

Issue 42	Strathmore and the Glens Area - Blairgowrie/Ratray	
Development plan reference:	Blairgowrie/Ratray, page 282-285 E31 - Welton Road, Blairgowrie, page 283 MU5 - Western Blairgowrie, page 283 H62 - Welton Road, Blairgowrie, page 284 H63 - Glenalmond Road, Rattray, page 284 H64 - Blairgowrie South, page 284	Reporter: Timothy Brian
Body or person(s) submitting a representation raising the issue (including reference number):		
<div><div><div>A D Scott (00110) Dr &amp; Mrs A Spowart (00144) Jean Squires (00189) Ian Steel (00214) Scott Menmuir (00221) Mr &amp; Mrs R Shepherd (00336) Gordon Wood (00342) Philip Maxwell (00358) Christine McGuinness (00385) Tania Meikle (00526) Donald Strathairn (00563) Graeme Findlay (00720) Mr &amp; Mrs Robin Johnston (00722) Alan Greig (00727) Scottish Environment Protection Agency (00947) Scottish Environment Protection Agency (03194) Scottish Natural Heritage (05211)</div><div>Kristin Barrett (07107) Deidre McVean (08647) Michal Wojtowicz (08816) Councillor Caroline Shiers (08830) Forestry Commission Scotland (08988) CALA Homes (East) Ltd (09022) Vivian Van-Velp Fernand (09261) Mr &amp; Mrs David Rendall (09289/5) Sir William MacPherson of Cluny (09289/6) Peter Wright (09289/8) Stewart Milne Homes (09313) Gordon J Nicholson (09560) G S Brown Construction Ltd (09817) Ian Brown (09819) Dr Carol Pudsey (09831) Blairgowrie &amp; Rattray Community Council (10002) Church of Scotland General Trustees (09167)</div></div></div>		
Provision of the development plan to which the issue relates:	Allocation of housing and business land for Blairgowrie/Ratray	
Planning authority's summary of the representation(s):		
<p><u>General</u></p> <p>Michal Wojtowicz (08816/3/001 &amp; 08816/3/002): Area A (S4_Doc_049) is a private orchard within the curtilage of Bellfield. It is private garden ground not used as a community sports or recreation facility etc. It is only accessible from within the curtilage of Bellfield and not linked in any way to the wider area of open space.</p> <p>Area B (S4_Doc_049) is a grassed paddock to the immediate north of the functional garden ground of Bellfield, and to all intents and purposes is within the curtilage of the dwelling house. There is no public access to this land and its value as a community facility or recreational facility is non-existent. It is a suitable site for small scale infill development.</p> <p>Both these areas should be designated as white land.</p>		

Mr & Mrs David Rendall (09289/5/001): Designation does not take account of opportunities for appropriate and measured development which could contribute positively to improvements in infrastructure and amenity.

Peter Wright (09289/8/001): Blanket designation of undeveloped areas as open space/greenfield is poor planning strategy and is likely to result in such areas of land being neglected and unmanaged.

G S Brown Construction Ltd (09817/11/004): We support the removal of the 'Private and Public Open Space' allocation of the 1998 Statutory Local Plan (Map of Blairgowrie and policy 64 page 41) (S4\_Doc\_544) immediately to the West of housing Site H62 which reflects that all of that area, apart from our small segment at Brucefield Road has been granted planning permission for residential development. Support for the Plan.

### E31 Welton Road

Ian Steel (00214/1/001): Site is prime agricultural land, site has historical points of interest, disturbance to biodiversity of the woodlands adjacent to site. Alternative routing of the distributor road should be investigated

Deidre McVean (08647/1/001): Land for employment use should be on a brownfield, not a greenfield site

Jean Squires (00189/1/002): Brownfield sites should be built on, not greenfield, alternative route should be used for distributor road. Small landscaped area is insufficient, should not be granting consent if there is not a masterplan already in place, sewerage effluent discharge into the River Ericht could be an issue. Flood risk needs to be addressed.

Scottish Natural Heritage (05211/25/031): The developer requirements should reflect the outcomes of the Habitats Regulations Appraisal pages 103/104 (S4\_Doc\_139).

Gordon James Nicholson (09560/1/001), Vivian Van-Velp Fernand (09261/1/003); Councillor Caroline Shiers (08830/1/002): Support for the Plan.

