

Issue 37	Strathearn Area - Auchterarder	
Development plan reference:	8.2 – Auchterarder, 245-247 E25 – Auchterarder, page 246 OP20 - Auchterarder Development Framework Site 3, page 246	Reporter: Douglas Hope
Body or person(s) submitting a representation raising the issue (including reference number):		
Stewart Milne Homes (00659) Scottish Environment Protection Agency (03194) CALA Homes East Ltd (07302) The Gleneagles Hotel (09004) Muir Homes Ltd (09035) W Robertson (09142) Iain Houston (09371)		David Homewood (09602) Mr & Mrs Mann (09616) Keith Harding (09663) Keryn Evely (09900) Mary McGregor (09928) Lee Oliver (09999) King Group (10230)
Provision of the development plan to which the issue relates:	Representations relating to sites in the Strathearn housing market area, sites in Auchterarder only	
Planning authority's summary of the representation(s):		
<p><u>Auchterarder Settlement</u> CALA Homes East Ltd (07302/2/001): Amend settlement boundary to include the area of land currently subject to planning application at Abbey Park (S4_Doc_040) and reaffirm that a long term defensible settlement boundary could be provided at this identified site. PKC planning application 12/00285/FLM granted 15/05/2012 (S4_Doc_705).</p> <p>David Homewood (09602/2/001 & 09602/3/001): There is insufficient off-road parking in the centre of Auchterarder; this should be clearly identified in the LDP and developer contributions should be sought in this respect. In particular, a solution must be found to the problem prior to the building of additional housing, especially the 800 houses in the Auchterarder Development Framework (Core_Doc_056) plan otherwise traffic chaos will result in the town centre. Money to provide a solution should come from developer contributions and this must be clear in the LDP.</p> <p><u>E25</u> Mr & Mrs Mann (09616/1/001); Keith Harding (09663/1/001 & 09663/1/002): De-allocation of site E25, continuation of existing agricultural use. Concern over issues such as loss of agricultural land, adverse visual impact of proposal; loss of privacy and amenity; adverse impact on wildlife and biodiversity.</p> <p>Keryn Evely (09900/1/001): De-allocation of site E25, reinstatement of employment land allocation at Auchterarder Development Framework Site 2 (S4_Doc_040). No proven market demand; greater adverse impact on residents in the area in comparison with original allocation at the Auchterarder Development Framework Site; and concerns at adverse impact of proposed development on traffic.</p> <p>Lee Oliver (09999/1/001): De-allocate site E25; and reinstate the employment land allocation at Auchterarder Development Framework Site 2 (S4_Doc_040). The proposal</p>		

does not '*maintain a separation distance between the town and the A9 trunk road*'; concerns over adverse visual impact; not thought important to be deliverable earlier when other employment sites in the area remain available; adverse visual impact of development of site E25 would be greater than that of original site; the developable area may offer very little extra in comparison with the site at north west Kirkton once the requirements not to develop near the waste water treatment works, the Ruthven Water, and residential properties at the northern edge are met; there is no need to relocate the employment land allocation to free up land for housing, since these additional housing units are not needed.

Keith Harding (09663/1/003): A more appropriate employment site would be adjacent to or within the large-scale housing development on the north side of Auchterarder (S4_Doc_040). This would solve traffic problems, reduce visual impact, and alleviate concerns over the Scottish Water waste water treatment plant to the south of site E25. It would be closer to the town centre and reduce vehicular congestion in the town.

Mary McGregor (09928/1/001): De-allocate site E25; and reinstate the employment land allocation at Auchterarder Development Framework Site 2 (S4_Doc_040); or alternatively reduce size and scale of development at site E25, include a green buffer alongside existing homes, restrict uses to office-type and small business low impact commercial usage, and avoid impact on natural spring watercourse and drainage at the site. The proposal would be an unnecessary burden on Auchterarder's infrastructure, especially the A824, which regularly floods and is hazardous; the proposal not actually required; Respondent opposes proposed development of agricultural land; concerned at effects of proposed development at edge of town on the town centre; and there is unoccupied employment land on offer in a more preferable location and not yet taken up at Aberuthven, which is in the local area.

