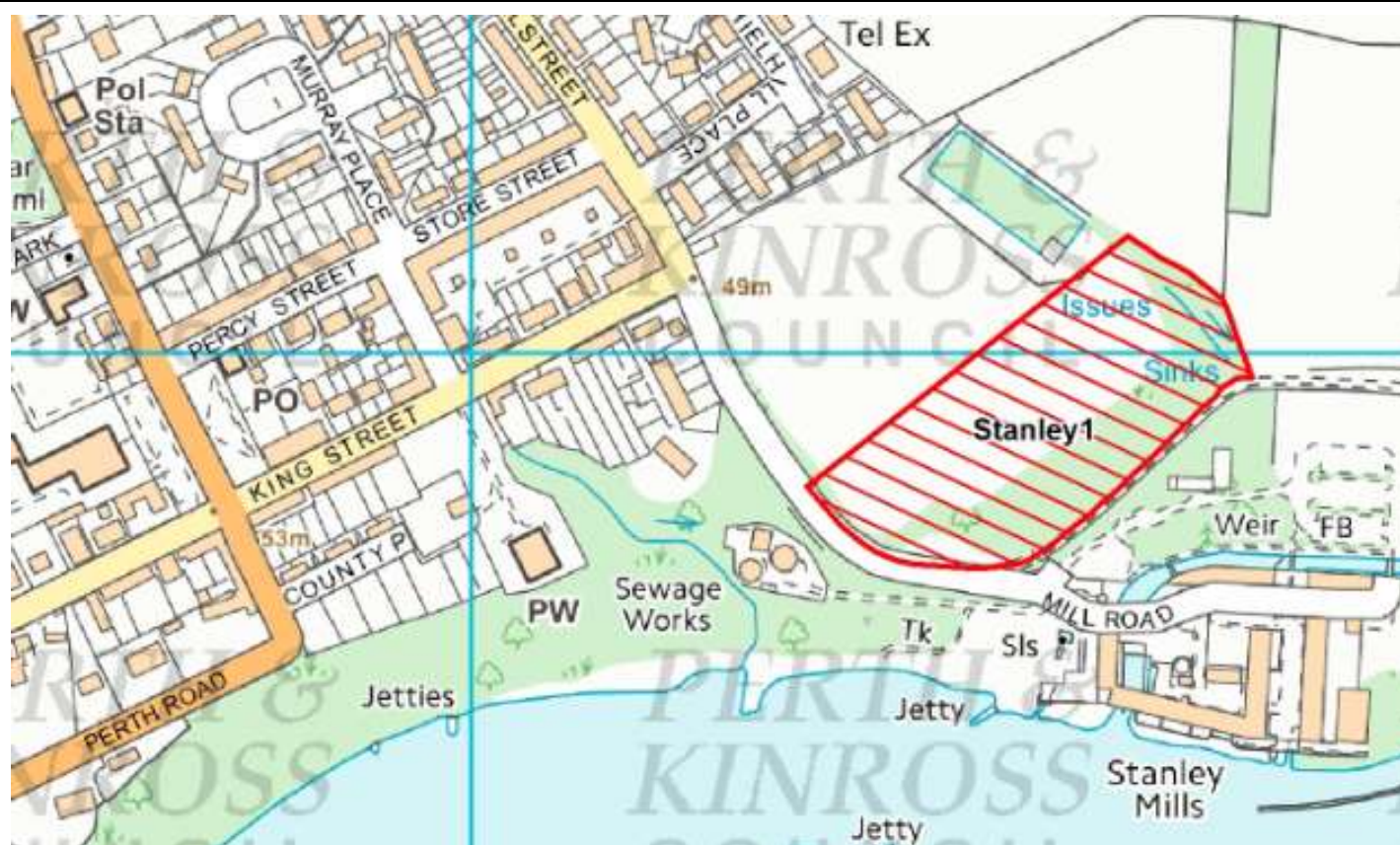
Call for sites reference	Proposal	Reasons for not being included in MIR
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St Madoes 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
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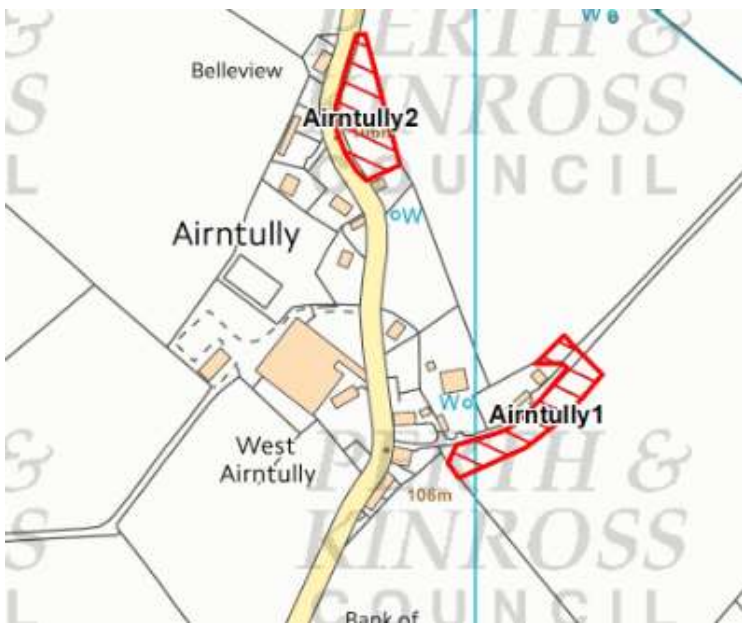
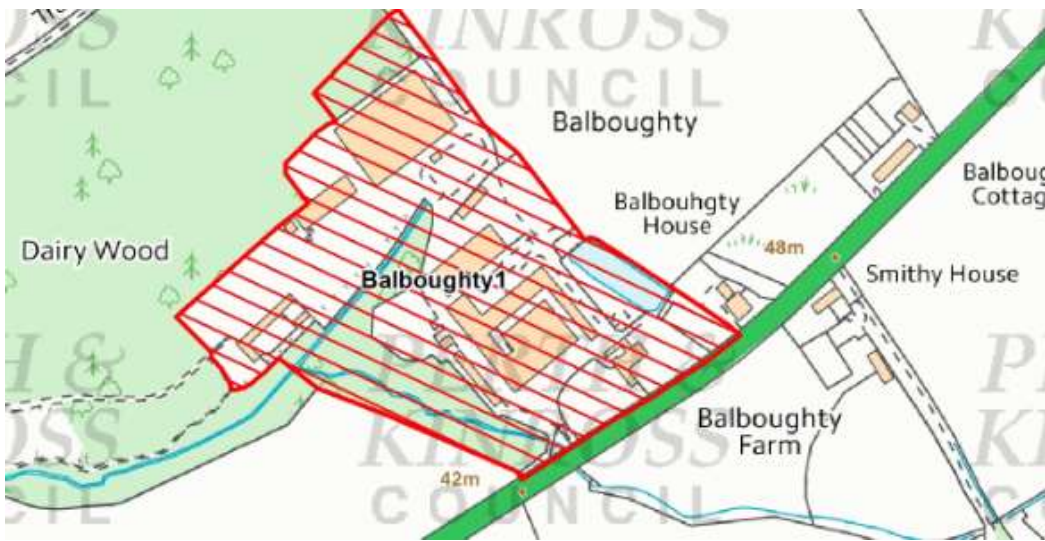
Call for sites reference	Proposal	Reasons for not being included in MIR
Stanley 1	Change part of the open space zoning on existing site H31 to housing	Not a main issue

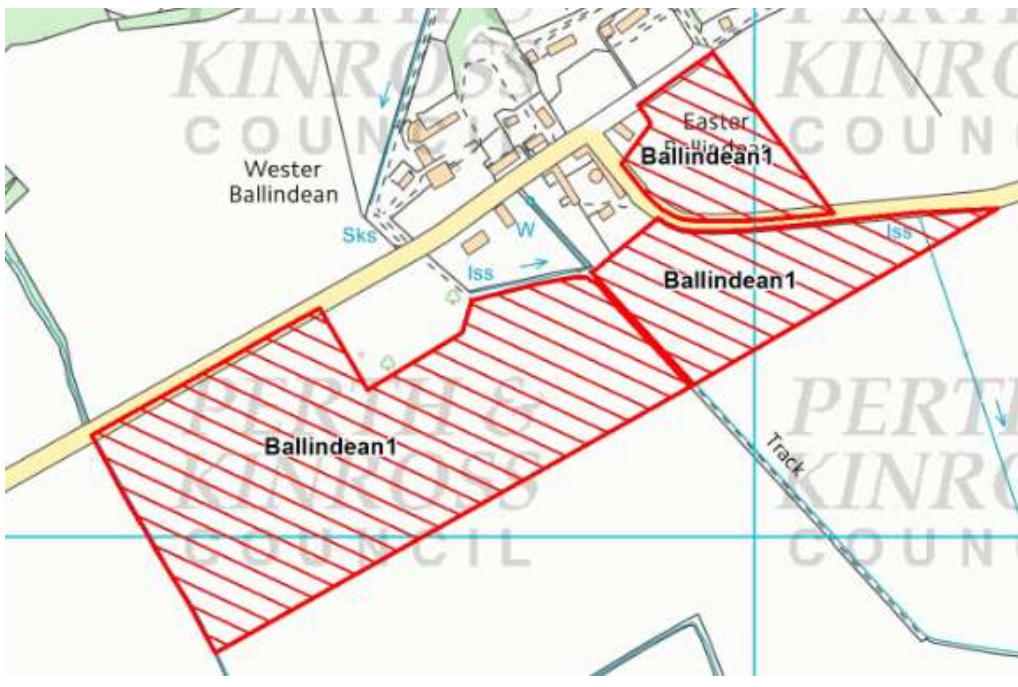



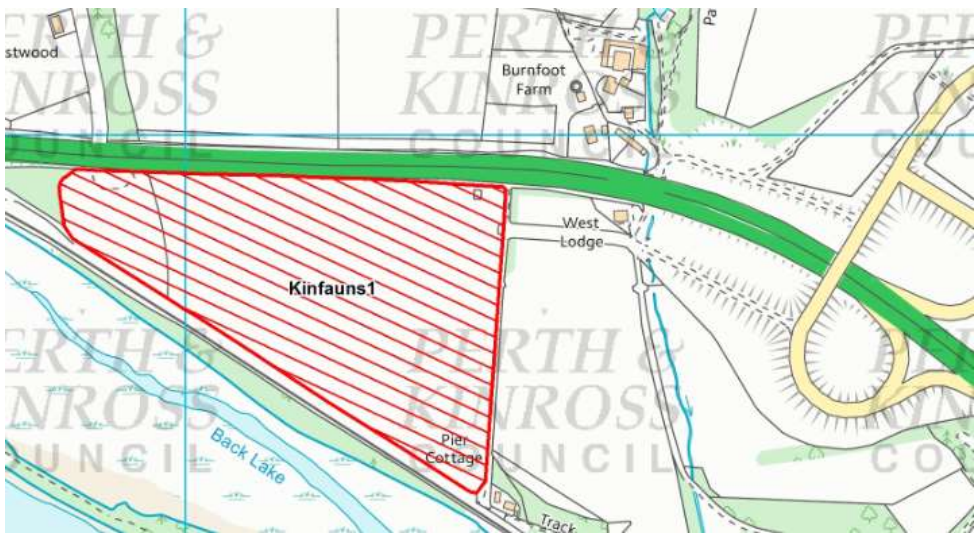
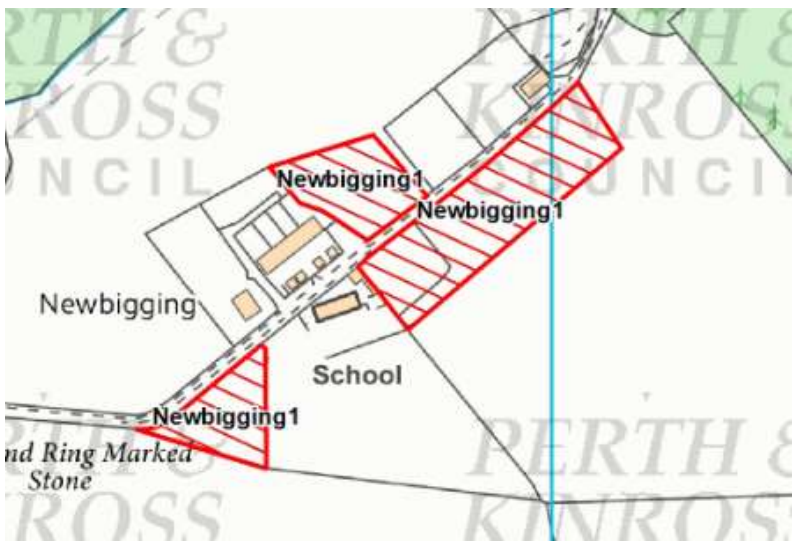
Perth Landward Area

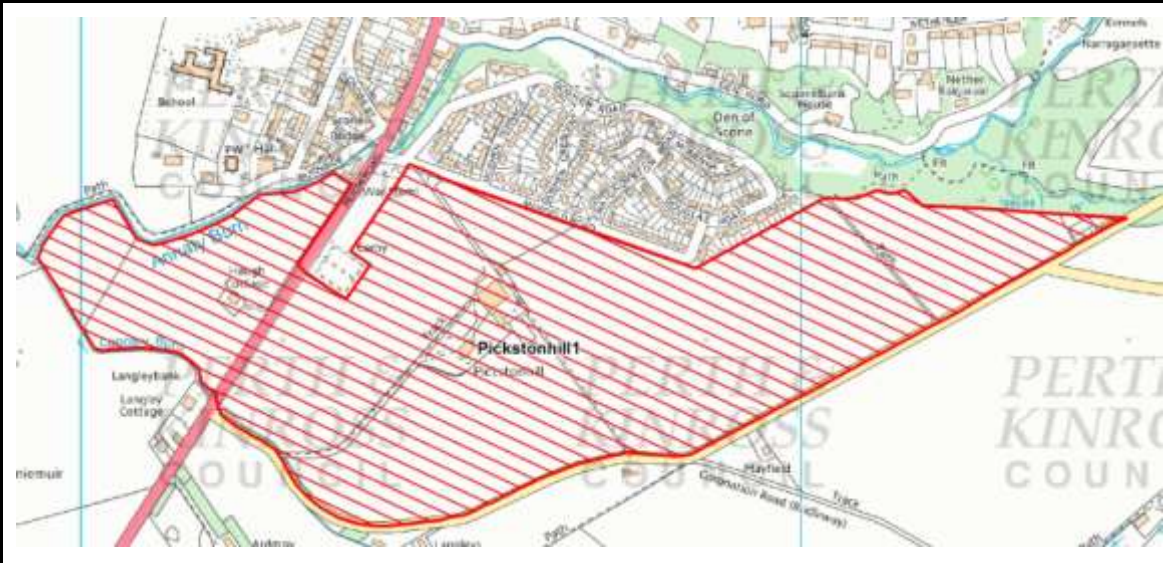
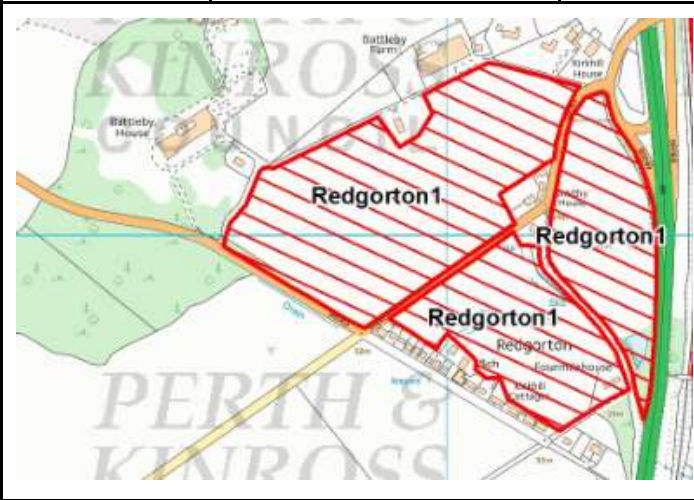
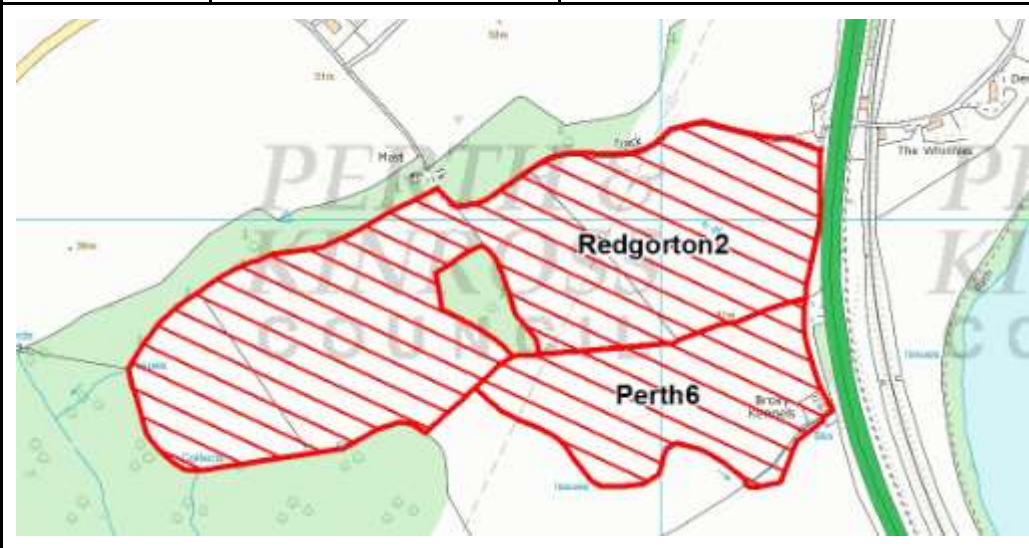
Abernyte 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
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Call for sites reference	Proposal	Reasons for not being included in MIR
Airntully 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Airntully 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Balboughty 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Ballindean 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land



Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing three areas labeled 'Ballindean1' outlined in red with diagonal hatching. The areas are located near 'Wester Ballindean' and 'Easter Ballindean'. A road labeled 'Sks' and a water feature labeled 'W' are visible. A 'Track' is also shown. The map is overlaid with a large, semi-transparent 'PERTH & KINROSS COUNCIL' watermark.</p>		
Easter Nether Bleock 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
 <p>A map showing a large area labeled 'East Nether Bleock1' outlined in red with diagonal hatching. The area is situated near 'Upper Gauls', 'Lower Gauls', and 'Perthshire Visitor Centre'. A road labeled 'Foss' and a water feature labeled 'Stonky' are visible. The map is overlaid with a large, semi-transparent 'PERTH & KINROSS COUNCIL' watermark.</p>		
Kinfauns 1	Hotel	Site already has planning permission for hotel

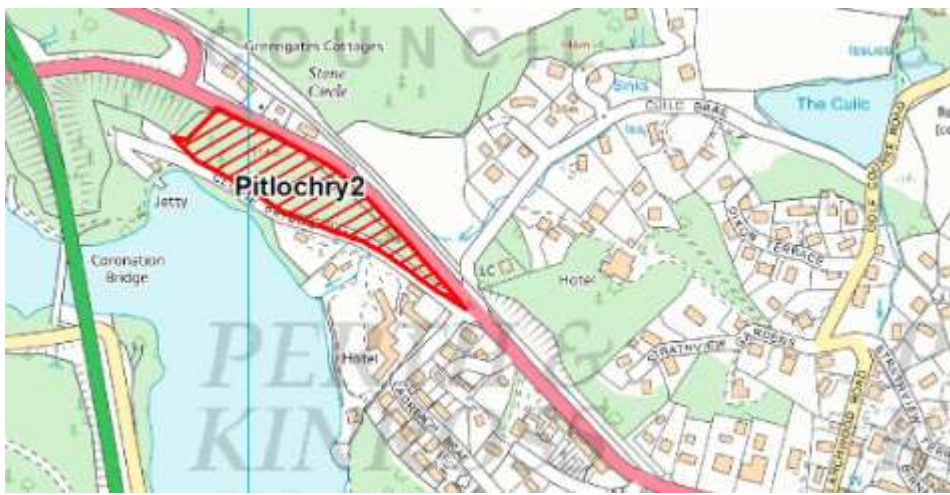

Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing the Kinfauns 1 site, which is a large, irregularly shaped area outlined in red with diagonal hatching. The site is located near a river and a road. Other labels on the map include 'Burnfoot Farm', 'West Lodge', 'Pier Cottage', 'Track', and 'Back Lake'.</p>		
Newbigging 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
 <p>A map showing the Newbigging 1 site, which is a large, irregularly shaped area outlined in red with diagonal hatching. The site is located near a road and a school. Other labels on the map include 'Newbigging', 'School', and 'nd Ring Marked Stone'.</p>		
Pickstonhill 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land


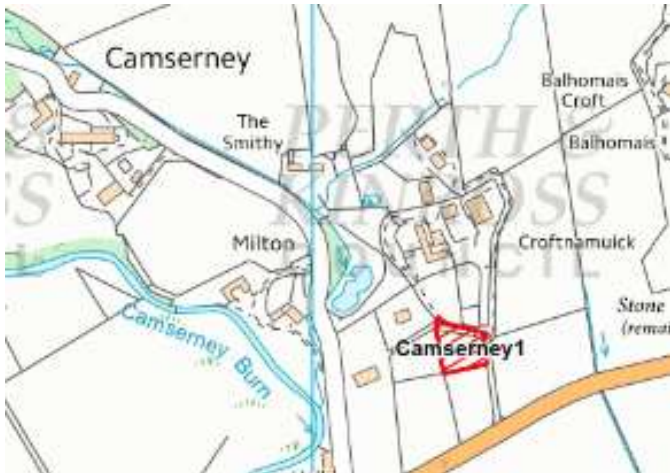
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Redgorton 1	Mixed use development (no indication of uses given)	Not in accordance with TAYplan spatial strategy
		
Redgorton 2	Removal of site from the Green Belt	Change to the Green Belt boundary is not appropriate in this location
		

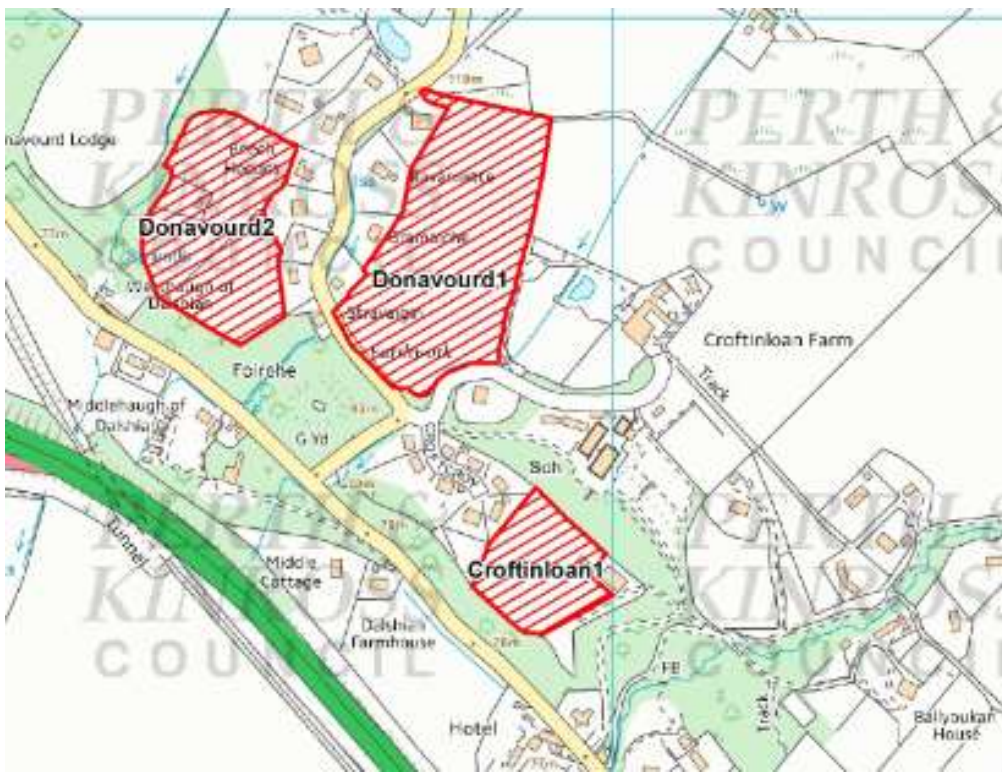

Call for sites reference	Proposal	Reasons for not being included in MIR
Westown 1 & 2	Should not be allocated for large scale development	<p>Sites not proposed for development</p> <p>Sites were previously proposed at MIR stage for mart, car auction site, hotel and housing</p>

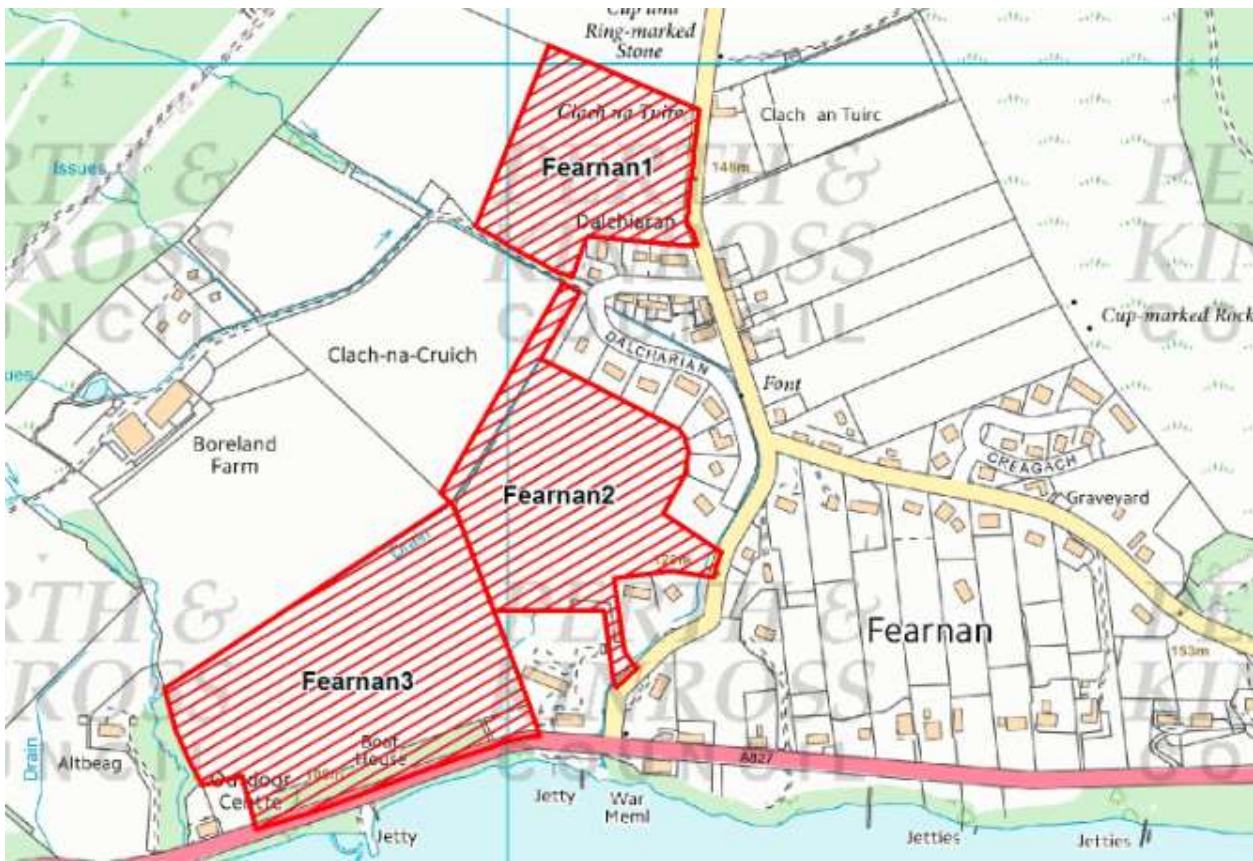



Call for sites reference	Proposal	Reasons for not being included in MIR
Highland HMA		
Dunkeld 1	Housing	Site outwith settlement boundary – more appropriately assessed against Housing in the Countryside policy
		
Pitlochry 1	Housing	Site previously rejected as a larger scale allocation at MIR stage for the adopted LDP. Site on edge of settlement boundary; access issues
		
Pitlochry 2	Housing	Any development likely to be constrained by topography and potential noise issues from the A924. This site may also be affected by the A9 dualling. Questionable whether many units could be fitted onto the site as a result.

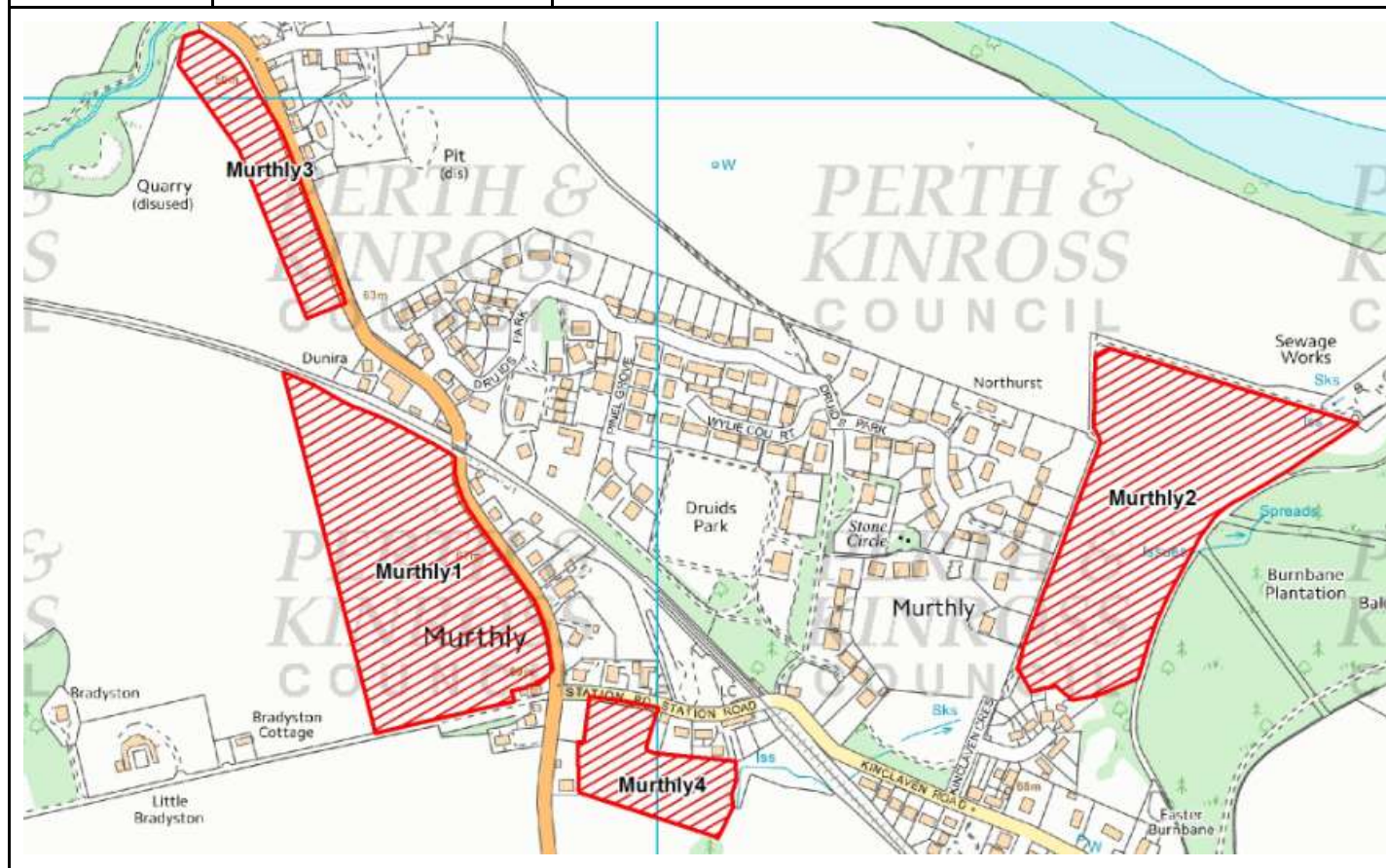
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Acharn 1	Employment	Small scale proposal more appropriately assessed through settlement boundary review
		