### H62 Welton Road

Ian Steel (00214/1/002): The development will result in a loss of wildlife and agricultural land. The road access to the site is not suitable. Site has points of historical and archaeological interest including an ancient well not shown on H62.

Deidre McVean (08647/2/001 & 08647/3/001): The development will result in a loss of wildlife, agricultural land, amenity and privacy. The road access to the site is not suitable. Archaeology of the area needs investigation. If development of the site does go ahead the affordable housing should be shared equity or low cost homes and not social housing for rent.

Christine McGuinness (00385/4/001): Site should have parameters such as transport assessment, archaeological potential/mitigation investigated before definitive numbers are identified.

Jean Squires (00189/1/001): The development will result in a loss of wildlife and agricultural land. The road access to the site is not suitable. There are archaeology interests in the site. Brownfield sites should be developed before greenfield sites are considered.

Gordon James Nicholson (09560/1/002): Support for the Plan.

#### MU5 Western Blairgowrie

Dr & Mrs A Spowart (00144/1/001): Brownfield sites such as the disused railway sheds beside the Angus Hotel, old church on Reform Street and the abandoned schools at Rowanbank should be developed within the town before greenfield sites are considered. This site is unlikely to deliver any affordable housing, (previous consents at Coupar Angus Road and Rattray have not). The site will destroy the entrance to the town, and create peak time traffic problems at one of the town's main entrances.

A D Scott (00110/1/001): Westpark Road is a quiet cul-de sac and development of MU5 would completely transform it. How the development is to be accessed raises concerns. Other sites in the town have not yet been completed and should be developed first.

Philip Maxwell (00358/1/001): Expresses concerns about the potential traffic, noise and pollution impact on properties in Dunkeld Road, and on those who use the road, would like to know the proposed access points for vehicles to the northern end of MU5 to provide further comment. He also expresses concerns regarding the loss of biodiversity, the potential visual impact of the proposal and the loss of a site, attractive to tourists and locals, and the potential impact on the Ardblair trail.

Tania Meikle (00526/1/001): Brownfield sites such as the old primary schools along with the old cinema and unused church buildings in Blairgowrie and derelict Ericht Mills should be developed before greenfield areas. Concern also expressed about the loss of agricultural land and damage to biodiversity of the area.

Blairgowrie & Rattray Community Council (10002/1/008): Greenfield sites should not be considered for development before development of houses within the town's existing envelope (no specific suggestions made). Concern is also expressed regarding the loss of recreation and green area which is considered a haven for wildlife.

Kristin Barrett (07107/1/001 & 07107/2/001): Suggests the housing and development area east of (assume mean north of) the Essendy Road should be split leaving swathes of not-built on land opposite the ends of the two current cul-de-sac roads these green spaces should be left so that people who live and work in the areas can enjoy the views.

It is also suggested that the area south west of the Essendy Road (assume mean south of) be split in two with a 20m wide swathe of undeveloped land on both sides of the current popular footpath from near the cemetery to the Muirton wood, this area to be left to create a pleasant area with the current sweeping views north up towards the Knockie Hill.

Dr Carol Pudsey (09831/1/001): Delete southern part of the site for the enhancement and protection of biodiversity, increase woodland planting towards the road. Housing and employment development should take place only gradually westwards into the field outside Proctor's works and the health centre, and not at all in the field above the Dunkeld Road. Ardblair trail should be preserved with its open views.

Alan Greig (00727/1/001): There should be no development on the land to the north of Dunkeld Road. The Ardblair trail is important to tourism, its retention would enhance the Plan's aims

Forestry Commission Scotland (08988/1/016): The woodland on the western edge of the site could be expanded, and could also create opportunities to create links into other areas of woods and trees outwith the site. Advance planting should be considered as soon as possible to get a green structure in place.

Mr & Mrs Robin Johnston (00722/1/001): The Galabank footpath might be replaced by a metalled road which would destroy this walk, a Tree Preservation Order should be imposed around this walk to maintain a degree of beauty and screening.

