

Issue 40	Strathearn Area - Small Settlements and Landward Sites	
Development plan reference:	8.1.14 Landward Housing Sites Table, page 240 8.5 – Blackford, page 257-258 8.6 – Braco, page 259 8.7 – Cultybraggan, page 260-261 8.10 – Gilmerton, page 266 8.11 – Gleneagles, page 267-268 8.12 – Greenloaning, page 269 8.13 – Muthill, page 270-271 8.14 – St David's, page 272	Reporter: Douglas Hope
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Government (00092) John Blair (00339) Mr & Mrs G Haggart (00378) Stewart Milne Homes (00659) Keir & Cawder Estates (00785) Councillor Alan Jack (03030) A & J Stephen (Builders) Ltd (03068) Drummond Estates (07693)		The Gleneagles Hotel (09004) JWK Properties (09055) James Denholm Partnership (09061) Monzie Estate (09109) Ristol (09166) Strathallan Estate (09313) Comrie Development Trust (09507) Dawes Associates (09810)
Provision of the development plan to which the issue relates:	Representations relating to small settlements and landward sites in the Strathearn HMA	
Planning authority's summary of the representation(s):		
<p><u>Blackford</u> Keir &amp; Cawder Estates (00785/1/001): Keir and Cawder Estates proposes a housing site (S4_Doc_042) on an area of privately owned open space inside the settlement boundary, currently used among other things for the Village's annual Highland Games event. Proposal would repair Blackford's urban fabric; is located between two existing housing allocations; would allow natural expansion of the village that would integrate the Ogilvie Mill tourism and retail development with the town; the site is in single ownership and is deliverable; its development could sustain local facilities and could strengthen the case for a rail halt at Blackford; and could meet a particular need for affordable housing and serviced plots; in response to concerns raised at Main Issues Report stage, an alternative games field is identified for the annual Highland Games event, located immediately to the north of the existing site. PKC Main Issues Report representations on site ref. 0761 (Core_Doc_209).</p> <p><u>Braco</u> A &amp; J Stephen (Builders) Ltd (03068/5/001): Support for paragraph 8.6.2 and the Braco settlement boundary, particularly the amendment on the south side of the village. We infer that the reason for this comment is because allotment use is proposed or would be supported on the south side of the village.</p> <p>Scottish Government (00092/3/001): Local authorities have a statutory duty to provide allotments where there is proven demand. Scottish Planning Policy (paragraph 153) (S4_Doc_309) states 'Existing, and where relevant potential, allotment sites should be safeguarded in the development plan.' The Proposed Plan's settlement statement for</p>		

Braco says *'Although not identified as a specific proposal in the Plan, there is interest in developing land to the south of the settlement for allotments during this Plan period, this would be supported.'* In line with the SPP requirement we would request that the Braco site is identified and safeguarded in the Plan, including the proposals map, in order to comply with SPP.

#### Gilmerton

Monzie Estate (09109/2/001): A 0.7 Ha site north of Grahame Terrace (S4\_Doc\_043) is currently in use as grazing land but was allocated in the adopted Local Plan for housing (indicative capacity 10 units). The site has not come forward for development during the period of the current plan, because of the current economic downturn and lack of active marketing. Support is expressed for the revised settlement boundary, which includes the site. Gilmerton is not constrained by issues such as flooding, accessibility, topography, environmental protection or cultural heritage, and the site in question could be effective and suitable for development, as demonstrated by its allocation within the adopted Strathearn area local plan. A specific allocation for the development of up to 10 mainstream housing units is therefore requested.

Monzie Estate (09109/2/002): A site approx 0.7 Ha south of the A85 trunk road (S4\_Doc\_043) is currently in use as grazing land but could be suitable for residential development. It is located at lower level than the A85 adjacent to but currently outside the settlement boundary. There is an existing point of access from the A85 and key infrastructure/utility assessments demonstrate that the settlement is unencumbered by infrastructural constraints. The northern section of the site is suggested as particularly suitable for a residential development for up to five units and should be included as a specific housing allocation, or alternatively should be included within an amended settlement boundary.