Ballinluig 1	Support for continued allocation of existing LDP site (H40)	Not a main issue

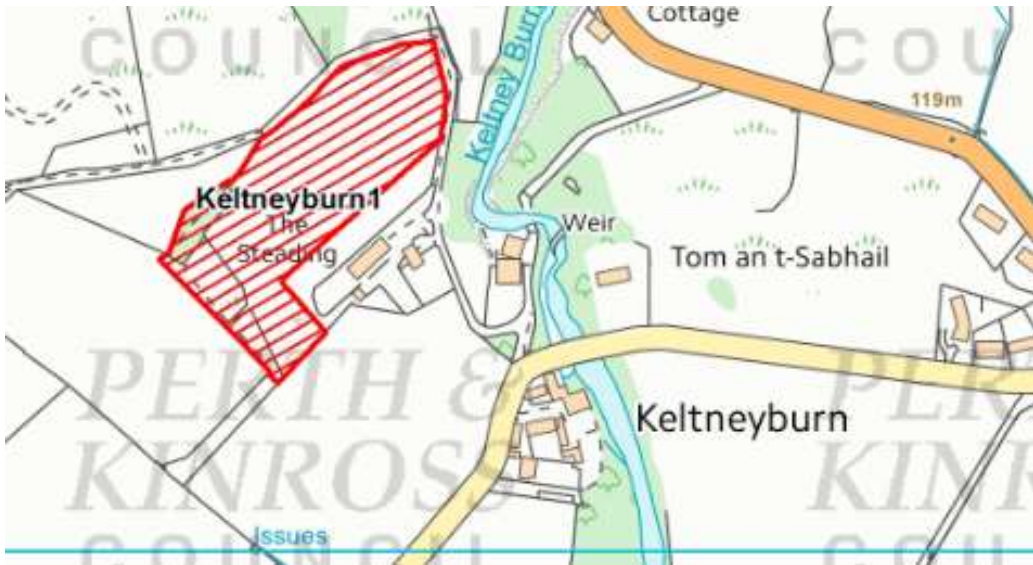

Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing the Ballinluig 1 site, which is a residential area outlined in red. The site is located near a river and a road. Labels on the map include 'The Kildan', 'Dumyat', 'Ballinluig 1', '79m', '102m', and '110m'.</p>		
Camserney 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Small scale proposal more appropriately assessed through settlement boundary review</p>
 <p>A map showing the Camserney 1 site, which is a small area outlined in red. The site is located near a river and a road. Labels on the map include 'Camserney', 'The Smithy', 'Milton', 'Balhomas Croft', 'Balhomas', 'Croftnamuick', 'Stone (remat)', and 'Camserney Burn'.</p>		
Croftinloan 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Small site within settlement boundary currently allocated as open space; proposal more appropriately assessed against existing LDP policies</p>
Donavoured 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Site previously rejected at Proposed Plan stage; Reporter found that development would not reflect the form and character of the existing pattern of development and access is by way of a steep and narrow single track road. Site is therefore unsuitable for housing development.</p>
Donavoured 2	Housing	<p>Not in accordance with TAYplan spatial strategy</p>

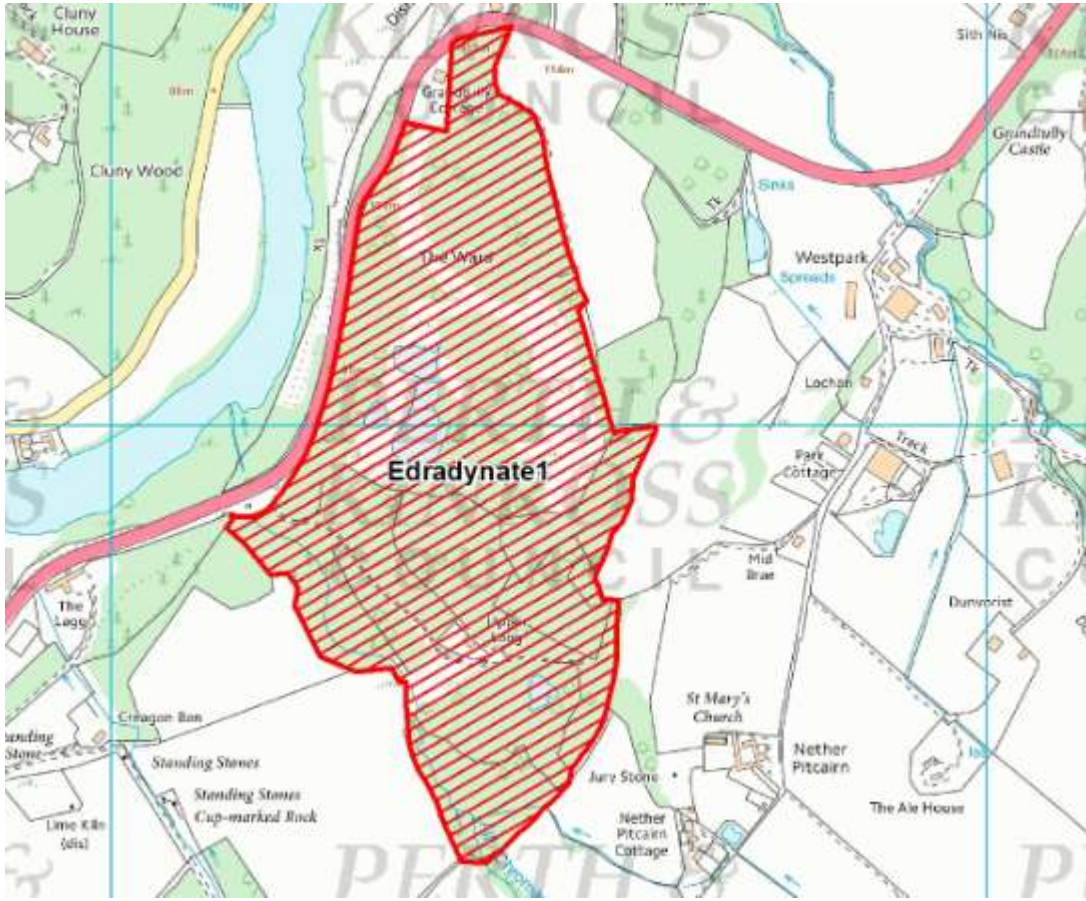
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Dull 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Small scale proposal more appropriately assessed through settlement boundary review</p>
		
Fearnan 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Reporter at previous LDP inquiry found Fearnan to be a fairly remote rural settlement with few employment opportunities and the development of a sizeable number of additional houses would not be consistent with the Proposed Plan's vision for sustainable economic growth.</p>
Fearnan 2	Housing	
Fearnan 3	Housing	
Fearnan (no ref)	Change to settlement boundary but no site boundary provided	Not a main issue

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Inver 1	Support for continued allocation of existing LDP site (E14)	Not a main issue
		
Little Ballinluig 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Already development underway to the west of the settlement. Whilst there may be some scope longer term for further development here, given the size of the settlement it is not considered appropriate to allocate another size within the next Plan period.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
Murthly 1	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Reporter previously found that the the proposed development of 10 houses at H45 (part of Murthly1) would amount to a ribbon of development along the B9099 which would mirror the form of development on the eastern site of the road but any larger housing development on this site would constitute a significant intrusion into open countryside and would substantially alter the character of the village.</p>
Murthly 2	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Site previously rejected at MIR stage</p>
Murthly 3	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Site not adjacent to settlement boundary and would constitute ribbon development which, unlike existing site H45 would only reflect the pattern on other side of the road for approx. half of the proposed site. Would also risk coalescence with Gellyburn to the north.</p>
Murthly 4	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>The previously proposed site which forms part of Murthly4 was rejected at Proposed Plan stage because of flooding issues.</p>



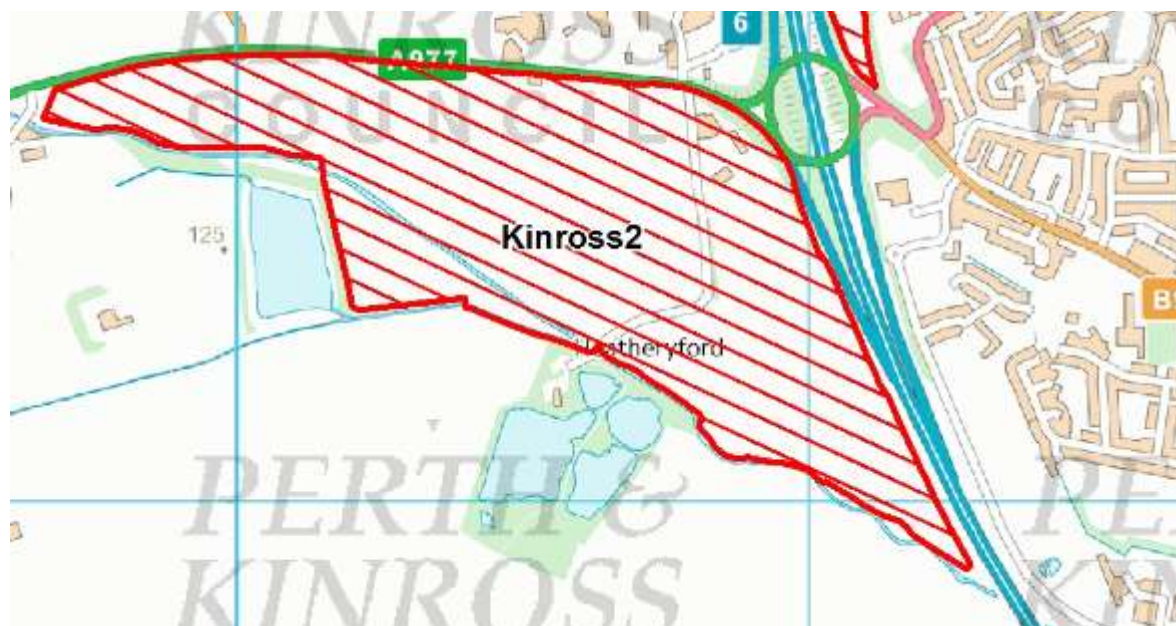
Call for sites reference	Proposal	Reasons for not being included in MIR
Highland Landward Area		
Keltneyburn 1	Housing	Not in accordance with TAYplan spatial strategy; small scale proposal more appropriately assessed against existing LDP policies
		
Tombreck 1 (Lawers)	Housing	Not in accordance with TAYplan spatial strategy Small scale proposal more appropriately assessed against existing LDP policies
		
Edradynate 1 (Strathtay)	Leisure / tourism including holiday accommodation	Not in accordance with TAYplan spatial strategy Proposal more appropriately assessed against existing LDP policies


Call for sites reference	Proposal	Reasons for not being included in MIR
	Housing	<p>Not in accordance with TAYplan spatial strategy</p> <p>Small scale proposal more appropriately assessed against existing LDP policies</p>
Rannoch Station (no ref)		


Call for sites reference	Proposal	Reasons for not being included in MIR
Kinross-shire HMA		
Kinross 1 and 5	Housing; alternative proposal to be retained as open space or developed as woodland	No need for additional housing land; better options available in Kinross Difficulties with proposals in previous LDP regarding access and impact on park have not been resolved in current submissions.




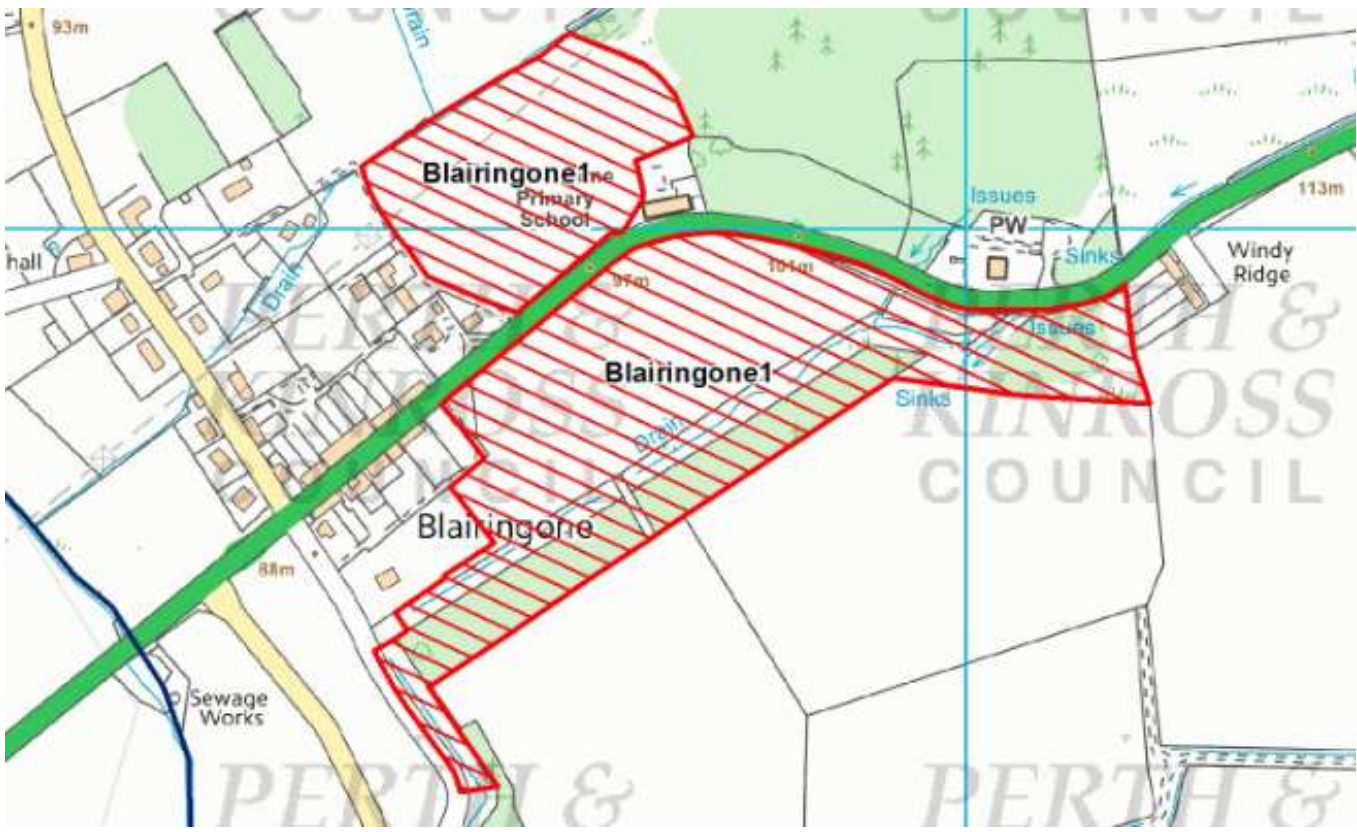
Kinross 2	Leisure, speciality shopping and commercial including hotel, small workshops and offices	TAYplan issue with uses proposed as should be town centre first policy. Difficulties with servicing and active travel connections back to Kinross. Reporter removed this site from Proposed LDP and reasons still relevant. Whilst the Council has previously supported some of this site for general employment uses there is already sufficient flexibility and choice of effective sites for this purpose within Milnathort/Kinross.
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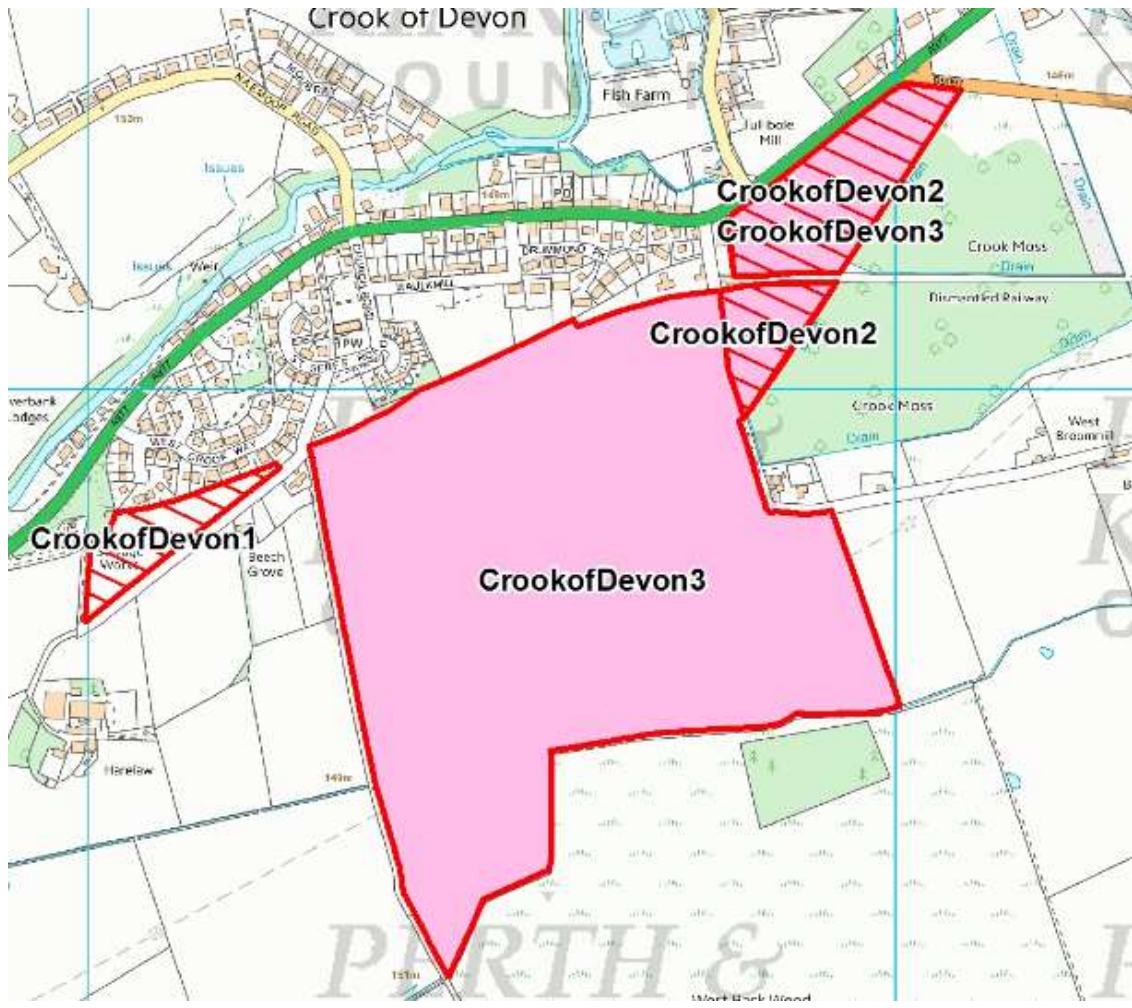
Call for sites reference	Proposal	Reasons for not being included in MIR
Kinross 4	Increase in housing density on existing allocated site (H47)	<p>Not a main issue</p> <p>Planning application submitted. Consultation through the MIR could improperly delay its determination. No housing land requirement but upping density could be supported as medium density is appropriate. However, amenity concerns in bringing housing closer to the motorway.</p>
		