Scottish Environment Protection Agency (03194/43/001 & 00947/1/017): The mitigation measures in Appendix C of SEA Addendum No.2 (S4\_Doc\_545) refer to the need for a Flood Risk Assessment to be undertaken to inform the development of this site but it has not been included in the developer requirements in the Proposed Plan for site MU5: Western Blairgowrie. Also note that there may be a culvert under this site, there is an opportunity to open and restore the existing culvert and this enhancement measure should be taken through the developer requirements in the Proposed Plan. Development can also bring positive impacts to the water environment through addressing physical changes which are causing a deterioration to the water environment e.g. Culverts, bank reinforcement or barriers to fish passage.

#### H63 Glenalmond Road, Rattray

Christine McGuinness (00385/4/002): It is noted the site may be prone to flooding, this issue should have been investigated before its inclusion in the Plan.

CALA Homes (East) Ltd (09022/5/001): *'CALA site at Hatton Road, Rattray, should be included within the LDP as an effective housing site either as an addition to the supply or as a replacement for site H63 for the reasons set out in representation document on behalf of CALA homes Wellbank Hatton Road.'*

Blairgowrie & Rattray Community Council (10002/1/009): Brownfield sites should be developed before any greenfield sites (no specific sites are suggested).

Scott Menmuir (00221/1/001): The link road to the east is very narrow. There is a dead end at the south east corner which should be retained. Back Row is very narrow with little or no pavement. On regular occasions Back Row floods. The owner of the field has opened his wall to the east corner to allow run off to flow into the field from a stream, to prevent this flooding.

Forestry Commission Scotland (08988/1/015): There is opportunity in the overall plan to create a habitat network that could link the area of woodland to the north into the proposed area for planting on the western edge and also down the eastern boundary

#### H64 Blairgowrie South

Gordon Wood (00342/1/001): Wishes to see the site removed from the Plan as the scale of development is considered to be out of keeping with the character of the area, affordable housing is not considered to be compatible with the area, traffic generation will be excessive and the proposal would result in a loss of amenity. Infrastructure concerns are also raised relating to both the construction period, ability of the sewerage system to cope and the additional burden of traffic in the vicinity of the new school, and impairment of visibility for access/egress to a main road.

Christine McGuinness (00385/4/003): More choice should be given and not just for volume builders, sites limitations due to developer requirements should be fully

investigated before sites are allocated for specific numbers.

Stewart Milne Homes (09313/5/001): The site will be able to accommodate more development than indicated, comparisons with other sites in the Plan would suggest the figure should be 150-195.

Graeme Findlay (00720/1/001): Opposed to the opening up of the present cul-de-sac, Hazelwood Road which will result in an increase in traffic flow and noise levels and make the area less safe. The development will result in a loss of wildlife and agricultural land. The proposed building of 2-5 bedroom villas in the close proximity to my home would lead to an invasion and loss of my existing privacy.

Sir William MacPherson of Cluny (09289/6/001): The site should be extended to connect to Golf Course Road which would allow additional access to the road network.

Scottish Environment Protection Agency (03194/42/001); Scottish Environment Protection Agency (00947/1/018): The mitigation measures in Appendix C of SEA Addendum No.2 (S4\_Doc\_545) refer to the need for a Flood Risk Assessment to be undertaken to inform the development of this site but it has not been included in the developer requirements in the Proposed Plan for site H64: Western Blairgowrie. Also note that there may be a culvert under this site, there is an opportunity to open and restore the existing culvert and this enhancement measure should be taken through the developer requirements in the Proposed Plan. Development can also bring positive impacts to the water environment through addressing physical changes which are causing a deterioration to the water environment e.g. Culverts, bank reinforcement or barriers to fish passage.

Ian Brown (09819/1/001): Supports the plan for the limitation of the house build area H64 and also the retention of the 'green area' for no development between H64 and Woodlands Road. This green area is greatly prized by the local community. A current planning application to build on the field at the junction of Woodlands Road and Golf Course Road has attracted 33 local objections. All of them cite the need to retain the agricultural status of this area. No changes should be made to the plan as proposed. Support for the Plan.

#### New sites

Mr & Mrs R Shepherd (00336/1/001); Blairgowrie & Rattray Community Council (10002/1/006); Councillor Caroline Shiers (08830/1/001): Brownfield sites such as Westfields (S4\_Doc\_372) should be identified ahead of greenfield sites.