Monzie Estate (09109/2/003): Land to the north of the settlement (S4\_Doc\_043) is suggested for residential development both during the Plan period (around 1.7 Ha) and beyond. Access could be achieved from two locations with primary access from the A822; and key infrastructure/utility assessments demonstrate that the settlement is unencumbered by infrastructural constraints. A landscape and visual assessment has been undertaken that concluded that any visual intrusion resulting from development would be minimal. The site in question could be effective and it is suggested would provide the settlement with a logical and defensible extended settlement boundary.

Monzie Estate (09109/2/004): Support amendment to Gilmerton settlement boundary to include single house site.

#### Gleneagles

Strathallan Estate (09313/2/001): Request allocation of a housing site east of Firhill, Orchil Road (S4\_Doc\_044). This would round off the existing settlement boundary and provide a local housing opportunity site with capacity for around four large house plots and associated tree planting and landscape improvements. Planning application 11/01818/IPL contains location plan (S4\_Doc\_726).

Stewart Milne Homes (00659/3/001): Request allocation of a housing site at Muirton Coachworks (S4\_Doc\_044). This is supported by paragraph 40 of SPP (S4\_Doc\_324); it would bring vacant and derelict brownfield land back into use; would bring beneficial environmental improvements; and improve choice.

The Gleneagles Hotel (09004/8/001): Support the spatial strategy.

Ristol (09166/11/001): Support the settlement boundary.

#### Greenloaning

John Blair (00339/1/001): An amendment to Greenloaning's settlement boundary is suggested (S4\_Doc\_379). The boundary should be amended to include all land north of the route of the Turret water main and south of the railway. A plan is supplied. No reasons are given apart from that it '*would give a more definitive and precise village boundary*'.

Dawes Associates (09810/1/001): Greenloaning settlement boundary should be amended to facilitate limited growth. Small scale development opportunities should be encouraged. A small scale housing development is suggested at the western edge of the village (S4\_Doc\_379). Comprising an area of rough open green field, extending to approximately 1 hectare, the site borders the existing settlement boundary of Greenloaning and is bounded by the A822 - Braco Road, and the A9 trunk road with an existing direct access from the A822. If developed for woodland and a sustainable development opportunity, this could improve the quality of the village environment

#### Muthill

Drummond Estates (07693/16/001): Housing site at Wardside proposed (S4\_Doc\_332), representing a logical expansion of the existing settlement boundary; with a strong and robust landscape framework; mitigation and enhancement measures suggested include access, woodland and hedge conservation.

Drummond Estates (07693/16/002): Housing site to rear of Station Road proposed (S4\_Doc\_332), representing a logical expansion of the existing settlement boundary; with defensible boundaries; access and parking improvements suggested at Station Road; improvement to play pitch and provision of allotment also suggested.

Drummond Estates (07693/16/003): Housing site at Golf Course Road proposed (S4\_Doc\_332) for future extension to village possible once old power line is removed (following construction of new Beaulay-Denny line). Small scale infill development suggested.

#### St David's

Mr & Mrs G Haggart (00378/1/001): Request extension to settlement boundary, no reasons supplied (S4\_Doc\_380).

#### New Landward Sites: New Fowlis

James Denholm Partnership (09061/1/001): Housing site for 6 or 7 houses suggested in New Fowlis (S4\_Doc\_381). It represents a logical extension of the existing settlement boundary, has a robust landscape framework and is well screened, access can be provided, it is close to bus stops, and the south facing aspect would allow incorporation of energy efficiency measures.

#### New Landward Sites: Craigend

JWK Properties (09055/1/001): Site at Craigend (S4\_Doc\_045) proposed for a 1,800 home mixed use new settlement. The site is effective and deliverable, and could be an exemplar of sustainable urbanism; could help contribute to infrastructure; supported by Policies ED3 (S4\_Doc\_395), RD4 (S4\_Doc\_489), RD6 (S4\_Doc\_713), CF1B (S4\_Doc\_414), ER1A (S4\_Doc\_392), EP1 (S4\_Doc\_413), and EP2 (S4\_Doc\_407).