Milnathort 1 (Perth Road)	Housing	<p>No need for additional housing land; better options available in Kinross</p> <p>Included in previous MIR although not carried forward into Proposed Plan. This area currently forms part of the attractive landscape setting to Milnathort, with views across the site to Burleigh Castle, Loch Leven, the Lomond Hills and Benarty Hill.</p>
Milnathort 1 (Burleigh Road)	Housing	<p>No need for additional housing land; better options available in Kinross</p> <p>Included in previous MIR although not carried forward into Proposed Plan. This area currently forms part of the attractive landscape setting to Milnathort with views across the site to Loch Leven, the Lomond Hills and Benarty Hill. Although neither was supported at Proposed Plan stage an eastern portion of the Perth Road site was considered preferable to this one.</p>
Milnathort2 (northern part of E21)	Housing	<p>No need for additional housing land; wish to retain employment allocation</p> <p>Site contributes to employment land supply/business opportunities and offers good starter/lower value business opportunity. Also difficulty with access (visibility splays to the right due to high wall). Yard to the north not part of the proposal so compatibility/bad neighbour issue.</p>
Milnathort 3 (southern part of E21)	Housing	<p>No need for additional housing land; wish to retain employment allocation</p> <p>Site contributes to employment land supply/business opportunities and offers good starter/lower value business opportunity</p>


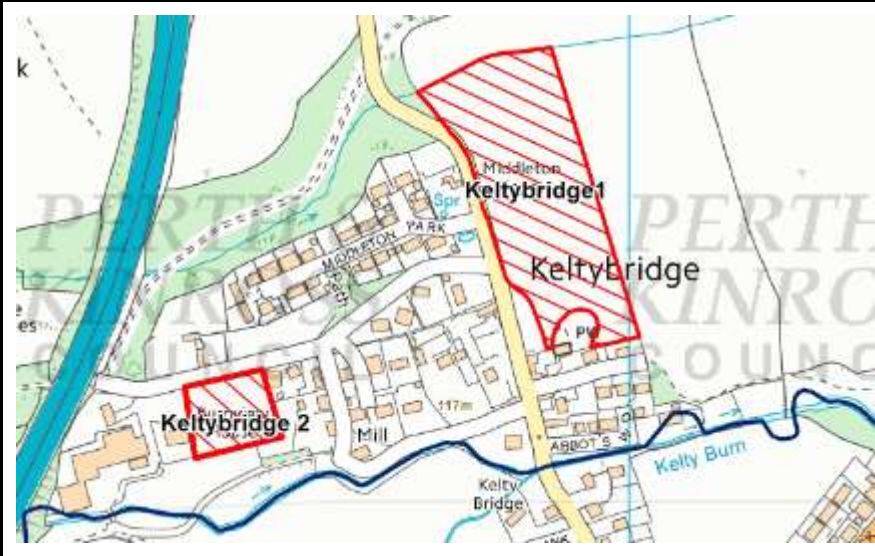
Call for sites reference	Proposal	Reasons for not being included in MIR
		
Balado 1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Site is remote from main settlement</p>
Balado 2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>No requirement for this scale of development here. H51 allocation for 35 homes sufficient for this LDP (decision notice for permission in principle issued 12 June 2014).</p>
Balado 3	Mixed use development including housing (possibly retirement village) and tourism	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Need to retain employment land; not a suitable location for housing. Previously resisted through LDP process and reporter backed Council's position</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
		
Blairingone1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Scale of both sites together not appropriate. Need to consider a less traditional approach to delivery including community methods. Supplementary guidance should be prepared led by community.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
	<p>Two proposals:</p> <ol style="list-style-type: none"> 1. Replacement manse, community parking and amenity land 2. Housing 	<ol style="list-style-type: none"> 1. Proposal would be more appropriately assessed against existing LDP policies 2. Not in accordance with TAYplan spatial strategy; no need for additional housing land

Call for sites reference	Proposal	Reasons for not being included in MIR
Crook of Devon 2 + 3	<p>Housing, community and employment uses and possibly a by-pass</p> <p>Alternative smaller site could incorporate traffic calming measures on the A977</p>	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land.</p> <p>Reporter backed the Council's decision to not support a similar site stating that "The development of the substantial open field to the east of the village hall would erode the countryside gap between Crook of Devon and the outlying hamlet of Drum, and would be prominent on the approach to the village from the east. Even if there were a need for further housing in the village this site would not be suitable."</p> <p>The David Tyldesley and Associates Landscape Capacity Study identifies wetland and ground conditions being a physical constraint and the area as part of old moss which is an important landscape feature characteristic of the area. It is considered that these proposals would not link to settlement pattern/form and would blur distinction between Crook of Devon and Drum, and are conspicuous from main roads.</p> <p>Scale of the large site particularly totally inappropriate to character of settlement. At a medium density of housing Crook of Devon 2 could provide over 100 homes whilst Crook of Devon 3 even as mixed use site could provide over 600 homes. Open fields provide discrete setting; and both proposals would detract from linear form of Crook of Devon and the settlement pattern between it and Drum.</p> <p>Unclear if there is an issue with current junction arrangement but a different smaller scale proposal is preferred in the MIR. The preferred site (just area north of the old railway line in Crook of Devon 2) would have a low capacity for its size to reflect the landscaping requirements (it detracts less than either Crook of Devon 2 or 3 in terms of impact on settlement form, and has requirement for a landscape framework which seeks to retain some visual separation between Crook of Devon and Drum, this also in turn further reduces its capacity to around 50 homes which better accords with TAYplan spatial strategy). If supporting this preferred site can improve any identified road/traffic issues and provide a growth project for drainage improvements in Drum, then the benefit of assisting with these LDP objectives could outweigh residual landscape impacts.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Very prominent approaching from the west, no footpath connection into village. This area of land was considered through the David Tyldesley and associates Landscape Capacity Study which identifies it as 'Open, rising ground in the Devon Valley detached from the villages, (with a) strong rural character' and developing it 'Would detract from the linear form of Drum and Crook of Devon and the settlement pattern between them.' Site was previously rejected at LDP Proposed Plan stage, Reporter agreed and supported this position.</p>

Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing a residential area with a red hatched polygon labeled 'Crook of Devon 4'. The area is bounded by a road to the north and a river to the east. Other features include a school, a church, and various residential plots.</p>		
Keltybridge1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Prominent position, scale inappropriate, impact on historic character of Keltybridge and there is no defensible natural boundary to the east. Resisted through previous LDP, and reporter agreed with Council's position.</p>
Keltybridge2	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Site provides a separation between the farm buildings and the dwellings in Keltybridge, may not be compatible with the neighbouring working farm and affects the setting of the village, was identified as village setting in Kinross Area Local Plan 2004. Site previously rejected through LDP process .</p>
 <p>A map showing two residential areas, Keltybridge 1 and Keltybridge 2, both outlined with red hatched polygons. Keltybridge 1 is located to the north of Keltybridge 2. The map includes a river, a road, and various residential plots. Labels include 'Keltybridge 1', 'Keltybridge 2', 'Kelty Burn', and 'Kelty Bridge'.</p>		

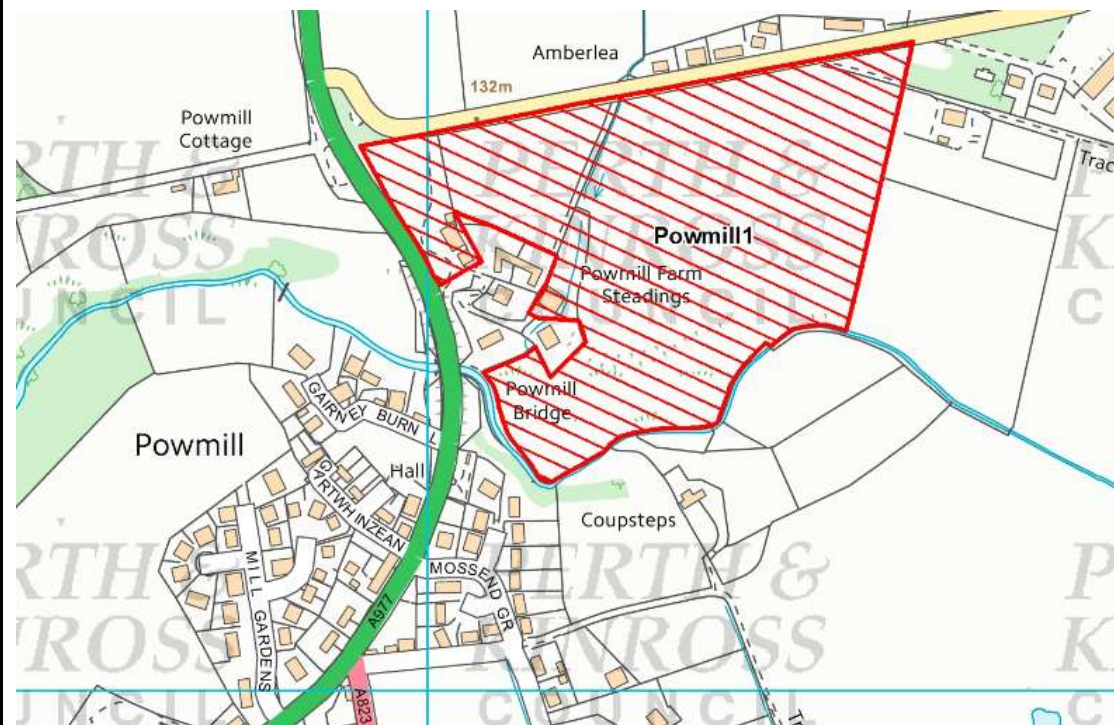
Call for sites reference	Proposal	Reasons for not being included in MIR
Maryburgh1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land Sufficient infill opportunities already provided; not a main issue.



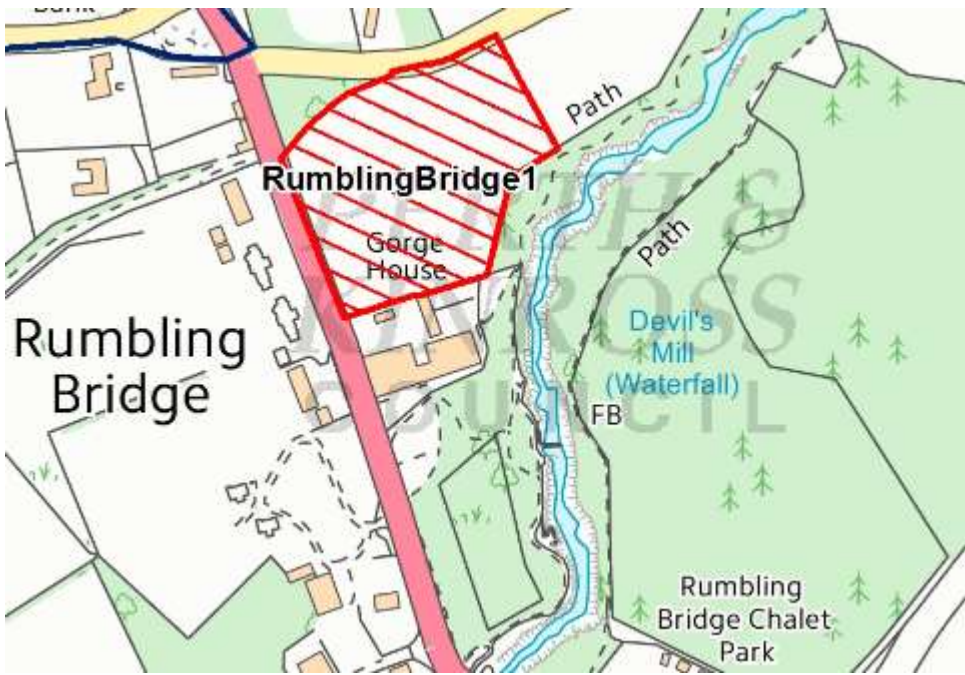
Kinnesswood1	Housing (single plot)	Small scale proposal more appropriately assessed through settlement boundary review; not a main issue
Kinnesswood2	Inclusion of land within settlement boundary	If included within open space designation and within settlement boundary then argument could be made that land is not of recreational or amenity purpose under policy CF1 thus allowing development or that a proposal involves a small part of the site and development would not undermine the wider sites use for recreation. The best way to protect the amenity of this land is to exclude it from the settlement envelope and apply policy PM4.