Land at Westfields of Rattray, Site (B02) in the 2005 Draft Eastern Area Local Plan (S4\_Doc\_546) (3.22ha land) for 80 houses in a mixed development should be included in the final Local Development Plan. Identification of Westfields of Rattray would also reduce the necessity for so much land at H63 to be made available for housing. Development of this area would clean up an unattractive/derelict site, and enhance a key tourist route. Its identification in the Plan would ensure early action be taken on the site.

CALA Homes (East) Ltd (09022/5/002): The housing land supply is inadequate and the site at Wellbank Hatton Road (S4\_Doc\_372) is preferable to H63. It is not only effective, but a better fit in terms of landscape and urban re-definition; it would be appropriate for a masterplan to consider fully its physical relationship with the caravan park. The site could accommodate 60-80 units.

Vivian Van-Velp Fernand (09261/1/001): Land in the area of Greenbank, Applebog, Motorbank, Craigmill and Westfield (S4\_Doc\_372) should be included in the town boundary as an area for self build housing; this zone has potential for development, and would give people the chance to express themselves in individual terms, provide breathing space, have gardens and help the environment by enhancing the area.

G S Brown Construction Ltd (09817/11/001): Site 174 (pre-MIR site assessment reference) (S4\_Doc\_049) which was shown on the MIR as part of site G (S4\_Doc\_214) should be retained, it could be developed for high quality housing.

G S Brown Construction Ltd (09817/11/002): Site 139 (pre-MIR site assessment reference) (S4\_Doc\_049) which was shown in the MIR as part of site G should be retained; it has potential for high quality housing.

G S Brown Construction Ltd (09817/11/003): Site 175 (pre-MIR site assessment reference) (S4\_Doc\_372) should be included in the Plan. There is a shortage of land in Rattray (as recent appeal decisions have shown). It is well related to open space and development sites BH2 and BH11 in the 2005 Draft Eastern Area Local Plan (S4\_Doc\_547). This area would be suitable for medium density development.

Donald Strathairn (00563/1/001): Areas had consent for 17 houses in 1968 (S4\_Doc\_049), this lapsed. Council has considerable investment in this area so far as sewerage is concerned. Central part of site would remain undeveloped as a green space.

Church of Scotland General Trustees (09167/1/001): Land at Blairgowrie Glebe, Blairgowrie (S4\_Doc\_372) should be included as an allocated housing site within the settlement boundary of Blairgowrie within the modified, and then adopted LDP. If site to SE of identified site is taken forward, then the subject site would represent a logical well-defined and effective extension of that site.

Church of Scotland General Trustees (09167/4/001): Land at Rosemount Glebe, Blairgowrie (S4\_Doc\_049) should be included as an allocated housing site within the modified and then adopted LDP. Site can be considered an infill site due to its being surrounded on three and a half sides by development. It could be an effective site.

Mr & Mrs David Rendall (09289/5/002): Area identified (S4\_Doc\_049) would allow widening of carriageway (Woodlands Road) and improved access, and provision of footway. The undeveloped land in this vicinity serves little purpose in terms of agricultural production and there is a degree of neglect / dereliction. Allowing development in limited terms here could bring both infrastructure and amenity benefits to this area.

Peter Wright (09289/8/002): Additional land holdings at Woodlands Stables (S4\_Doc\_049) should be included as a potential development area. It is considered beneficial that proportionate development should continue to be permitted as this would be beneficial to the area; site has good accessibility in terms of location of schools and public roads and infrastructure.

Blairgowrie & Rattray Community Council (10002/1/006 & 10002/1/007): Site G (S4\_Doc\_049) identified in the MIR (S4\_Doc\_214) should be retained. This area is closer to facilities and preferable to development rather than prime greenfield sites to the west and north of the town.

Christine McGuinness (00385/4/004): Include area at The Struan, Woodlands Road (S4\_Doc\_049) to give additional choice.

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

#### General

Michal Wojtowicz (08816/3/001 & 08816/3/002): Areas A and B (S4\_Doc\_049) at Bellfield Woodlands road (identified on plan) to be designated as white land not open space.

Mr & Mrs David Rendall (09289/5/001); Peter Wright (09289/8/001): Remove designation of open space in the wider Rosemount area - leave as white land (or allocate).

#### E31 Welton Road

Ian Steel (00214/1/001); Deidre McVean (08647/1/001); Jean Squires (00189/1/002): Delete the site.