Councillor Alan Jack (03030/1/003): Site at Craigend (S4\_Doc\_045) proposed for a 1,800 home mixed use new settlement. This has been discounted without giving it sufficient

consideration. Particularly since it may be needed as a fallback consideration in case other large proposals elsewhere in the LDP fail. The site is within a 25 minute driving time of Perth, children from the area go to Methven schools and it has a Methven postcode. The site is not at risk of flooding and has no land issues. More detailed information could be supplied to accompany an application for planning permission in principle than the synopsis attached, which suggests no cost to the Council, housing and jobs near by.

#### New Landward Sites: North of Cultybraggan Camp

Comrie Development Trust (09507/1/002): The former ammunition store to the north of Cultybraggan Camp should be designated for up to 5 low carbon houses. The site contains a redundant store building and would fall under Policy RD3 (S4\_Doc\_418) '*conversion or replacement of redundant non-domestic buildings*' and '*development on rural brownfield land*'.

#### **Modifications sought by those submitting representations:**

##### Blackford

Keir & Cawder Estates (00785/1/001): Amend plan to allocate a new housing site at Blackford Highland Games site (S4\_Doc\_042), and allocate a site to the north for open space.

##### Braco

Scottish Government (00092/3/001): Amend plan and proposals map to identify and safeguard Braco allotments site.

##### Gilmerton

Monzie Estate (09109/2/001): Amend plan to identify site at Grahame Terrace for 10 mainstream houses (S4\_Doc\_043).

Monzie Estate (09109/2/002): Amend plan to identify site south of A85 at Gilmerton as a housing site or alternatively amend settlement boundary to include this site (S4\_Doc\_043).

Monzie Estate (09109/2/003): Amend plan to identify site north of the settlement as a housing site or alternatively amend settlement boundary to include this site (S4\_Doc\_043).

##### Gleneagles

Strathallan Estate (09313/2/001): Amend plan to allocate a housing site east of Firhill, Orchil Road (S4\_Doc\_044).

Stewart Milne Homes (00659/3/001): Amend plan to allocate a housing site at Muirton Coachworks (S4\_Doc\_044).

##### Greenloaning

John Blair (00339/1/001): Amend plan to revise Greenloaning settlement boundary to include land north of the turret water main and south of the railway line, plan supplied (S4\_Doc\_379).

Dawes Associates (09810/1/001): Amend plan to promote limited growth in Greenloaning and amend settlement boundary, plan supplied (S4\_Doc\_379).

##### Muthill

Drummond Estates (07693/16/001): Amend Muthill settlement boundary to include site at Wardside (S4\_Doc\_332).

Drummond Estates (07693/16/002): Amend Muthill settlement boundary to include site to rear of Station Road; remove open space from adjacent field to south and west (S4\_Doc\_332).

Drummond Estates (07693/16/003): Amend Muthill settlement boundary to include site at Golf Course Road (S4\_Doc\_332).

#### St David's

Mr & Mrs G Haggart (00378/1/001): Amend St David's settlement boundary to include all or part of site to north of settlement (S4\_Doc\_380).

#### New Landward Sites: New Fowlis

James Denholm Partnership (09061/1/001): Amend plan to allocate a site for housing at New Fowlis (S4\_Doc\_381), or alternatively amend plan to include a settlement boundary for the village to incorporate site as a potential windfall.

#### New Landward Sites: Craigend

JWK Properties (09055/1/001; Councillor Alan Jack (03030/1/003): Amend plan to include new settlement at Craigend (S4\_Doc\_045).

#### New Landward Sites: North of Cultybraggan Camp

Comrie Development Trust (09507/1/002): The former ammunition store to the north of Cultybraggan Camp should be designated for up to 5 low carbon houses.

### **Summary of responses (including reasons) by planning authority:**

#### Blackford

Keir & Cawder Estates (00785/1/001): This proposal was included in the MIR but received 31 adverse public comments and raised concerns from Key Agencies. Public comments focused on the potential loss of the recreational open space, traditionally used for the annual Highland Games event, with some concern over increased traffic in the village, and increased use of the trunk road junction and railway level crossing (adverse comments received from Network Rail). Key agencies confirmed that there is a historic record of flooding in Blackford near the site at Abercairney Place and Moray Place, and the site may therefore be at risk from flooding, which would be particularly likely at its north and west. SEPA would require a Flood Risk Assessment to be carried out. The proposed replacement playing field to the north of the site would also be at flood risk because the risk increases with proximity to the watercourses. It may not therefore provide an effective year-round alternative recreation space. For these reasons, the site was excluded from the Plan.