David Homewood (09602/1/001): Amend Plan to identify both site E25, and the 4 hectare employment site that had previously been identified as part of the Auchterarder Development Framework Site 2 (S4_Doc_040). This will provide more room for the bus company to relocate from the town centre to the outskirts together with new industry so as to provide a solution to an infrastructure capability gap - that of inadequate off-road parking provision in the centre of the town, which must be solved prior to the build of additional housing.

Stewart Milne Homes (00659/8/001); King Group (10230/1/001): Support for Proposal E25.

Op20

Scottish Environment Protection Agency (03194/51/001): This site is located in or adjacent to the functional flood plain or an area of known flood risk. As such, a flood risk assessment should be included as a site specific developer requirement, and part of the site may not be suitable for development. Two watercourses are associated with this site - along the south eastern and south western boundaries. According to Table C8 in the Environmental Report (S4_Doc_706) we understand that this site already has planning permission. The site specific developer requirement should be expanded to state that a flood risk assessment will be required to inform the scale, layout and form of development. This is consistent with the other sites and will ensure that flood risk is taken into consideration if an alternative development scheme is proposed that differs from the existing planning permission, or the existing permission lapses. Flood Risk Management (Scotland) Act 2009 (Core_Doc_059); National Planning Framework (Core_Doc_020).

Open Space Site at North of Settlement

Muir Homes Ltd (09035/1/002): The Plan for Auchterarder (after page 246) misrepresents the area which should be allocated for sports facilities. The stated area is adjacent to the north western corner of 'Development Framework Site 1' but is different in terms of its boundaries and scale when compared to both the area defined in Supplementary Guidance (Auchterarder Expansion Townhead and North East Development Framework (S4_Doc_056)) and the terms of the draft Section 75 Agreement with PKC, which is about to be signed (it is inferred that this could be made available on request). The plan should match either a) the Auchterarder expansion Townhead and North East Development Framework Supplementary Guidance; or b) the draft planning agreement relating to the Framework sites

Iain Houston (09371/1/001): The respondent argues that firstly no Open Space Strategy or Audit has been undertaken to support the information contained within the Proposed Plan, which is contrary to Scottish Planning Policy (S4_Doc_323) and PAN 65 Planning and Open Space (Core_Doc_111); and the Supplementary Guidance (Auchterarder Expansion Townhead and North East Development Framework (S4_Doc_056)) at Plans B and C in Appendix 1 shows that, despite a change required in the extent of open space required for the developments proposed at Auchterarder North, respondent's land was not included at that time. The respondent argues that the Council has allocated land for open space without their consultation; that the purpose of this allocation is not explained and that no plans or proposals for a functional open space use or otherwise have been discussed with the respondent; but the land will now fall within the terms of Policy CF1 (S4_Doc_414). The respondent argues that the Council has chosen to allocate the respondents land for open space without giving advance notice prior to publication of the proposed plan. This is suggested to be contrary to Circular 1/2009 paragraphs 53 and 54 (S4_Doc_708). The respondent disagrees with the Council's view that the previous allocation of 'countryside' is the same as the proposed allocation of 'open space'. The respondent considers that allocating open space could prejudice residential development in the future on respondent's land which is considered to be appropriate given the change in the settlement boundary to include Castleton and compatibility with adjacent and surrounding uses. Consequently, the land should be de-allocated as open space.

Iain Houston (09371/1/002): Respondent requests deallocation of open space on identified site at Castleton (S4_Doc_040), and new allocation for housing or 'white land' because the open space allocation is not necessary and unjustified. Residential development would add to range and choice of housing in the area.

New sites

Stewart Milne Homes (00659/2/001): A housing allocation at Ruthvenvale Mill (S4_Doc_040) would reuse a brownfield site and would be compatible with the residential nature of neighbouring land. Intensification of Ruthvenvale Mill for employment uses as suggested by the proposed Plan would lead to conflict with the adjoining residential area and is considered no longer suitable as a location for employment use. A combination of access and other constraints question its marketability. The benefits of a housing allocation outweigh employment; and with alternative appropriate employment land allocations proposed in the area, there is no need for the site's retention for employment. Reference is made to SPP paragraph 40 (S4_Doc_324)

Stewart Milne Homes (00659/4/001): Settlement boundary should be amended to include land to the east of Ruthvenvale Mill (S4_Doc_040) and its allocation for a residential development of approximately 50 units. This would be sympathetic to the adjacent proposal for housing allocation at Ruthvenvale Mill (separate representation) and in

keeping with the growing residential character of the area around the Mill. Reference is made to SPP paragraph 40 (S4_Doc_324)

Stewart Milne Homes (00659/5/002): Additional development in Auchterarder could be accommodated by an increase in allocations to Auchterarder Development Framework Site 2 (S4_Doc_040) and also by development on brownfield sites. Development in Auchterarder would not be detrimental to its landscape setting nor result in the loss of significant areas of prime quality land. Development would assist in meeting demand for housing, enhance the local economy, and help support infrastructure provision including A9 trunk road upgrades. It would maximise the use of existing land supply and avoid greenfield development by using brownfield sites in the settlement.