Scottish Natural Heritage (05211/25/031): Add the following criteria to the developer requirements section on Page283:

- ⇒ *'Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.'*
- ⇒ *'Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.'*

#### H62 Welton Road

Ian Steel (00214/1/002); Deidre McVean (08647/2/001 & 08647/3/001); Christine McGuinness (00385/4/001); Jean Squires (00189/1/001): Delete the site.

#### MU5 Western Blairgowrie

Dr & Mrs A Spowart (00144/1/001); A D Scott (00110/1/001); Philip Maxwell (00358/1/001); Tania Meikle (00526/1/001); Blairgowrie & Rattray Community Council (10002/1/008): Delete the site.

Kristin Barrett (07107/1/001 & 07107/2/001): Suggests the housing and development area east of (assume mean north of) the Essendy road should be split leaving swathes of not-built on land opposite the ends of the two current cul-de-sac roads these green spaces. The area south west of the Essendy Road (assume mean south of) be split in two with a 20m wide swathe of undeveloped land being left on both sides of the current footpath from near the cemetery to the Muirton wood.

Dr Carol Pudsey (09831/1/001): Deletion of the southern part of this site between the ancient woodland and the A93, the woodland planting should be extended towards the road.

Alan Greig (00727/1/001): Area to north of Dunkeld Road should be deleted.

Forestry Commission Scotland (08988/1/016): Advance planting should be a developer requirement for the site.

Mr & Mrs Robin Johnston (00722/1/001): Galabank footpath should be retained as at present and a Tree Preservation Order should be imposed around the Galabank walk.

Scottish Environment Protection Agency (03194/43/001); Scottish Environment Protection Agency (00947/1/017): Developer requirements should include flood risk assessment, and the need to undertake a feasibility study to assess the potential for channel restoration by removal of any culverts in the area.

#### H63 Glenalmond Road, Rattray

Christine McGuinness (00385/4/002); CALA Homes (East) Ltd (09022/5/001); Blairgowrie & Rattray Community Council (10002/1/009): Delete the site.

Scott Menmuir (00221/1/001): Access should be from the west end of the site, assumption: flood risk assessment may be required.

Forestry Commission Scotland (08988/1/015): Advance planting should be a requirement for the western side of this site, and provision of a habitat network in the overall site plan.

#### H64 Blairgowrie south

Gordon Wood (00342/1/001), Christine McGuinness (00385/4/003); Graeme Findlay (00720/1/001): Delete the site.

Stewart Milne Homes (09313/5/001): Density should be increased.

Sir William MacPherson of Cluny (09289/6/001): Extension of H64 to include areas at Oakdene.

Scottish Environment Protection Agency (03194/42/001); Scottish Environment Protection Agency (00947/1/018 ): Developer requirements should : include- flood risk assessment, (as per the SEA (S4\_Doc\_545)), specify that no development should take place on the functional flood plain or within an area of known flood risk, and require the developer to undertake a feasibility study to investigate the potential for channel restoration by removing the culvert.

#### New sites

Mr & Mrs R Shepherd (00336/1/001); Councillor Caroline Shiers (08830/1/001): Inclusion of Westfield of Rattray within town boundary for residential and employment opportunities Site (B02) in the Draft Eastern Area Local Plan (S4\_Doc\_546) (3.22ha land) should be identified for 80 houses in a mixed development. Blairgowrie and Rattray Community Council (10002/1/006): also request the inclusion of Westfield farm as a designated site for housing and associated workspaces and residential amenities including an additional area towards the town (as per MIR site A (S4\_Doc\_214)).

CALA Homes (East) Ltd (09022/5/002): Allocate site at Wellbank, Hatton Road (S4\_Doc\_372) for between 60 and 80 houses.

Vivian Van-Velp Fernand (09261/1/001): Settlement boundary should be extended to include Greenbank, Applebog, Motorbank, Craigmill and Westfields (S4\_Doc\_372) for self build housing.

G S Brown Construction Ltd (09817/11/001): Include pre-MIR site assessment site 174 Stiellsmuir, (land adjacent to Golf Course Road) (S4\_Doc\_049) for housing.

Mr & Mrs David Rendall (09289/5/002): Include part of pre-MIR site assessment site 167 land at Stiellsmuir farm (adjacent to Woodlands Road) (S4\_Doc\_049) as a potential housing site.