With a current effective housing site in Blackford (see Housing Land Audit (S4\_Doc\_728)), no new allocations are required in this village. In the surrounding area, 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 development allocations in Blackford is limited.

No modification is proposed to the Plan.

#### Braco

Scottish Government (00092/3/001): The site is not in allotment use. While it is inferred that A & J Stephen (Builders) Ltd may wish to see allotments at this site, it is unlikely that the company would set up or run an allotments site itself. No other letters of representation were received from an allotment association or other body in respect of the site. For these

reasons, the Council considers it too early to identify and protect the site. Exclusion of any allotment site from the settlement boundary brings it under the protection of the Housing in the Countryside policy. There would be merit in a future LDP identifying and protecting a site should it be brought into allotment use.

No modification is proposed to the Plan.

### Gilmerton

Monzie Estate (09109/2/001, 09109/2/002 & 09109/2/003): In line with TAYplan (Core\_Doc\_099) hierarchical approach, the Plan seeks to concentrate the majority of development in the principal settlements of Auchterarder and Crieff. With a generous supply of effective housing land in the Strathearn housing market area, which is more than adequate to meet demand until beyond the Plan period, including large allocations in nearby Crieff (see Housing Land Audit (S4\_Doc\_728)), and so for these reasons, no significant new allocations are required in Gilmerton. No evidence in respect of infrastructure or visual impact has been submitted.

The Grahame Terrace site (S4\_Doc\_043) remains within the settlement boundary where Policy RD1 allows for residential development; it was a proposal in the adopted Strathearn Area Local Plan (Site H33) (S4\_Doc\_729) but has been deleted from the housing land audit due to non-effectiveness.

The site referred to south of the A85 (S4\_Doc\_043) is divorced from the settlement by the A85 Trunk road and the significant differences in levels. It is likely that there would be significant access issues and the site is unlikely to be effective or viable until these are overcome. The existing access is poor and the significant difference in levels makes the provision of a satisfactory access a matter of principle.

This would represent a significant expansion of the village (around 1.7 ha), which at a medium density would be around 30 units. No evidence has been submitted that the site can be serviced, and furthermore it is considered that it would be contrary to the Plan's strategy.

No modification is proposed to the Plan.

### Gleneagles

Strathallan Estate (09313/2/001): In line with TAYplan (Core\_Doc\_099) hierarchical approach, the Plan seeks to concentrate the majority of development in the principal settlements of Auchterarder and Crieff. With a generous supply of effective housing land in the Auchterarder area, which is more than adequate to meet demand until beyond the Plan period (see Housing Land Audit (S4\_Doc\_728)), no new allocations are required in Gleneagles and are unlikely to increase the effective supply. This site (S4\_Doc\_044) performs an important function in maintaining physical separation between the two settlements of Auchterarder and Gleneagles. While historic development may have already taken place along the south side of the road, the site represents the only break along the north side of the road. The tree cover on the site assists in preventing coalescence of the two settlements, and its removal may be contrary to Scottish Government's Control of Woodland Policy (S4\_Doc\_187).

No modification is proposed to the Plan.

Stewart Milne Homes (00659/3/001): The site (S4\_Doc\_044) was a proposal in the adopted Strathearn Area Local Plan (Site H31) (S4\_Doc\_730) but has been deleted from the

housing land audit due to non-effectiveness. It remains within the settlement boundary, where policy RD1 supports residential development.

No modification is proposed to the Plan.

### Greenloaning

Dawes Associates (09810/1/001); John Blair (00339/1/001): In line with TAYplan (Core\_Doc\_099) hierarchical approach, the Plan seeks to concentrate the majority of development in the principal settlements of Auchterarder and Crieff. Greenloaning is located around eight miles south of Auchterarder along the A9 trunk road.