Stewart Milne Homes (00659/8/002): In respect of the Auchterarder Development Framework Site 2 (S4_Doc_040), support is given for the reallocation of the employment land from Kirkton to E25; however it is requested that the level of housing proposed as part of the Development Framework Site 2 is increased by 100 units of housing to take account of this transfer. The proposed Plan advises that Kirkton should wholly be developed for residential purposes but, fails to increase its allocation. The site could comfortably accommodate an additional 100 units of housing.

The Gleneagles Hotel (09004/1/002): A site immediately north of Easter Greenwells, west of the junction of the A824 with the A9 trunk road (S4_Doc_040) is currently in use as Gleneagles Hotel's Turf Field. The site's owner seeks an allocation (after the 2014 Ryder Cup event) for key worker housing for the Gleneagles Hotel. The site should therefore be identified on the Auchterarder settlement plan for key worker accommodation with a corresponding amendment to the settlement boundary. Reference is made to PKC Main Issues Report consultation response: Gleneagles Hotel 'turf field' submission (Core_Doc_207); and letter from Colliers to D Littlejohn dated 9 Nov 2011 promoting the 'turf field' site (S4_Doc_738).

W Robertson (09142/7/001): Amend Plan to allocate an identified site at Kingswells (S4_Doc_040) for housing or mixed use, including supermarket, and amend settlement boundary. The site would facilitate a natural settlement extension and the sites to the north and east are proposed for housing and employment development.

Modifications sought by those submitting representations:

Auchterarder Settlement

CALA Homes East Ltd (07302/2/001): Amend settlement boundary at Abbey Park (S4_Doc_040).

David Homewood (09602/2/001): Amend plan to generally require developer contributions to remedy insufficient off-road parking in the centre of Auchterarder.

David Homewood (09602/3/001): Amend plan to require a developer contribution from Auchterarder Development Framework (Core_Doc_056) sites 1 and 2 and from Site Op20 to be used for off-road parking in the town.

Employment site E25 and suggested alternative employment sites

Mr & Mrs Mann (09616/1/001); Keith Harding (09663/1/001): Removal of site E25, and continuation of existing agricultural use.

Keith Harding (09663/1/002): Amend Auchterarder settlement boundary to exclude site E25.

Keryn Evely (09900/1/001); Lee Oliver (09999/1/001); Keith Harding (09663/1/003): De-allocate site E25; and reinstate the employment land allocation at Auchterarder Development Framework Site 2 (S4_Doc_040).

Mary McGregor (09928/1/001): De-allocate site E25; and reinstate the employment land allocation at Auchterarder Development Framework Site 2 (S4_Doc_040); or alternatively reduce size and scale of development at site E25.

David Homewood (09602/1/001): Amend plan to identify both site E25, and the 4 hectare employment site that had previously been identified as part of the Auchterarder Development Framework Site 2 (S4_Doc_040).

Op20

Scottish Environment Protection Agency (03194/51/001): Amend developer requirements to include a requirement for a flood risk assessment, and to specify that no built development should take place on the functional flood plain or within an area of known flood risk.

Open Space Site at North of Settlement

Muir Homes Ltd (09035/1/002): Amend boundary of open space to north of Auchterarder Development Framework Site 1; two alternatives suggested and plans supplied.

Iain Houston (09371/1/001 & 09371/1/002): De-allocation of open space on identified site at Braeside, Castleton Road, (S4_Doc_040); allocate for housing or 'white land'.

New sites

Stewart Milne Homes (00659/2/001): Amend Plan to remove employment allocation from identified site at Ruthvenvale Mill (S4_Doc_040) and instead allocate for housing (40 units).