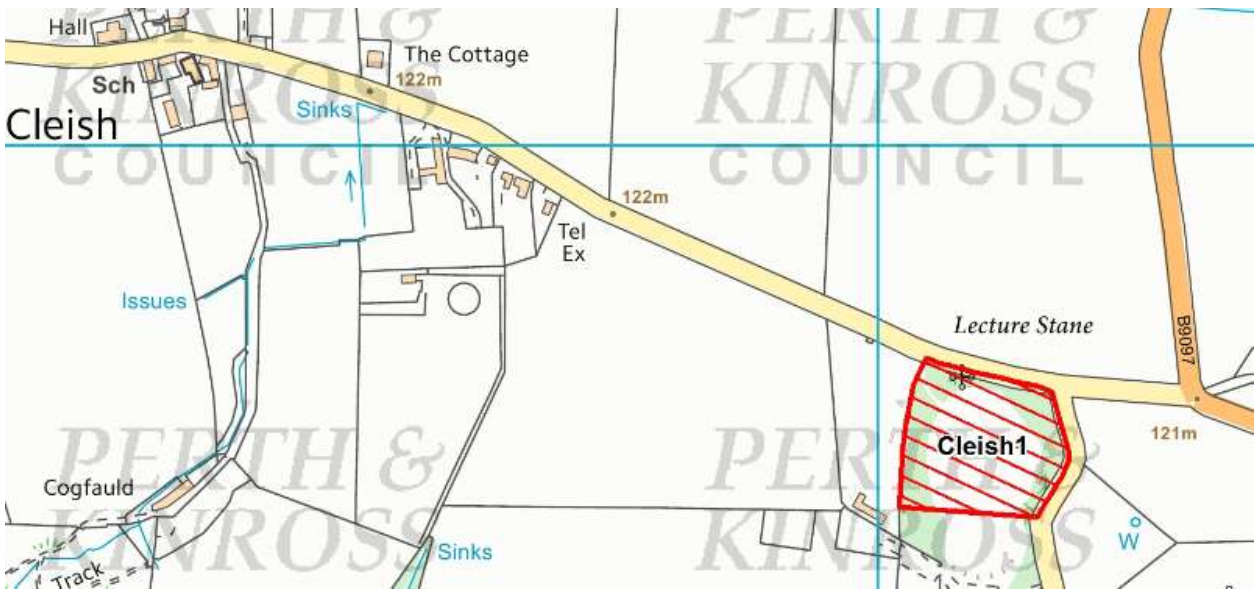
Call for sites reference	Proposal	Reasons for not being included in MIR
Powmill1	Mixed use development including housing, commercial, retail and leisure	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Scale inappropriate, flood risk issue to south, issue with connection to existing settlement, access difficulties, conspicuous on high ground and could dominate the village, detracts from linear form, important to landform of the burn, and relationship of village with Gairney Burn. Preferred strategy is to support the brownfield development of the Gartwhinzean Hotel and steading which has planning permission until 31st March 2016.</p>



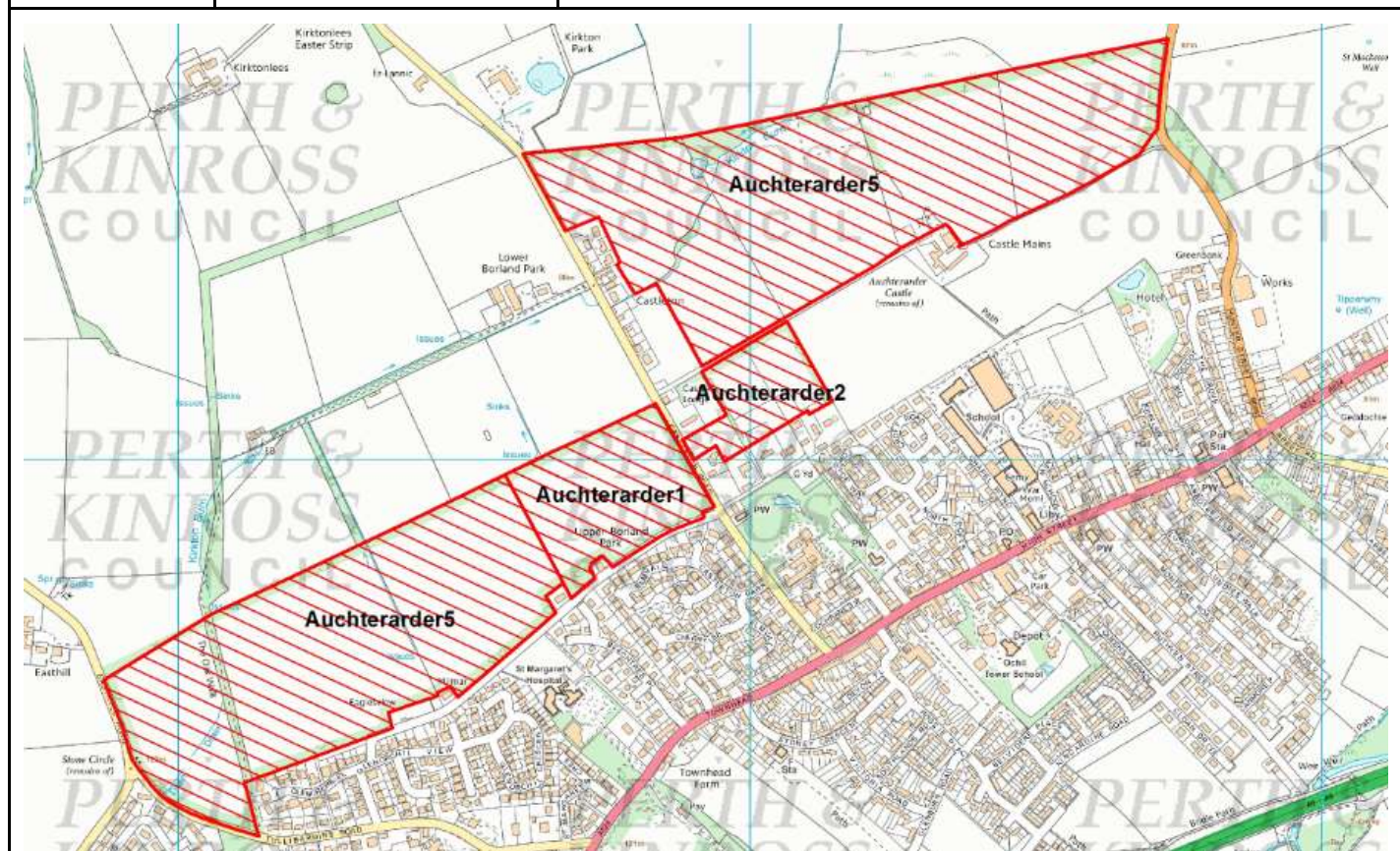
Rumbling Bridge1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Landscape/impact on gorge is an issue. Previously resisted through LDP.</p>
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Call for sites reference	Proposal	Reasons for not being included in MIR
		
Scotlandwell1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Outwith settlement boundary and encourages ribbon development.</p>
Scotlandwell2	Housing and community woodland	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Site appears at medium risk of flooding in SEPA flood maps.</p>
Scotlandwell3	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>No need for this scale, would interrupt views out from village over important greenspace and would affect the connection between the conservation area and the countryside beyond. Previously rejected through LDP and reporter supported the Council's position</p>
Scotlandwell4	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Backland development, negative impact on conservation area and settlement form/pattern.</p>


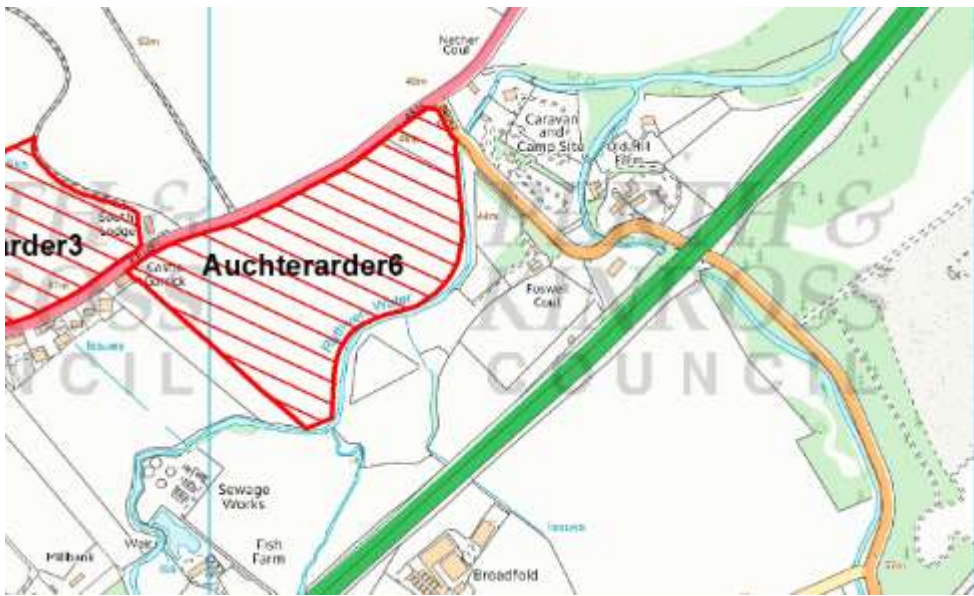
Call for sites reference	Proposal	Reasons for not being included in MIR
Kinross Landward Area		
Blairforge 1	Housing	<p>Not in accordance with TAYplan spatial strategy; no need for additional housing land</p> <p>Not an identified settlement so more appropriately assessed against housing in the countryside policy and supplementary guidance. Resisted through previous LDP, and reporter agreed with Council's position.</p>
Cleish1	Housing	Site outwith settlement boundary – more appropriately assessed against Housing in the Countryside policy.

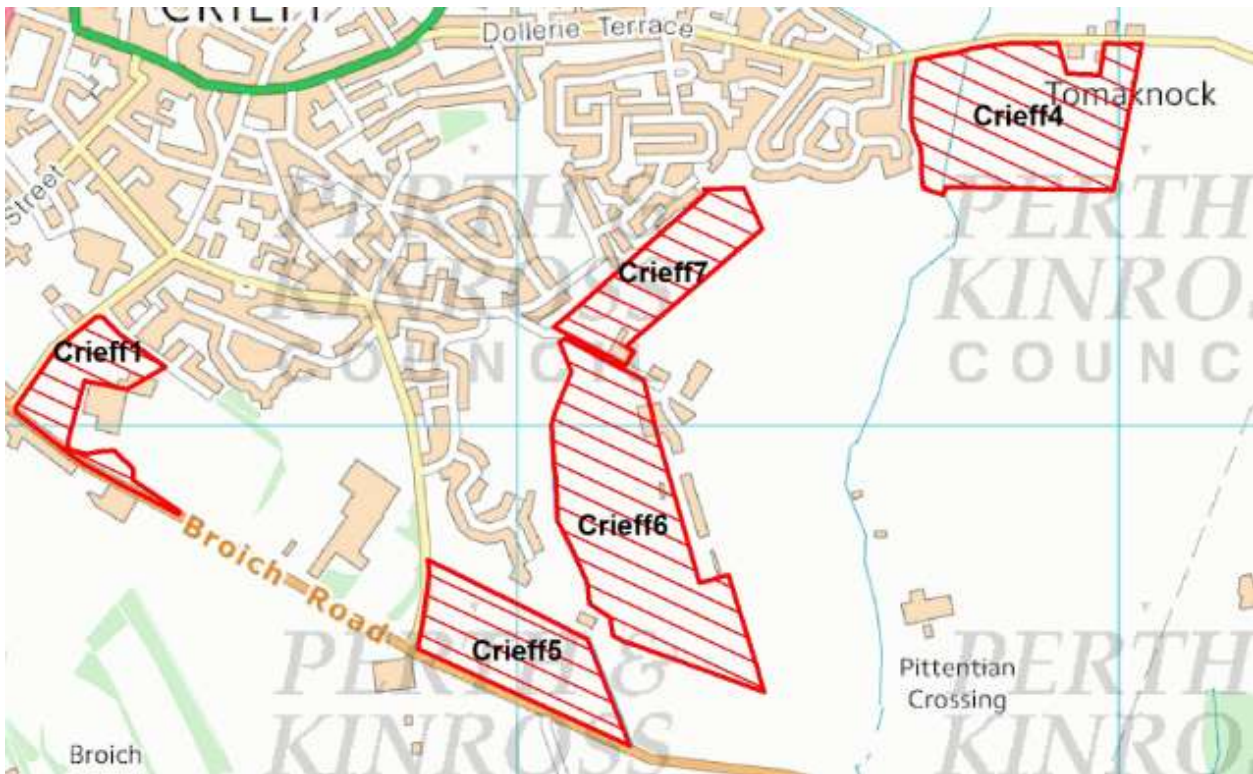

Call for sites reference	Proposal	Reasons for not being included in MIR
	 <p>The map shows the Cleish area with several landmarks and features. A red hatched area is labeled 'Cleish1'. Other labels include 'Hall', 'Sch', 'The Cottage 122m', 'Sinks', 'Tel Ex', 'Lecture Stane', 'Cogfauld', 'Track', 'Issues', 'B9097', and '121m'. A blue line runs horizontally across the map, and a blue arrow points upwards near 'Sinks'.</p>	



Call for sites reference	Proposal	Reasons for not being included in MIR
Strathearn HMA		
Auchterarder 1	Housing	No need for additional housing land This site has been previously considered and rejected at LDP examination as extension to the Auchterarder Framework sites.
Auchterarder 2	Housing	Not a main issue as already inside settlement boundary and parts of the site already have planning consent.
Auchterarder 5	Housing with sports facilities	No need for additional housing land This site has been previously considered and rejected at LDP examination as extension to the Auchterarder Framework sites.