Planning consent has been granted for a relatively small residential scheme in the village (21 units - planning application ref 04/02581/FLL granted 12/1/10 (S4\_Doc\_731)) and in the surrounding area, Auchterarder in particular has a significant supply of effective housing land, which is more than adequate to meet demand until beyond the Plan period (see Housing Land Audit (S4\_Doc\_728)).

The scope for additional development allocations in Greenloaning is therefore limited mainly due to the Plan's strategy, but also because there is a relatively large existing supply in the area and there is a site in the village that has recently received permission for residential development.

The current settlement boundary is definitive and precise, and it is not clear how the suggested new boundary (S4\_Doc\_379) would improve on this because it traces the route of a water main, which is hidden underground. The land proposed to be brought within the settlement boundary would be a large and potentially inappropriate development site.

In respect of the southern site, environmental constraints, particularly noise from the immediately adjacent A9 trunk road, raise fundamental concerns in respect of the site's suitability for residential use.

No modification is proposed to the Plan.

### Muthill

Drummond Estates (07693/16/001, 07693/16/002 & 07693/16/003): Muthill is not one of the areas where the Plan's strategy seeks to concentrate development; instead development is concentrated on the principal settlements of Auchterarder and Crieff. Muthill is located between these two settlements and the Plan intends only modest expansion, taking into account the Conservation Area designation within the settlement.

With a generous supply of effective housing land in the Auchterarder area and the majority of new allocations in nearby Crieff, these are more than adequate to meet demand until beyond the Plan period (see Housing Land Audit (S4\_Doc\_728)). There is already scope for infill development within the settlement boundary and therefore no new allocations are required in Muthill.

There may be merit in giving consideration to inclusion of two of the sites, at Golf Course Road and Wardside (S4\_Doc\_332) within the settlement boundary. They would be too small to identify as allocations and there may be some doubts about their effectiveness. With insufficient evidence that the sites are effective it would be inappropriate to identify them as proposals. However if the Reporter is so minded to recommend a change to the settlement boundary to incorporate land at Golf Course Road (07693/16/003) and Wardside (07693/16/001), the local authority would be comfortable with this modification because it

would not have any implications on other proposals or policies within the LDP.

The site to the rear of Station Road (S4\_Doc\_332) would result in the loss of open space and would adversely affect the setting of the nearby listed building and the Conservation Area. For this reason it is not supported.

#### St David's

Mr & Mrs G Haggart (00378/1/001): Following TAYplan's hierarchical approach (Core\_Doc\_099), the Plan seeks to concentrate the majority of development in the principal settlements of Auchterarder and Crieff. An extension to the settlement boundary of St David's would not be in accordance with this strategy.

The urban form of St David's village is unique in the Strathearn area and the settlement boundary has been drawn to limit growth in the village. With a generous supply of effective housing land in the Auchterarder and Crieff area, which is more than adequate to meet demand until beyond the Plan period (see Housing Land Audit (S4\_Doc\_728)), no new allocations are required in this village. The proposal would not conform with the unique character of St David's

No modification to the Plan is proposed.

#### New Landward Sites: New Fowlis

James Denholm Partnership (09061/1/001): In line with TAYplan (Core\_Doc\_099) hierarchical approach, the Plan seeks to concentrate the majority of development in the principal settlements of Auchterarder and Crieff. An allocation in New Fowlis, where there are few existing services, would not be in accordance with this strategy.

Turning to the respondent's second point, the Plan removes the settlement boundary for New Fowlis to allow for limited further development in line with Policy RD3 (S4\_Doc\_418) and the Plan's Supplementary Guidance on Housing in the Countryside (Core\_Doc\_064).

No modification to the Plan is proposed.