Stewart Milne Homes (00659/4/001): Amend Plan to allocate identified site east of Ruthvenvale Mill (S4_Doc_040) for housing, around 50 units.

Stewart Milne Homes (00659/5/002): Increase housing allocation to Auchterarder by increasing capacity at Development Framework site 2; and by developing brownfield sites.

Stewart Milne Homes (00659/8/002): Amend Plan to specifically allocate a new site for housing at Auchterarder Development Framework site 2 (S4_Doc_040) (the former employment land component of the site allocation having been relocated elsewhere); amend its total allocation to 725 units.

The Gleneagles Hotel (09004/1/002): Amend Plan to allocate an identified site known as the 'Turf Fields' (S4_Doc_040) for key worker accommodation and amend settlement boundary.

W Robertson (09142/7/001): Amend Plan to allocate an identified site at Kingswells (S4_Doc_040) for housing or mixed use including supermarket and amend settlement boundary.

Summary of responses (including reasons) by planning authority:Auchterarder Settlement

CALA Homes East Ltd (07302/2/001): Planning permission has been granted for this proposal. If the Reporter is so minded to recommend that the proposed modification is adopted, the local authority would be comfortable with this modification because it would not have any implications on other proposals or policies within the LDP.

David Homewood (09602/2/001 & 09602/3/001): Contributions towards public transport or community facilities may be acceptable provided the requirements are directly related to the development proposal and the need for them arises from its implementation. While it is acknowledged that parking problems in Auchterarder are of concern to the respondent, the *existing* problem described in the representation cannot be held to wholly arise from the *proposed* developments in the LDP. In addition, the matter of developer contributions in respect of Auchterarder Development Framework sites 1 and 2 and Site Op20 are covered in Supplementary Guidance (Auchterarder Expansion Townhead and North East Development Framework section 4.8 (S4_Doc_709)), and more generally in Supplementary Guidance (Core_Doc_069). The Supplementary Guidance notes that a contribution to community facilities has been agreed by way of a commuted payment per house *'to improve the wider community assets as demand on these facilities increases'* which would include parking. In addition, paragraph 19 of Circular 1/10 (S4_Doc_074) makes clear certain relevant situations and circumstances where planning agreements should not be used.

No modification is proposed to the Plan.

Employment site E25 and suggested alternative employment sites

Mr & Mrs Mann (09616/1/001); Keith Harding (09663/1/001, 09663/1/002 & 09663/1/003); Keryn Evely (09900/1/001); Lee Oliver (09999/1/001); Mary McGregor (09928/1/001); David Homewood (09602/1/001): It is considered important that employment land is provided alongside the provision of new housing in Auchterarder. The Supplementary Guidance (Auchterarder Expansion Townhead and North East Development Framework (Core_Doc_056)), which proposed an employment site at the location suggested by some of the Respondents, was considered and adopted by the Council some time ago. However the framework allows for an alternative employment site within the Auchterarder area to be brought forward instead of the planned 4ha at north west Kirkton. Proposal E25 is considered a better option for the following reasons: it is flatter land, which is more critical for employment uses because larger building floorplates could be accommodated; it will have better road access to Shinafoot junction, which will make it more marketable and therefore more likely to come forward earlier; and it has less visual impact than the north west Kirkton site originally proposed.

Its visual impact on, and compatibility with neighbouring residential properties should be considered at the planning application stage. Matters relating to impact on wildlife and biodiversity, including the adjacent burn, and the need for a Transport Assessment, are already covered in the Developer Requirements. In respect of maintaining separation from the A9 Trunk Road, it is considered that an adequate separation distance will remain.

Proposal E25 is deliverable earlier than the original employment site, and is therefore considered to be a more effective site.

No modification is proposed to the Plan.

Op20

Scottish Environment Protection Agency (03194/51/001): The question of whether a Flood Risk Assessment would be needed was considered prior to submission of the current and previous planning applications at this site but neither SEPA nor the Council's flooding team made such a request since the site was not thought to be at risk of flooding. The issue is noted and accepted, If the Reporter is so minded to recommend that the proposed modification is adopted, the local authority would be comfortable with this modification because it would not have any implications on other proposals or policies within the LDP.

Open Space Site at North of Settlement

Muir Homes Ltd (09035/1/002); Iain Houston (09371/1/001 & 09371/1/002): The Supplementary Guidance (Auchterarder Expansion Townhead and North East Development Framework (Core_Doc_056)), which proposed open space at the location suggested by Muir Homes, was previously considered and adopted by the Council.