G S Brown Construction Ltd (09817/11/002): Include pre-MIR assessment site 198 (land to rear of dwellings on Golf Course Road) (S4\_Doc\_049) in the LDP for high quality housing.

G S Brown Construction Ltd (09817/11/003): Include pre-MIR assessment site 175 (Kirkton Road Rattray) (S4\_Doc\_372) for medium density housing in the Plan.

Donald Strathairn (00563/1/001): Area behind Golf Course Road (S4\_Doc\_049) to be allocated for 7-8 house units built at low density, making use of both existing accesses, with central area remaining a green space.

Church of Scotland General Trustees (09167/1/001): Allocate land at Blairgowrie Glebe (S4\_Doc\_372) as housing site.

Church of Scotland General Trustees (09167/4/001): Land at Rosemount Glebe, Blairgowrie (S4\_Doc\_049) to be included as an allocated housing site within the LDP.

Peter Wright (09289/8/002): Identify site (Woodlands Stables) (S4\_Doc\_049) as having potential for development.

Blairgowrie & Rattray Community Council (10002/1/007): Include the former site G (S4\_Doc\_049) from the MIR as a designated site for housing.

Christine McGuinness (00385/4/004): Include area at The Struan, Woodlands Road (S4\_Doc\_049) to give additional choice.

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

##### General

Michal Wojtowicz (08816/3/001 & 08816/3/002); Mr & Mrs David Rendall (09289/5/001); Peter Wright (09289/8/001): The Plan shows protection for the areas of open space and recreation as well as green corridors throughout the town, it seeks to protect these areas to maintain the character and amenity of the town as well as protect and enhance biodiversity. This designation does include private ground as well as public areas, and the lack of public access to an area does not preclude it having a value in terms of providing a green corridor, or biodiversity value. Policy CF1 (S4\_Doc\_414) covered by schedule 4 number 11 seeks to protect these areas from development. Where small scale development is seen as appropriate, the land has been left as 'white land', however, large scale removal of the open space designation from the Rosemount area of Blairgowrie in particular could open the area to substantial development proposals, which, at the present time are neither required, as other sites are available, nor are seen as desirable as this would substantially alter the character of the area.

The areas identified by Michal Wojtowicz (08816/3/001 & 08816/3/002) however, are relatively small, and if the Reporter is so minded to recommend that his proposed modification is adopted, Perth & Kinross Council would be comfortable with this modification because it would not undermine the character of the wider Rosemount area.

##### E31 and H62 Welton Road

Ian Steel (00214/1/001 & 00214/1/002); Deidre McVean (08647/1/001, 08647/2/001 & 08647/3/001); Jean Squires (00189/1/001 & 00189/1/002); Christine McGuinness (00385/4/001); Scottish Natural Heritage (05211/25/031): The designation of the housing site H62 and employment site E31 is considered to meet the spatial strategy of the

TAYplan (S4\_Doc\_065) which requires development to be concentrated within Tiered settlements within the area. Blairgowrie/Ratray is identified as a Tier 2 settlement and provides an opportunity to provide a significant contribution to housing and business land provision within the overall LDP area. The Council is required to allocate sufficient housing and business land to ensure an adequate land supply for the Plan period. The issues raised in respect of E31 and H62 overlap in many respects, and as it is intended that H62 will be an enabling development in terms of helping with the delivery of E31, the concerns raised for both sites are considered together.

The rate of uptake of land in the existing Welton Road Industrial Estate means the employment land has all but been developed and the development of E31 is seen as a natural extension to the existing site. It is unfortunate that there will be some loss of agricultural land; however the suggestion that brownfield sites could adequately provide for the level of employment land required for the Plan period is not borne out by the 2012 vacant and derelict land survey (Core\_Doc\_198) which recorded less than 2ha of such land available in Blairgowrie and Ratray.

Following a preliminary assessment of the flood risk in the area it is acknowledged that a small part of E31 is liable to be at risk of flooding, however a detailed Flood Risk Assessment will determine the precise area of developable land. This is acknowledged in the identification of the green area for planting to the north of the site. Physically H62 lies above E31 in terms of elevation, and is not regarded to be at risk of flooding.