#### New Landward Sites: Craigend

JWK Properties (09055/1/001); Councillor Alan Jack (03030/1/003): Section 16(6) of the Planning Etc (Scotland) Act 2006 (S4\_Doc\_732), as modified by the Planning etc. (Scotland) Act 2006, states that *'the planning authority are in preparing the local development plan to ensure that the plan prepared is consistent with the strategic development plan.'* The Council considers that the proposal for a new settlement at Craigend would make the LDP inconsistent with TAYplan's spatial strategy, which presumes against new settlements during the lifetime of TAYplan (page 8, location priorities) (S4\_Doc\_063). Particularly Policy 1 (S4\_Doc\_067), which *'focuses the majority of development in principal settlements'* and prioritises a sequential approach to land release; Policy 4 (S4\_Doc\_633), which identifies Strategic Development Areas without including land at Craigend; and Policy 5 (S4\_Doc\_062), which *'presumes against land releases in areas surrounding the Perth Core Area where it would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of the plan.'*

Both respondents assert that the proposal would help meet any housing land supply shortfall in the Perth and Strathearn HMAs. The site is wholly within the Strathearn HMA and would make no contribution to the Perth HMA. Paragraph 8.1.10 of the LDP sets out the housing land supply required in the Strathearn HMA, which calculates that an additional



265 allocations are required. The allocations currently in the Plan propose a surplus in the Strathearn HMA and additional units over and above these allocations (on the scale proposed at the site) could not be justified.

The Council considers that such an allocation would make the Plan inconsistent with TAYplan's spatial strategy; and in any case would not be required in the Strathearn HMA, and would not contribute to the Perth HMA.

No modification is proposed to the Plan.

New Landward Sites: North of Cultybraggan Camp

Comrie Development Trust (09507/1/002): The issue raised is covered elsewhere in the Plan (Schedule 4: 08a Housing in the Countryside), and Supplementary Guidance (Housing in the Countryside) (Core\_Doc\_064). Issues in respect of flood risk and access may mean this site is not effective

No modification is proposed to the Plan.

**Reporter's conclusions:**

Blackford

1. In relation to the principle of designating further land for housing in Blackford, the Proposed Plan identifies a requirement for 1,820 houses in the Strathearn Housing Market Area during the period 2010-2024, in order to accommodate the population increase projected by TAYplan. In accordance with the TAYplan hierarchical settlement approach, the Proposed Plan seeks to concentrate the majority of the housing development in Auchterarder and Crieff, the principal settlements in the Strathearn Area. Auchterarder has a significant supply of effective housing land and the vast majority of housing development during the Plan period will be concentrated in Auchterarder. Taking account of expected windfall sites, land for only some 265 additional housing units is required to meet the 2010-2024 housing requirement and additional housing land allocations with a capacity in excess of 400 houses are located in Crieff. There is, therefore, no justification for further housing land allocations in Blackford.

2. Furthermore, the relocation further north of the recreation ground, traditionally used for the annual Highland Games and other activities, would put it at a greater distance from the community and onto land where there is a risk of flooding from neighbouring watercourses. Whilst it may well be possible to mitigate any flood risk, It is considered that there is insufficient justification to warrant the relocation of this community open space at this time.

Braco

3. The Proposed Plan refers to an interest in developing land to the south of the settlement for allotments during the Plan period but there is no specific proposal in the Proposed Plan. Nevertheless, part of a field accessed from Commander's Grove has been included within the settlement boundary, from which it is inferred that this is the potential location for any allotments, should there be interest from the community in providing them. In view of the comments of the Scottish Government and the terms of Scottish Planning Policy (SPP) (paragraph 153) that potential sites should be safeguarded in the development plan, the right course of action would be to designate the relevant area as open space if indeed this area is the potential location for the provision of allotments. Alternatively, if it is too early to identify and protect the site, the area should be excluded from the settlement boundary.

Exclusion from the settlement boundary would bring the area of land under the protection of the new Policy PM4, which is recommended under Issue 8b.

### Gilmerton

4. The site located to the north of Grahame Terrace (rep. no. 09109/2/001) is allocated for housing in the adopted Strathearn Area Local Plan (site H33) but has been deleted from the housing land audit due to its non-effectiveness. Accordingly, it would not be appropriate to designate the site for housing development. The site is located within the settlement boundary and, should the site's non-effectiveness be overcome, Policies PM1 and RD1 would allow residential development subject to certain criteria being met.