While it is correct that no plan-wide open space strategy or audit exists, valuable work was done as part of the Auchterarder Expansion Townhead and North East Development Framework Supplementary Guidance, which carried out an audit of existing community infrastructure, including sports facilities, play areas, bowling greens, golf courses, parks, paths and playing fields (see paragraph 2.13 and figure 32 of the Framework).

Landscape design guidelines were adopted, which included '*Sports provision ... will be located to the north of Castlemains*' (see paragraph 3.4.6 on page 37 (S4_Doc_710), and figure 42 on page 30 (S4_Doc_711) of the Framework for full details, including location, amount and type of open space and playing fields needed. More detail is also provided in section 4.1 Community Infrastructure and 4.2 Landscape Infrastructure (S4_Doc_712). The Supplementary Guidance recognises that Castleton would be an appropriate location to provide open space and associated facilities that are to be provided in line with the residential development. To be developed in a parkland setting north of Castlemains together with landscaping, readily accessible from new residential areas of the town and the existing community, the open space and associated facilities would be linked to the town centre and the nearby Community School of Auchterarder by a path network.

In the future it may be appropriate to improve and enlarge the area of open space and associated facilities to be provided at Castleton to accommodate its requirements to serve future development in the town. Enhanced provision and consolidation at this location would be preferable. Therefore the Council seeks to reserve an additional area of open space at the same location north of Castlemains which, although not needed at present, could be brought forward for development in a future LDP. For this reason, it is important that the area be protected from inappropriate development. Alternatively, should the Reporter see merit in excluding the additional area of open space from the settlement boundary, the local authority would be comfortable with this modification because it achieves a similar objective in preventing development on this land, which would compromise the ability to further enhance play provision in Auchterarder.

No modification is proposed to the Plan.

New sites

Stewart Milne Homes (00659/2/001, 00659/4/001, 00659/5/002 & 00659/8/002): In line with the TAYplan (Core_Doc_099) hierarchical approach, the LDP seeks to concentrate the majority of development within principal settlements, of which Auchterarder is one. It is recognised however, that Auchterarder in particular has a significant supply of effective housing land, which is more than adequate to meet demand until beyond the plan period.

Therefore the scope for additional housing allocations in Auchterarder is limited and the Plan reflects this.

Reallocation of the former employment site for housing is supported in principle but the additional units would be for identification as a proposal in a future LDP, not this Plan period. It is considered that the provision of new employment land elsewhere in the settlement is not a reason to replace existing employment land at this location.

No modification is proposed to the Plan.

The Gleneagles Hotel (09004/1/002): This proposal is for key worker housing for hotel staff, which falls within the terms of Policies RD1 (S4_Doc_405) and RD6 (S4_Doc_713). However the site is poorly accessible because it is located on the golf course and linked to Gleneagles and the hotel by a network of golf course paths. The site is remote from Auchterarder town centre and the southern part of the site is located next to a busy trunk road junction. A specific allocation in the Plan is not appropriate.

No modification is proposed to the Plan.

W Robertson (09142/7/001): In line with the TAYplan (Core_Doc_099) hierarchical approach, the LDP seeks to concentrate the majority of development within principal settlements, of which Auchterarder is one. It is recognised however, that Auchterarder in particular has a significant supply of effective housing land, which is more than adequate to meet demand until beyond the plan period. Therefore the scope for additional housing allocations in the area is limited and the Plan reflects this. In respect of the suggestion for retail use, the LDP identifies Auchterarder's town centre where policies seek to encourage the retention of town centre uses to ensure its continued vitality and viability. While the significant level of growth planned in the area is likely to increase demand for improved retail provision in the town, the LDP does not identify a site for a supermarket in the Plan period. Instead it proposes that options for sites in or alternatively on the edge of the town centre may be needed in the future. Accordingly, a retail study of Auchterarder has been commissioned, which will inform a future LDP.

No modification is proposed to the Plan.