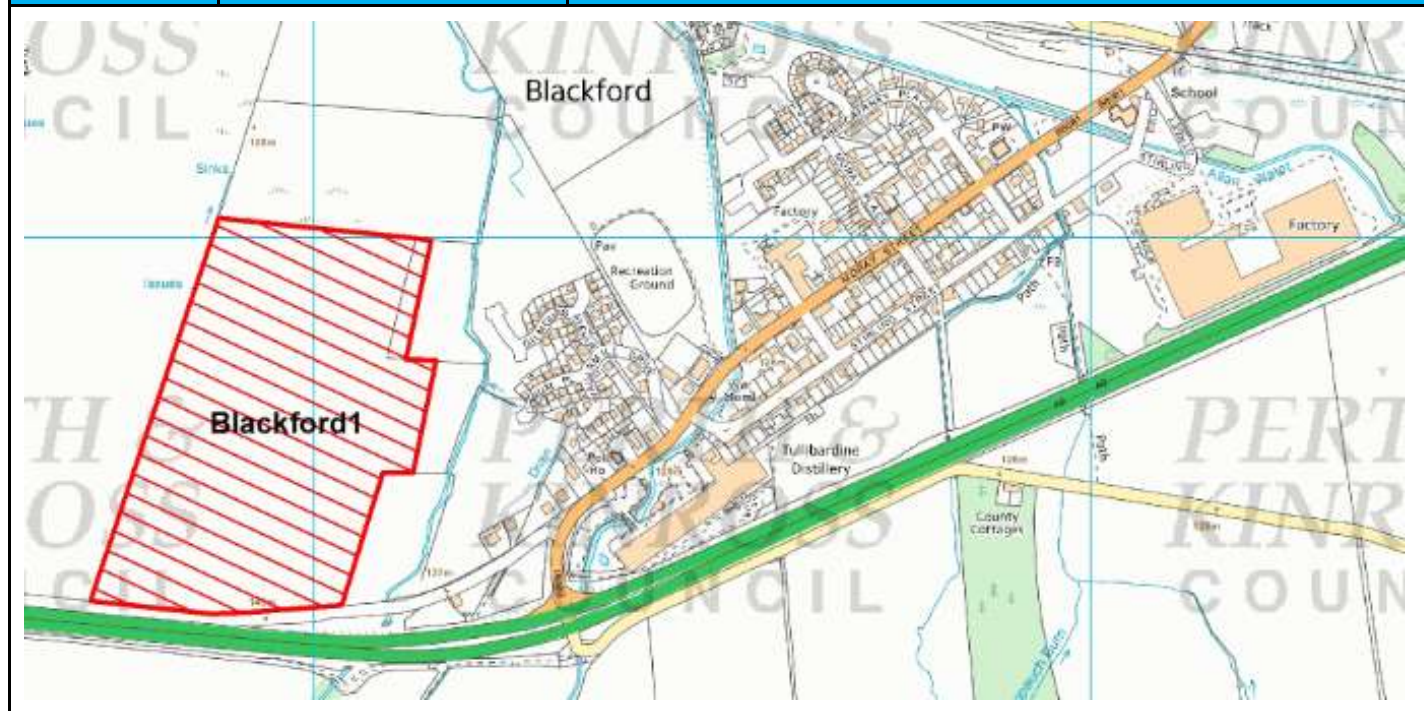
Auchterarder 4	Housing	No need for additional housing land; better options available within HMA Part of the site was previously considered but not taken forward.
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Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map showing the Auchterarder 4 site, which is a residential area outlined in red. The site is located near Ruthven Towers, Ruthven Mill, and Ruthven Terrace. The map also shows the River Forth and the A9 road.</p>		
Auchterarder 6	Mixed use development	No need for additional housing land; better options available within HMA
 <p>A map showing the Auchterarder 6 site, which is a large area outlined in red. The site is located near Auchterarder 3, Auchterarder 4, and Auchterarder 5. The map also shows the River Forth and the A9 road.</p>		
Crieff 1	Maintain the retail allocation	Already allocated in LDP for retail use. Has an implemented consent for retail.
Crieff 4	Housing	No need for additional housing land; better options available within HMA Site previously considered as a MIR option but rejected due to landscape impact
Crieff 5	Housing, supermarket and pub / restaurant	No need for additional housing land; better options available within HMA
Crieff 6	Housing	No need for additional housing land; better options available within HMA

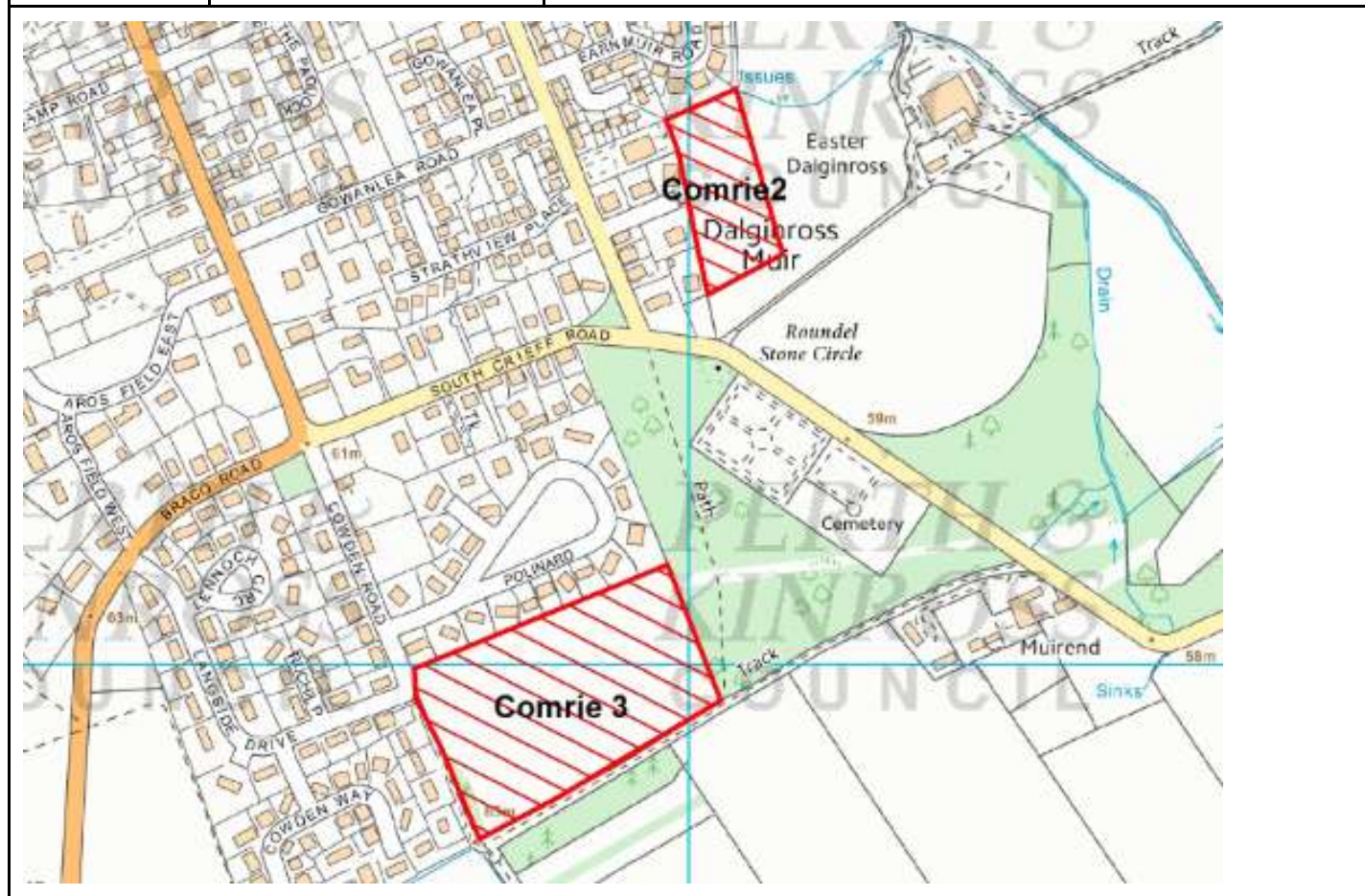
Call for sites reference	Proposal	Reasons for not being included in MIR
Crieff 7	Housing	No need for additional housing land; better options available within HMA
		
Crieff 2	Housing	No need for additional housing land; better options available within HMA Site rejected at LDP examination
		
Crieff 3	Housing	No need for additional housing land; better options available within HMA Site rejected at LDP examination


Call for sites reference	Proposal	Reasons for not being included in MIR
		
Aberuthven 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Blackford 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land

Call for sites reference	Proposal	Reasons for not being included in MIR
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Comrie 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Comrie 3	Already allocated in LDP: Site H58	Action programme notes no progress since LDP adoption



Call for sites reference	Proposal	Reasons for not being included in MIR
Fowlis Wester 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
		
Gilmerton 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land Previously rejected at MIR stage
Gilmerton 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land Previously rejected at MIR stage

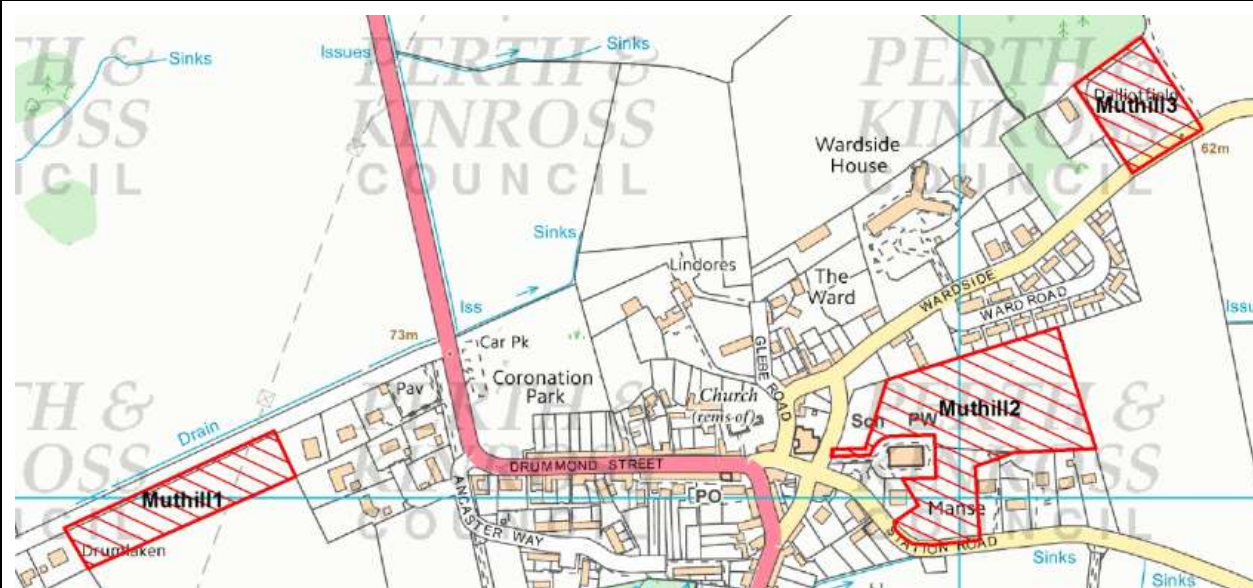
Call for sites reference	Proposal	Reasons for not being included in MIR
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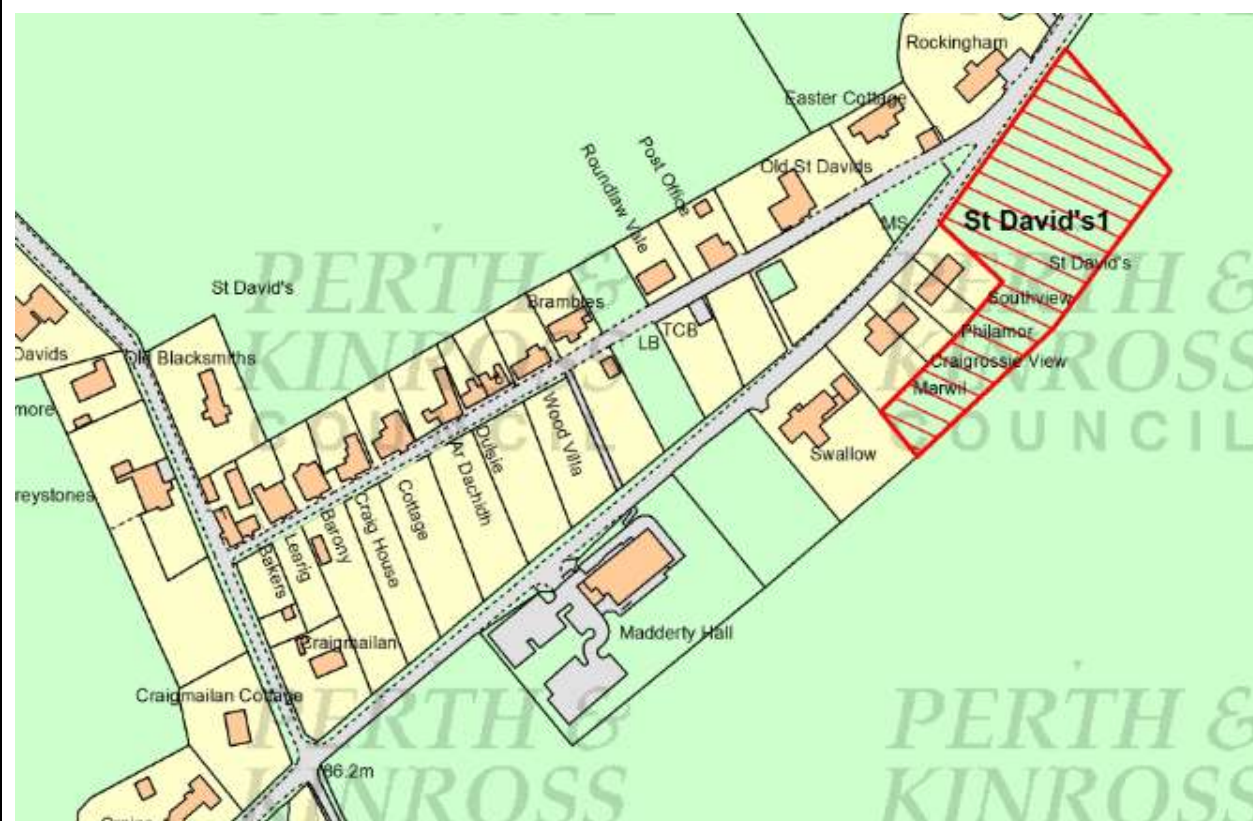
Gleneagles 1	Settlement boundary change and housing	Not a main issue: proposal more appropriately assessed through settlement boundary review
Gleneagles 2	Housing	<p>Not a main issue; proposal more appropriately assessed against existing LDP policies</p> <p>Inside settlement boundary. Planning application ref 15/01211/FLL pending consideration at time of writing. :</p>



Call for sites reference	Proposal	Reasons for not being included in MIR
Muthill 1	Settlement boundary amendment and housing	Not a main issue: proposal more appropriately assessed through settlement boundary review
Muthill 2	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
Muthill 3	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land



St David's 1	Settlement boundary amendment	Not a main issue: proposal more appropriately assessed through settlement boundary review
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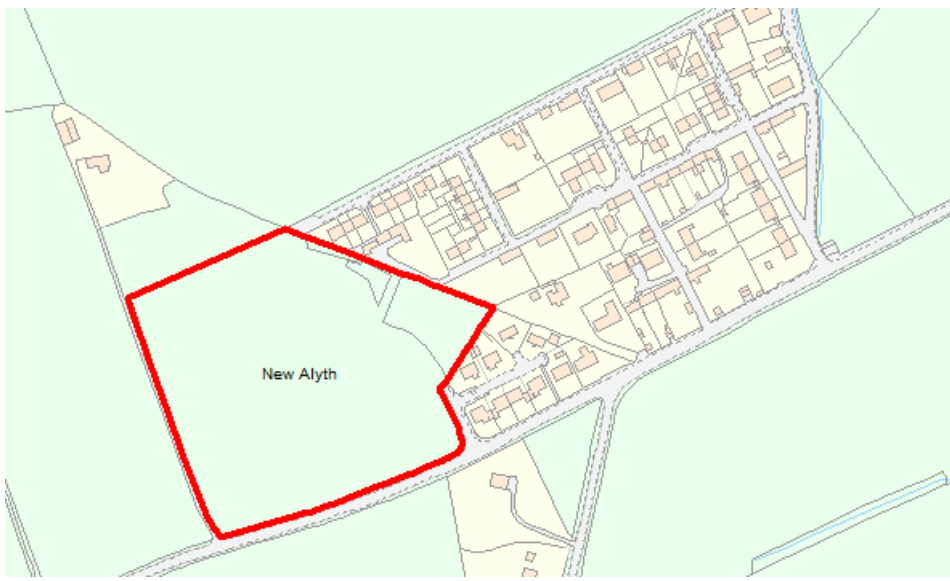
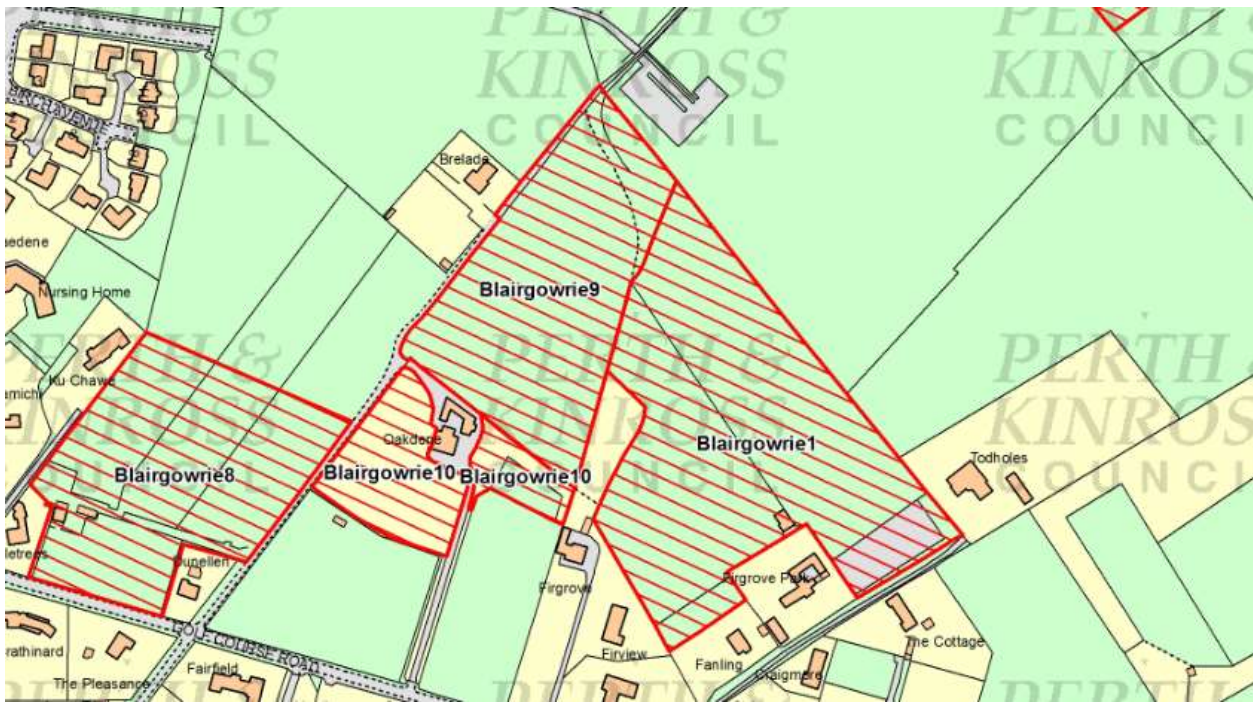
Call for sites reference	Proposal	Reasons for not being included in MIR
Strathmore HMA		
Alyth 1	Housing	Better options available within HMA
Alyth 2	Housing	Better options available within HMA Various constraints with site; previously rejected through LDP process.