The two sites, although considered as one in the masterplan will be physically separated by a landscaped area, designed for protection of the historical artefacts present, retention of as many trees as possible, protection of biodiversity within these areas and provision of open space for the housing development. Much of the developable area is flat open fields with limited biodiversity value and the additional planting and open space areas are likely to deliver improvements to habitats. There will be further undeveloped areas in the low lying parts of the site which although at risk of flooding, will be capable of contributing to the landscape of the site, and its biodiversity interest.

Concerns expressed regarding the route of the distributor road largely relate to the presence of artefacts of archaeological and historic interest within site H62. These representations and those received in respect of other issues (impact on the biodiversity of the area and type of affordable housing proposed for H62) are acknowledged, however, the proposed masterplan is the most appropriate mechanism for addressing these, and it is anticipated it will show that the area can be developed in a phased manner, without detrimental impact on the historic or natural environment. Turning to the point of concern raised in respect of sewerage effluent discharge into the River Erich, the Plan requires that drainage from all development should connect to Public Waste Water Treatment Works. The Site Specific Developer Requirements are further designed to ensure that all the issues raised are taken into account in any development. The requirement to finalise detailed aspects of design is not a reason to exclude the sites from the Plan.

It is considered that amending the developer requirements to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) (S4\_Doc\_139) would provide greater clarity and transparency for applicants in terms of how the provisions of the Plan's Policy NE1: International Nature Conservation Sites (S4\_Doc\_389) apply to this site.

If the Reporter is so minded the suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer

## Requirements.

MU5 Blairgowrie west

Dr & Mrs A Spowart (00144/1/001); A D Scott (00110/1/001); Philip Maxwell (00358/1/001); Tania Meikle (00526/1/001); Blairgowrie & Rattray Community Council (10002/1/008); Kristin Barrett (07107/1/001 & 07107/2/001); Dr Carol Pudsey (09831/1/001); Alan Greig (00727/1/001); Forestry Commission Scotland (08988/1/016); Mr & Mrs Robin Johnston (00722/1/001); Scottish Environment Protection Agency (03194/43/001 & 00947/1/017): The designation of the mixed use site MU5 is considered to meet the spatial strategy of the TAYplan (S4\_Doc\_067) which requires development to be concentrated within Tiered settlements within the area. Blairgowrie/Rattray is identified as a Tier 2 settlement and provides an opportunity to provide a significant contribution to housing and business land provision within the overall LDP area. The Council is required to allocate sufficient housing and business land to ensure an adequate land supply for the plan period. Within this allocation it is also the intention of the Council to provide an element of choice.

The development of brownfield sites is suggested as preferable to the subject site, and of course, brownfield site development would be welcomed, however, they are often small and as their development cannot be assured during the Plan period there is doubt as to their effectiveness in that timescale. The 2012 vacant and derelict land survey (Core\_Doc\_198) recorded less than 2ha of vacant and derelict land available in Blairgowrie and Rattray and this enforces the view that there is insufficient brownfield land to meet the housing and employment land requirements of the Plan period. In addition, paragraph 97 of SPP (S4\_Doc\_108) permits development on prime agricultural land where it is an essential component of the settlement strategy.

Whilst the site lies outwith the 1:200 year flood risk area (S4\_Doc\_350) SEPA have stated that a Flood Risk Assessment is required for this site, this is a matter which can be incorporated into the masterplan for the site, as could the request from the Forestry Commission for planting to take place in advance of development, and the opportunity taken to create links into other areas of trees and woodlands outwith the site.

The issues of visual impact, potential traffic generation, protection of footpaths and the Ardblair Trail, enhancement and protection of woodlands and the biodiversity of the area are all matters which are acknowledged but it is considered they would most appropriately be dealt with in the production of a masterplan for the area which can fully investigate the competing land-use interests and which would also take on board such issues as any potential flood risk. Many of these issues are also covered by policies elsewhere in the Plan, for example Policy RD4 (S4\_Doc\_489) (covered by Schedule 4 number 9) covers the requirement for all developments over 5 units in size to deliver affordable housing. The Council would apply its policy on Affordable Housing, which has been in place for a number of years and has helped deliver affordable housing in the area.

The desire to see parts of the site left undeveloped for whatever purpose is also acknowledged, but again it is considered the masterplan approach would allow some control over these issues. It would be inappropriate to decide in advance of the masterplan which areas might be excluded from development as this could prejudice the development of the other elements of the site.

The requirement to produce a masterplan to finalise detailed aspects of design is not a reason to exclude the site from the Plan.