Reporter's conclusions:

Auchterarder Settlement

1. In relation to the settlement boundary at Abbey Park, the council agrees to the inclusion of the area of land for which planning permission for housing has been granted.
2. In relation to the issue of off-road parking in the centre of Auchterarder, there are no proposals to provide additional car parking in Auchterarder town centre in the Proposed Plan. However, the Auchterarder Expansion, Townhead and North East Development Framework notes that the development consortium responsible recognises that the housing proposals in Development Framework sites 1 and 2 and site Op20 will impact on the level of existing service provision provided by community facilities as well as a wide range of other resources such as parking provision and footpath networks. Consequently, it has been agreed that a contribution to community facilities should be made by way of a commuted payment per house to be used by the local authority to improve the wider community assets over the life of the development. It is considered, in the light of the concerns raised that an appropriate reference to this important principal

should be made in paragraph 8.2.2 of the Proposed Plan.

E25

3. Paragraph 8.22 of the Proposed Plan indicates that site E25 has been brought forward as a better option than the four hectare site identified in the Auchterarder Development Framework (see Schedule 4 document 711). The planning authority points out that the Development Framework draws attention to the perceived disadvantages of the site identified in the framework and allows for an alternative employment site elsewhere in Auchterarder (see page 47 of document Core_Doc_56). The planning authority considers that the new site is deliverable earlier, has less visual impact and a larger developable area. The relocation of the employment site may allow an increased number of houses to be delivered within Development Framework Site 2 but this is not required within the life of the Proposed Plan.

4. There are obvious constraints to the development of the site on the north side of the A824, identified in the Auchterarder Development Framework, due to topography. Site E25 is flatter, a critical factor for the development of employment land, and is less visually intrusive in the overall landscape. In relation to the concerns expressed by respondents regarding the impact of any development on the amenity of neighbouring residential properties, the impact on wildlife habitats and biodiversity, and the requirements to maintain an adequate separation from the Ruthven Water, the Waste Water Treatment Works (WWTW) and the A9, these are matters covered by the site-specific developer requirements listed. These require a flood risk assessment in relation to the small watercourse through the site, the production of a landscape framework that would include a green buffer along Ruthven Water and extend and retain existing planting, and a transport assessment. Reference is also made in the description of the site to the need to maintain a separation distance from the WWTW.

5. It is considered that site E25 is more suitable as employment land than the site identified in the Auchterarder Development Framework. It would provide the opportunity for a range of industrial, business and commercial uses, both large-scale and small-scale. In view of the location and size of the site and to avoid piece-meal development, it is considered that the production of a masterplan should also be a pre-requisite site-specific developer requirement. This should set out in more detail the layout and phasing of development, design guidance and the landscaping requirements, including a green buffer alongside existing houses, to ensure that the layout and built form of the development is appropriate to its surroundings.

Op20

6. Site Op20 forms part of the approved Auchterarder Development Framework. Although two small watercourses are associated with this site, neither the Scottish Environment Protection Agency (SEPA) nor the council's flooding team requested a flood risk assessment in connection with current or previous planning applications and planning permission has been granted for housing development on the site. The planning authority acknowledges, however, that the addition of a site-specific developer requirement for a flood risk assessment would be desirable to ensure that flood risk is taken into account in any subsequent planning proposals should the existing scheme be amended or an alternative scheme be proposed for the site.

Open space north of settlement

7. The area designated as open space to the north of the access road to Castle Mains covers a larger area than that shown in the Auchterarder Development Framework and in the draft Section 75 Agreement between the prospective developers of Castlemains / Kirkton and the planning authority. The council has clarified the position regarding the progress on the draft obligation, and has suggested an appropriate modification to the settlement boundary at Castlemains (see plan submitted in response to further information request 4ii). It is considered that exclusion of the additional area from the settlement boundary, as suggested by the council, would be the appropriate action to take.

8. In relation to the request that land at Castleton included in the open space designation should be allocated for housing, it is considered that further housing development in this location would not be appropriate. The ridge along which the access road to Castle Mains is aligned forms a definable northern boundary to the built-up area of Auchterarder. Castleton is essentially a ribbon of houses along the road to Tullibardine and housing on the land to the rear would not be well related to the existing form of Castleton. Furthermore, there is a generous supply of housing land in Auchterarder and there is no justification for allocating further housing land.

9. As regards the retention of this area within the settlement boundary as 'white land', inclusion within the settlement boundary would provide the potential for small-scale housing development in accordance with policy RD1. This would run counter to the decision not to designate the site for housing and the most appropriate way of retaining this area as countryside is to exclude it from the settlement boundary. Should there be a need to enlarge the area designated as open space in the future, this would be a matter for consideration in a review of the local development plan.