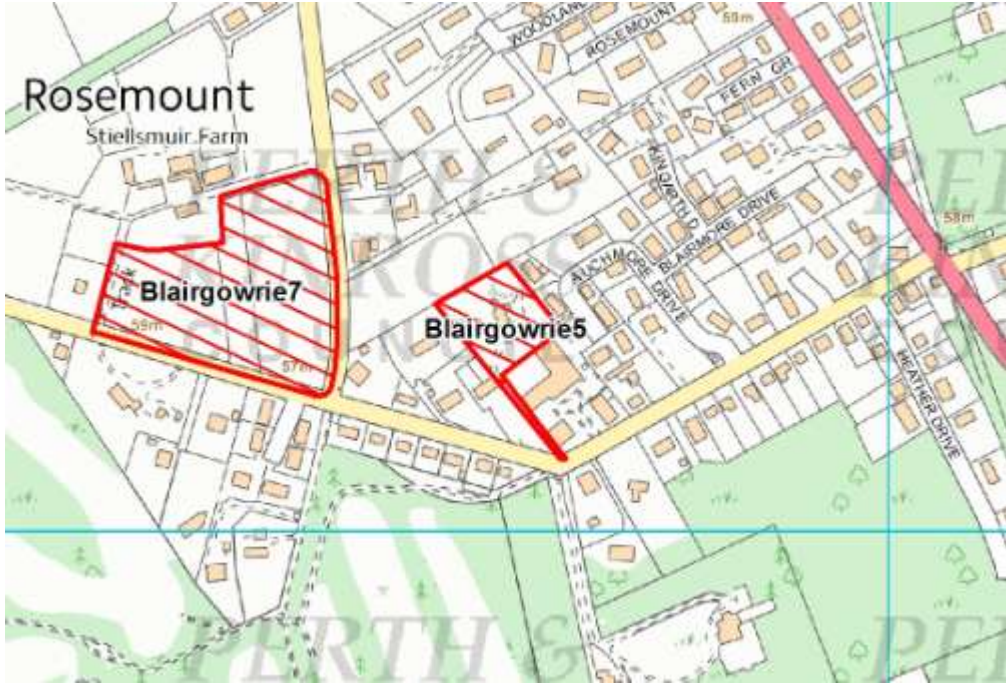


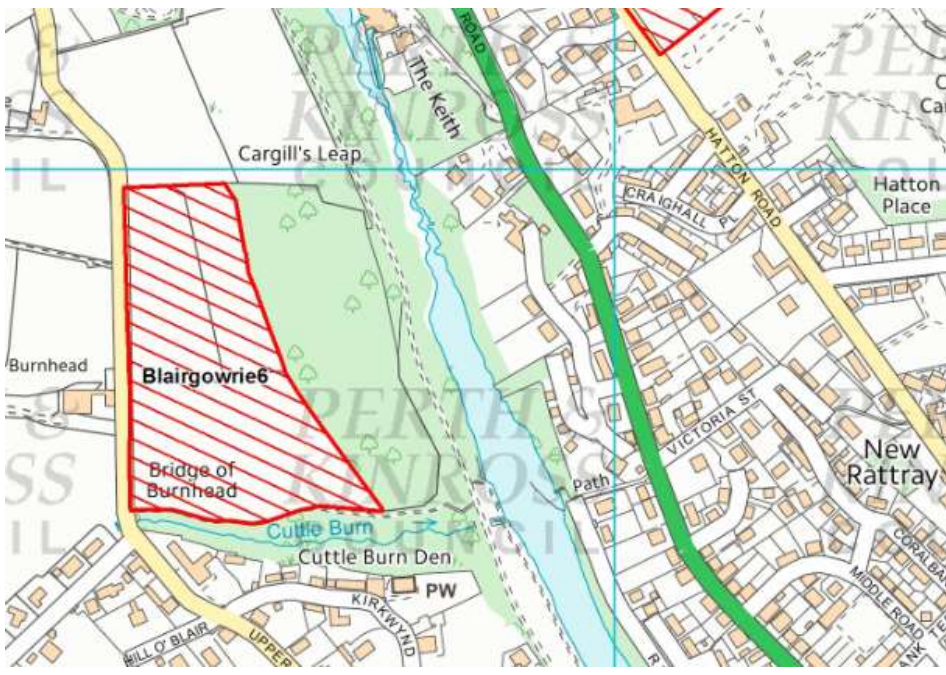
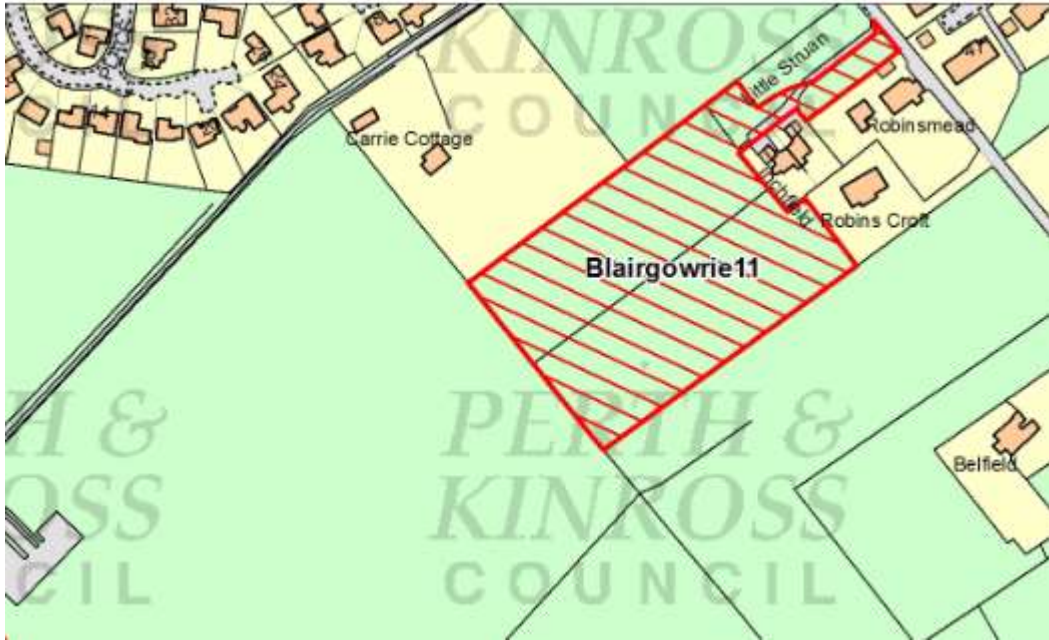
Alyth 4	Housing	Better options available within HMA
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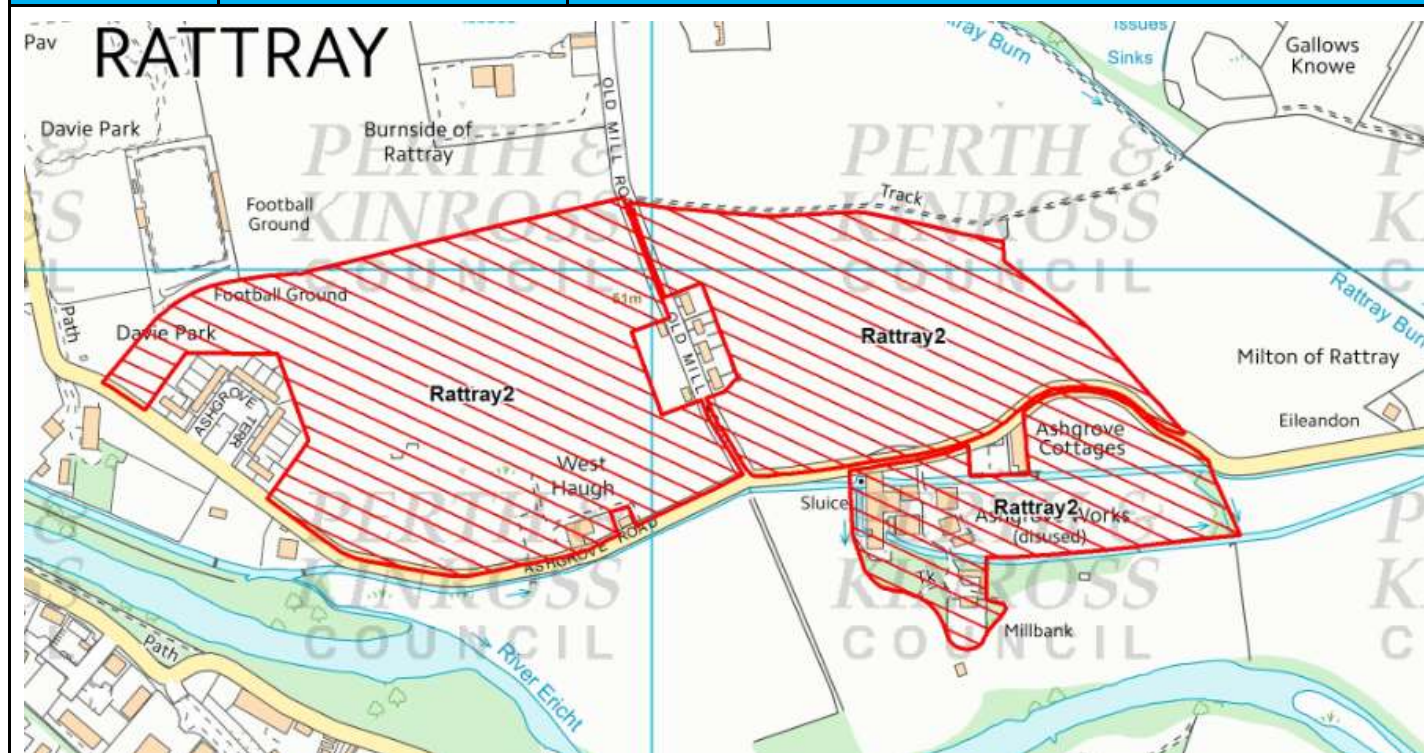
New Alyth	Extension to existing housing site H61	Not in accordance with TAYplan spatial strategy; better options available within HMA
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Call for sites reference	Proposal	Reasons for not being included in MIR
		
Blairgowrie 1	Housing	<p>Considered as an issue to revise current land use designation</p> <p>Rosemount open space issue – boundaries around properties to be assessed to ensure open space designation is correctly applied</p>
Blairgowrie 9	Housing	<p>Considered as an issue to revise current land use designation</p> <p>Rosemount open space issue – boundaries around properties to be assessed to ensure open space designation is correctly applied</p>
Blairgowrie 10	Removal of existing open space designation	<p>Considered as an issue to revise current land use designation</p> <p>Rosemount open space issue – boundaries around properties to be assessed to ensure open space designation is correctly applied</p>
		

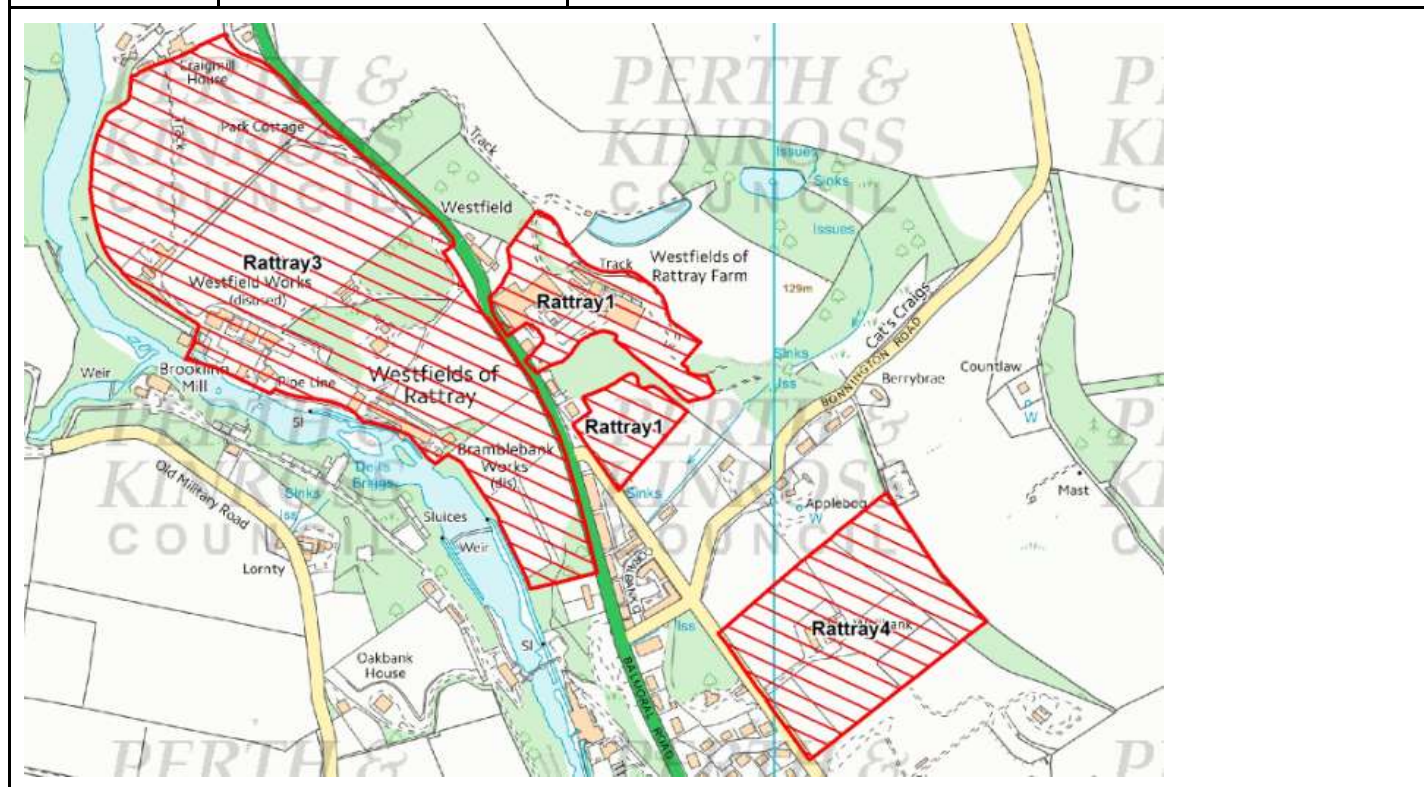
Call for sites reference	Proposal	Reasons for not being included in MIR
Blairgowrie 5	Housing	Not a main issue; proposal more appropriately assessed against existing LDP policies Small site within settlement boundary
Blairgowrie 7	Housing	Considered as an issue to revise current land use designation Rosemount open space issue – boundaries around properties to be assessed to ensure open space designation is correctly applied
		