5. The site located south of the A85 (rep. no. 09109/2/002) lies well below the public road. The development of the larger site suggested, which extends to 1.65 hectares, could accommodate a substantial number of houses. With a generous supply of effective housing land in the Strathearn Housing Market Area, including in nearby Crieff, there is no justification for the allocation of this site. Furthermore, the significant difference in level between the road and the site poses problems for the provision of a vehicular access that meets council standards. There is no evidence that a satisfactory access can be provided. Equally, access to the smaller northern section of the site could be problematic. In any event, any housing development to the south of the A85 would not be well-related to the form of this settlement and is not supported.

6. The land located north of Gilmerton (rep. no. 09109/2/003), which extends to 1.7 hectares, could accommodate some 30 house units. Such a scale of development within this small settlement would be contrary to the Proposed Plan's housing strategy, which reflects the TAYplan hierarchical approach by concentrating the majority of development in the principal settlements of Auchterarder and Crieff.

### Gleneagles

7. In relation to the request to allocate the wooded area east of Firhill, Orchard Road for housing, a planning application for the erection of four dwellinghouses on this site has been recently withdrawn. The site, together with the adjoining field, represents the only break on the north side of the A824 between development in Auchterarder and Gleneagles/Muirton. A housing development on this site, which would constitute ribbon development, could lead to the complete coalescence of Auchterarder and Gleneagles and it is not considered that this would be appropriate.

8. In relation to the request to allocate Muirton Coachworks for housing development, which would bring a derelict brownfield site into use, this site has been deleted from the housing land audit because of its non-effectiveness. It remains within the settlement boundary and, should the site's non-effectiveness be overcome, Policies PM1 and RD1 would allow residential development subject to certain criteria being met.

### Greenloaning

9. In relation to the request to modify the settlement boundary to include additional land north-east of Rottearns House, situated between the settlement boundary and the Turret water main, the current settlement boundary follows precise and well defined boundaries on the ground. The additional area referred to forms an elevated part of a field with no defensible boundary on its eastern side. A housing development on this land would constitute a considerable incursion into open countryside. Accordingly, the inclusion of this

area within the settlement boundary would not be appropriate.

10. In relation to the request to modify the settlement boundary to include the site at the junction of the A822 and the A9, the council draws attention to the environmental constraints, particularly noise from the immediately adjacent A9 trunk road. However, it is noted that a site between Millhill Drive and the A9, situated to the east of Craigouall, is included within the settlement boundary and is being developed for six houses separated from the A9 by earth bunding, landscaping and acoustic fencing. Consequently, it is considered that it would be somewhat inconsistent not to include the site referred to in the representation 09810/1/001 within the settlement boundary. The number, layout and design of any house(s), including the appropriate landscaping and screening, would be a matter for the planning authority to determine on receipt of a planning application.

### Muthill

11. In relation to the request that the settlement boundary be extended to include an area of land at Wardside, the site referred to is situated beyond the 30mph signs and is visually detached from the existing built-up area by the wooded area east of Wardside House. The existing hedge and trees along the drive to Dalliotfield House form a defensible boundary to the village. With a generous supply of housing land in the Auchterarder area and in Crieff, there is no need for further housing land in the Strathearn HMA. Furthermore, according to the council, there is scope for infill development elsewhere within Muthill. There may also be doubts about the effectiveness of the site. Accordingly, it is not considered that it would be appropriate to extend the settlement boundary at this location.

12. In relation to the request that the open space designation east and north of Muthill Church be largely deleted and the settlement boundary be extended to provide a site for housing development, it is considered that any development on the fields to the east and north of the church would adversely affect the setting of this listed building. In any event, with a generous supply of housing land in the Auchterarder area and in Crieff, there is no need for further housing land in the Strathearn housing market area (HMA). Furthermore, according to the council, there is scope for infill development elsewhere within Muthill. As regards the open space designation, only a small part of the designated area, located to the north of Muthill Church, is used as recreational open space. The fields to the east and north of the church are not used as recreational open space but form a valuable component of the setting of the listed church. In relation to Issue 11: Community Facilities, Sport and Recreation, it is concluded that the scope of policy CF1A should be extended to protect open space which has amenity value as well as those areas of recreational value. Accordingly, it is concluded, in this case, that the open space designation to which policy CF1A applies is appropriate.