New sites

10. In relation to the request that additional housing be allocated to Auchterarder through an increase in the housing capacity of Development Framework site 2 following the relocation of the employment land component, and by developing brownfield sites, as indicated in paragraph 3 above, the relocation of the employment land to site E25 may allow an increased number of houses to be delivered within Development Framework Site 2 but this is not required within the life of the Proposed Plan. In relation to the re-use of brownfield land, the Proposed Plan indicates that the availability of brownfield sites is extremely limited in Perth and Kinross. Nevertheless, the Proposed Plan anticipates that 10% of the housing land requirement in Strathearn HMA (180 units) will be met from windfall sites, which will include brownfield land as well as infill housing on greenfield sites.

11. In relation to the request that Ruthvenvale Mill, designated as employment land in the Proposed Plan, and land to the east of the mill be allocated as housing land, there is a generous supply of housing land in Auchterarder and there is no justification for allocating further housing land within this Plan. The council supports in principle the re-allocation of the former mill site for housing but not within the Plan period. However, the existing building is largely unused and derelict and it is considered that its continued designation as employment land is inappropriate. As stated by the respondent, the existing building cannot be readily adapted to modern standards and redevelopment for employment use would be inappropriate in this mainly residential area. It is considered, therefore, that the employment land designation should be removed from Ruthvenvale

Mill with the site being retained within the settlement boundary. The potential redevelopment of the site for housing would be a matter for the council to evaluate in terms of policies PM1 and RD1.

12. As regards the land to the east of Ruthvenvale Mill, there is no justification for including the steading of Eastmill Farm and associated fields within the settlement boundary. The boundary on the Auchterarder Settlement Map follows the clearly defined boundary of Ruthvenvale Mill and the only justification for extending the boundary would be to allow a housing development on the additional land. As indicated above, there is a generous supply of housing land in Auchterarder and there is no justification for allocating further greenfield land for housing.

13. In relation to the request to allocate land at Kingswells, which is located west of site E25, for housing or mixed use, as indicated above, there is a generous supply of housing land in Auchterarder and there is no justification for allocating further greenfield land for housing. As regards the suggestion that the site be identified for a supermarket, paragraph 8.1.16 of the Proposed Plan indicates that a town centre or edge of town centre location would be preferable for any new supermarket development. This approach reflects Scottish Planning Policy (SPP) guidance on retail development and it would not be appropriate to identify an out of town centre site for retail development in the Proposed Plan.

14. In relation to the request to identify a site north of Easter Greenwells, currently in use as Gleneagles Hotel's Turf Field, for development after the 2014 Ryder Cup for key worker housing, this site is detached from the existing built-up area of Auchterarder and a considerable distance outwith the settlement boundary. A specific allocation for housing outwith an established settlement would not be appropriate. However, policy RD3 of the Proposed Plan provides the opportunity for the consideration of housing in the countryside for key workers (see Section 3 of the Housing in the Countryside Guide).

Reporter's recommendations:

Auchterarder Settlement

1. Modify the settlement boundary on the Auchterarder Settlement Map to include the area of land at Abbey Park referred to in representation number 07302/2/001 (see Schedule 4 document 040).

2. In the note included in paragraph 8.2.2, add the following words:

"The development consortium responsible recognises that the housing proposals in the Development Framework will impact on the level of existing service provision provided by community facilities as well as a wide range of other resources such as parking provision and footpath networks. Consequently, it has been agreed that a contribution to community facilities should be made by way of a commuted payment per house to be used by the local authority to improve the wider community assets over the life of the development".

E25

3. Insert the following requirement at the beginning of the list of site-specific developer requirements:

"Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property". Modify the third site-specific

developer requirement to read: *“Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting”*.

Op20

4. Add *“Flood Risk Assessment”* to the list of site-specific developer requirements.

Open space north of settlement

5. On the Auchterarder Settlement Map, remove the open space designation from the area identified on the plan submitted in response to further information request 4ii and described as *“additional area of open space that planning authority suggests should be excluded from settlement boundary”*. Also, exclude this area from the settlement boundary on the Auchterarder Settlement Map.

New sites

6. On the Auchterarder Settlement Map, remove the employment land designation from Ruthvenvale Mill.