Blairgowrie 6	Housing	Better options available within HMA Various constraints with site, site previously rejected through LDP process

Call for sites reference	Proposal	Reasons for not being included in MIR
 <p>A map of the Blairgowrie 6 area. A red hatched polygon outlines a site bounded by Burnhead to the west, Cargill's Leap to the north, and the Cuttle Burn to the south. The Cuttle Burn flows from the north towards the south, passing through the site. To the east of the site is a residential area with streets like Victoria St and Hatton Place. Other labels include Burnhead, Bridge of Burnhead, Cuttle Burn Den, and PW.</p>		
Blairgowrie 11	Housing	<p>Considered as an issue to revise current land use designation</p> <p>Rosemount open space issue – boundaries around properties to be assessed to ensure open space designation is correctly applied</p>
 <p>A map of the Blairgowrie 11 area. A red hatched polygon outlines a site. To the north of the site is a residential area with streets like Little Stuart. Other labels include Carrie Cottage, Robinsmead, Robins Croft, and Belfield. The background is a light green color.</p>		
Rattray 2	Mixed use development including housing, commercial and educational	<p>Better options available within HMA</p> <p>Deliverability likely to be an issue as new river crossing would be required</p>

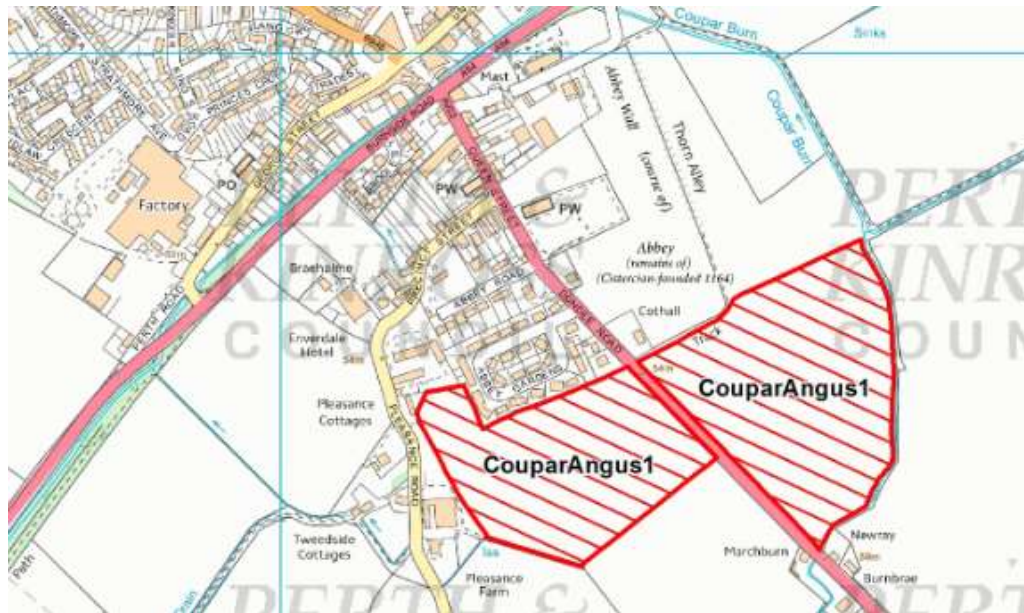
Call for sites reference	Proposal	Reasons for not being included in MIR
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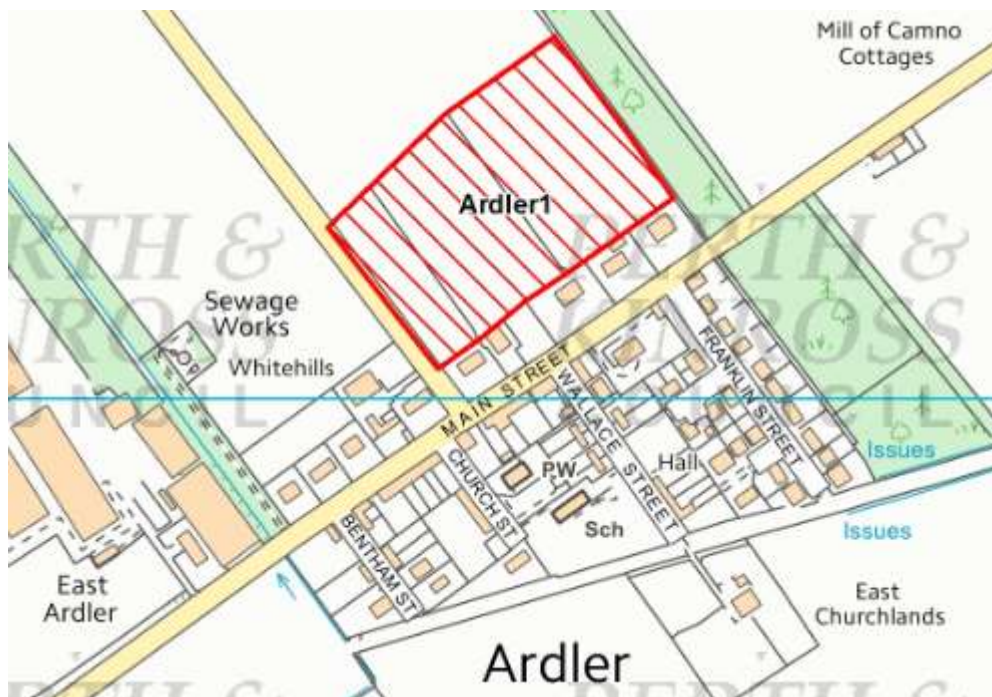
Rattray 3	Mixed use development including housing, commercial, educational	Better options available within HMA
Rattray 4	Housing	Better options available within HMA Visually prominent site; potential landscape issues; site previously rejected through LDP process




Call for sites reference	Proposal	Reasons for not being included in MIR
Coupar Angus 1	Housing	Better options available within HMA Various constraints with sites; safeguarded for bypass; flooding; archaeology

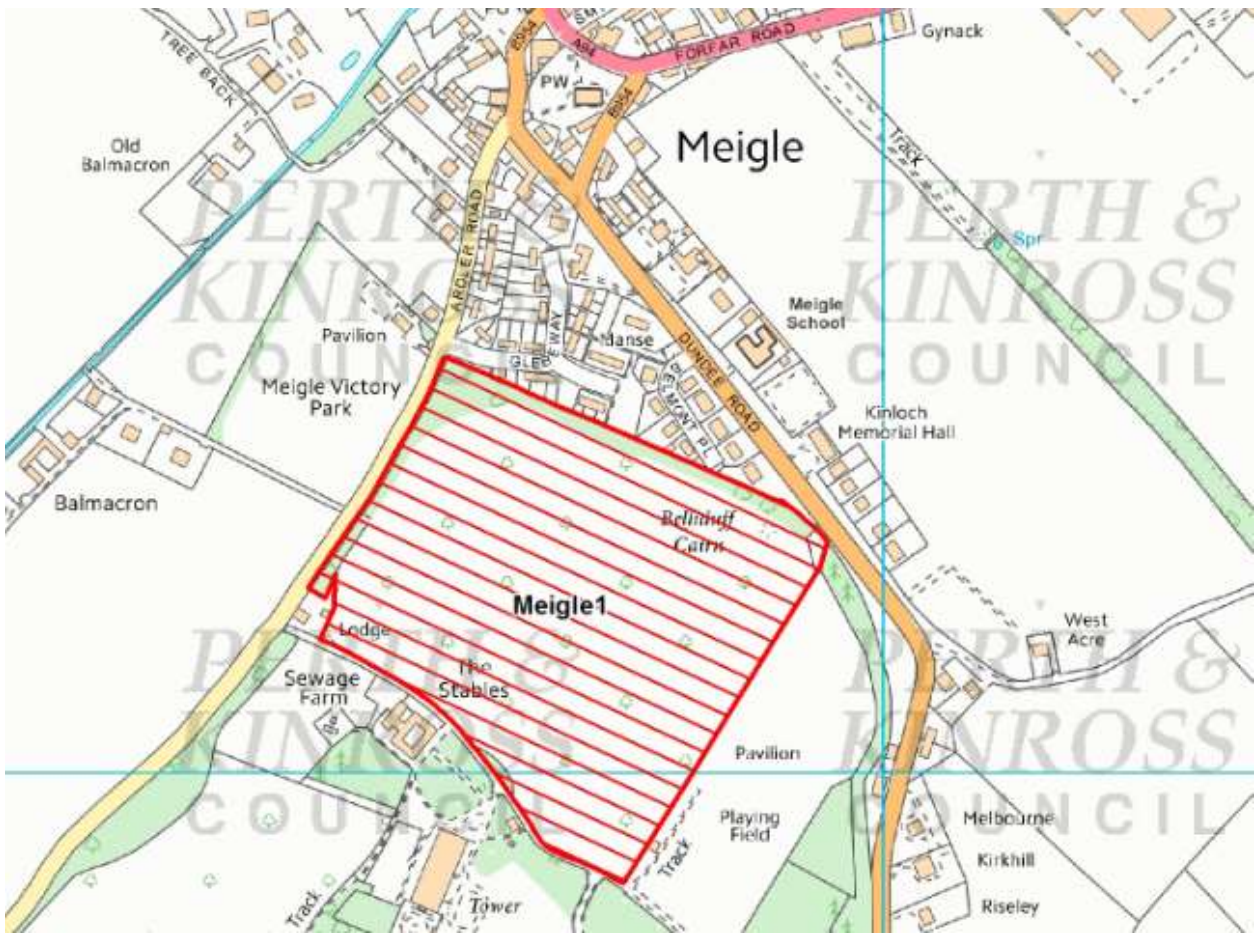



Ardler 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land Site previously rejected through LDP process
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Call for sites reference	Proposal	Reasons for not being included in MIR
Bridge of Cally 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land Scale of site an issue
		
Kirkmichael 1	Mixed use development including housing and employment	Not in accordance with TAYplan spatial strategy; no need for additional housing land Scale of site an issue

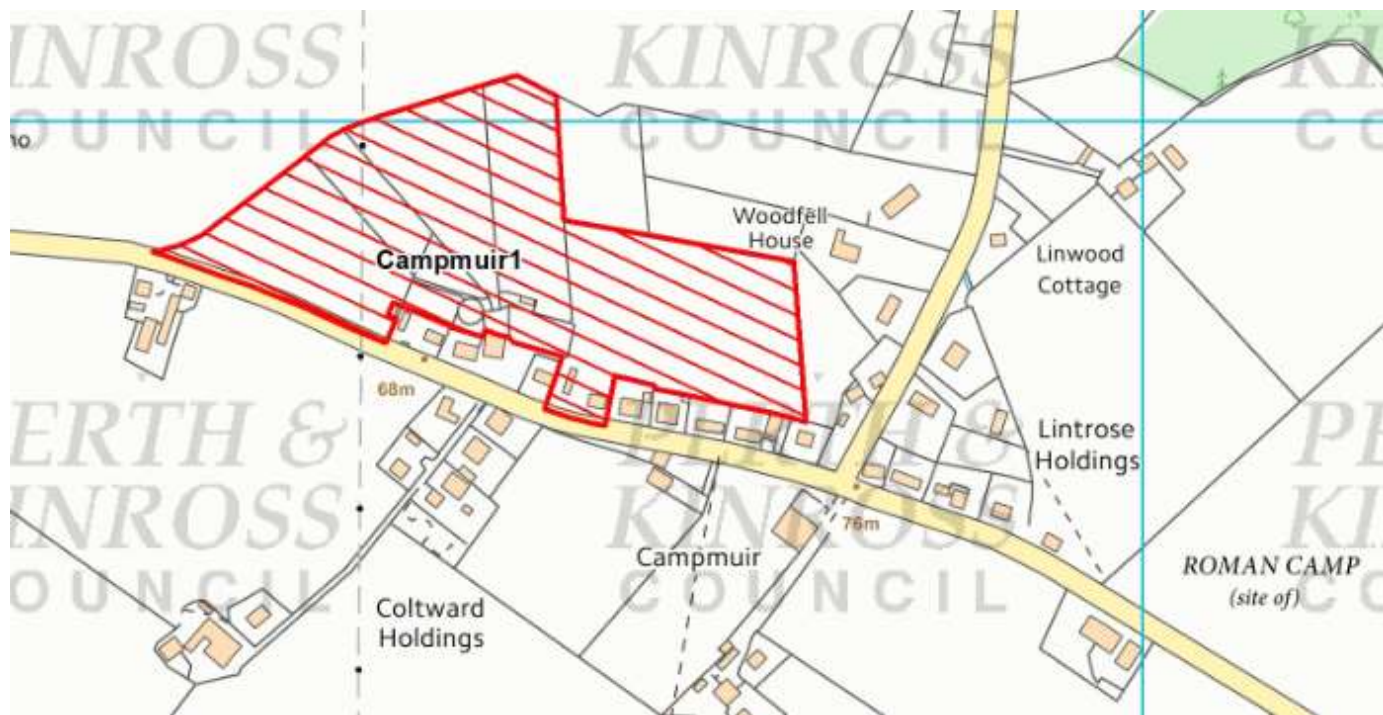
Call for sites reference	Proposal	Reasons for not being included in MIR
	<p>The map shows the Kirkmichael area in Perth & Kinross Council. A large red hatched area labeled 'Kirkmichael1' indicates the proposed housing development. The map includes various landmarks such as Dalnagairn Cottages, Lodge, Alpine Cottage, F Sta, PO, Sch, Hall, Cem, Tel Ex, The Old Manse, Bannerfield, and Ald clappie Hotel. It also shows features like Drains, Spr, Air Camlinar, Sinks, and Issues.</p>	
Meigle 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land

Call for sites reference	Proposal	Reasons for not being included in MIR
	 <p>A map of the Meigle1 site, a large rectangular area outlined in red with diagonal hatching. The site is located in the town of Meigle. Surrounding features include Old Balmacron, Balmacron, Meigle Victory Park, Pavilion, Sewage Farm, The Stables, Lodge, Belliniff Cairn, Meigle School, Kinloch Memorial Hall, Pavilion, Playing Field, Tower, Track, Gynack, West Acre, Melbourne, Kirkhill, and Riseley. Roads shown include Tree Back, Ardler Road, Forfar Road, and Dunfermline Road. A large 'PERTH & KINROSS COUNCIL' watermark is visible across the map.</p>	
Meikleour 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
	 <p>A map of the Meikleour1 site, a rectangular area outlined in red with diagonal hatching. The site is located in the town of Meikleour. Surrounding features include Hotel, Quarry (used), Cross, The Tron, Dairy, Mercer Gr, Tel Ex, Hall, and a large green field. Roads shown include Garsie Road and A984. Elevation markers of 43m, 47m, and 49m are present. A large 'PERTH & KINROSS COUNCIL' watermark is visible across the map.</p>	

Call for sites reference	Proposal	Reasons for not being included in MIR
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Strathmore Landward Area

Campmuir 1	Housing	Not in accordance with TAYplan spatial strategy; no need for additional housing land
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Enochdhu 1	Mixed use development including housing and employment	Not in accordance with TAYplan spatial strategy; no need for additional housing land Scale of site an issue
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