13. In relation to the request that the settlement boundary be extended to include an area of land on Golf Course Road to allow small-scale housing development, such a development would constitute undesirable ribbon development between the existing built-up area and the golf club house. With a generous supply of housing land in the Auchterarder area and in Crieff, there is no need for further housing land in the Strathearn HMA. Furthermore, according to the planning authority, there is scope for infill development elsewhere within Muthill. There may also be doubts about the effectiveness of the site. Accordingly, it is not considered that it would be appropriate to extend the settlement boundary at this location.

St David's

14. The settlement boundary is drawn tightly around existing development to protect the form and character of this small village. The suggested area for inclusion extends over a large area of fields and woodland and no justification has been provided for including any of this area within the settlement boundary.

New Landward Sites: New Fowlis

15. The settlement boundary at New Fowlis in the adopted Strathearn Area Local Plan has been removed in the Proposed Plan. In relation to the request to identify an area of ground to the south of the existing group of modern houses as a housing site in the Proposed Plan, the allocation of a housing site in such a small community, lacking facilities, would not be consistent with the Proposed Plan's housing strategy, which reflects the TAYplan hierarchical approach by concentrating the majority of development in the Strathearn HMA in the principal settlements of Auchterarder and Crieff.

16. In relation to the request to reinstate the settlement boundary and extend it to include the area of land to the south of the existing group of modern houses, the council indicates that limited further development on this area of land would be allowed under policy RD3 and the supplementary guidance on Housing in the Countryside. The council has listed the factors that it took into account when deciding whether to define a settlement boundary in its response relating to Issue 8: Settlement Boundaries. These include the range and type of facilities in the building group such as schools, shops or community facilities, and its overall size, settlement pattern and number of houses. New Fowlis offers few if any community facilities and there is no convincing justification for a settlement boundary at New Fowlis.

17. The area involved comprises uncultivated ground that has the appearance of being part of an unfinished housing site, with potential for housing along the southern side of the access road. Policy RD3, taken together with the Housing in the Countryside Guide (Core\_Doc\_064), would permit the extension of the existing housing group into definable sites in the absence of a settlement boundary. Accordingly, it is considered that a settlement boundary is neither necessary nor appropriate in this case.

New Landward Sites: Craigend

18. With regard to the request that a site at Craigend be identified for a 2000 unit housing and mixed-use development, this is clearly a major proposal, whether it be located within the Strathearn Housing Market Area or the Perth Core Area. As stated by the council, a new settlement at Craigend would not accord with the locational priorities of TAYplan, which indicates that there will be no need for any new settlements during its lifetime (page 8 of Schedule 4 document 063). Inclusion of such a proposal in the Proposed Plan would result in the Plan being inconsistent with TAYplan. Any further consideration of this proposal would be a matter for a review of TAYplan.

New Landward Sites: Cultybraggan Camp, Comrie

19. The former ammunition store at Cultybraggan Camp lies within the area designated employment land on the Cultybraggan Map. In relation to the request to designate the former store for up to 5 low carbon houses, the planning authority refers to Issue 8a: Housing in the Countryside and to the supplementary guidance on Housing in the Countryside (Core\_Doc\_064). The Housing in the Countryside Guide allows up to five new

houses on rural brownfield land where it would remove dereliction or result in significant environmental improvement and where it can be demonstrated that there are no other pressing requirements for other uses such as business or tourism on the site.

20. The designation of part of this rural site for housing would not be consistent with the Proposed Plan's housing strategy, which reflects the TAYplan hierarchical approach by concentrating the majority of development in the Strathearn Housing Market Area in the principal settlements of Auchterarder and Crieff. However, the Housing in the Countryside Guide provides the opportunity for up to five new houses on rural brownfield land such as Cultybraggan Camp, subject to the relevant criteria being met. Although the planning authority raises the issues of flood risk and access, these are matters that could be addressed through the consideration of a planning application.

### **Reporter's recommendations:**

#### Braco

1. Modify the settlement boundary on the Braco Settlement Map to that shown in the adopted Strathearn Area Local Plan 2001 (Map 7).

#### Greenloaning

2. Modify the settlement boundary to include land at junction of A822 and A9 (rep. no. 09810/1/001) as shown on the plan in Schedule 4 document 379.