No modification is proposed to the Plan.

#### H63 Glenalmond Road

Christine McGuinness (00385/4/002); CALA Homes (East) Ltd (09022/5/001); Blairgowrie & Rattray Community Council (10002/1/009): The designation of the housing site H63 is considered to meet the spatial strategy of the TAYplan (S4\_Doc\_067) which requires development to be concentrated within Tiered settlements within the area.

Blairgowrie/Rattray is identified as a Tier 2 settlement and provides an opportunity to provide a significant contribution to housing land provision within the overall LDP area. The site lies outwith the SEPA 1:200 year flood risk area, (S4\_Doc\_350) however, due to a small stream which traverses part of the site the developer requirements in the proposed Plan indicate that a Flood Risk Assessment is required, however it is not anticipated that this will significantly reduce the area which is capable of accepting development, but it is a sensible precaution to ensure no houses will be at risk once built.

The location of the site means it is less peripheral than other suggested sites which lie to the west of the town- it is more easily accessible on foot to local services such as the local primary school, from a sequential and sustainability point of view.

No modification is proposed to the Plan.

Scott Menmuir (00221/1/001); Forestry Commission Scotland (08988/1/015): It is acknowledged that a Flood Risk Assessment of the site is required; this is listed as a developer requirement. It is also acknowledged that the access to the east of the site is very restricted and it is anticipated that the main access to the site will require to be from the west. The developer requirements also specify enhancement of biodiversity and the suggested planting in the early phases could contribute to this.

No modification is proposed to the Plan, however, should the Reporter be so minded to recommend that the developer requirements be more specific in respect of access and tree planting as suggested by the representations, the Council would be comfortable with this modification as it would not have any implications for any other aspect of the Plan.

#### H64 Blairgowrie south

Gordon Wood (00342/1/001); Christine McGuinness (00385/4/003); Stewart Milne Homes (09313/5/001); Graeme Findlay (00720/1/001); Sir William MacPherson of Cluny (09289/6/001); Scottish Environment Protection Agency (03194/42/001, 00947/42/001 & 00947/1/018): The designation of the housing site H64 is considered to meet the spatial strategy of the TAYplan (S4\_Doc\_067) which requires development to be concentrated within Tiered settlements within the area. Blairgowrie/Rattray is identified as a Tier 2 settlement and provides an opportunity to provide a significant contribution to housing land provision within the overall LDP area.

It has long been intended that a road will be constructed linking Hazelwood Road to Berrydale Road (pg36 Eastern Area Local Plan 1998 (S4\_Doc\_548)) refers to the need for the construction of a distributor road to the site boundary of site H6 (Blairgowrie map and page to enable connection to the Coupar Angus Road), this distributor road is important to provide a more direct access to the recently developed school, as well as providing an emergency access and will deliver real benefits to the area; the development of this site is considered an enabling development for the delivery of this long awaited road link.

The loss of privacy, amenity and potential noise which Graeme Findlay (00720/1/001), refers to, need not arise with careful site layout, but these matters would be for a detailed planning application to determine.

The capacity of the site will be determined to an extent by any network improvements which may be required for the sewerage system, the extent of which will not be known until the wastewater network investigations have been completed, as stated in the developer requirements. In addition, despite the fact that the site lies outwith the 1:200 year flood risk area on the SEPA flood maps (S4\_Doc\_350), Scottish Environment Protection Agency (03194/42/001) and (00947/1/018), have indicated that a Flood Risk Assessment will be required for the site, and the opportunity for re-opening of the existing culvert on the site should be investigated. Both of these issues will also determine the extent of developable land and will have implications for the number of dwellings which the site can ultimately accommodate, although it is anticipated that the Flood Risk will only affect a minor portion of the site. These issues, and the fact that the site lies between the main settlement of Blairgowrie and the area known as Rosemount, the characteristics of which is for a lower density of development, mean that the number of houses specified in the Plan has been set at a lower figure than that which might have been used elsewhere. Policy EP3D (S4\_Doc\_428) (covered by schedule 4 number 17b) supports the Scottish Environment Protection Agency's desire to have the existing culvert removed. The land in question is not in productive agricultural use, it is rough grassland or paddock. The re-opening of the culvert and associated Sustainable Urban Drainage Systems treatment area could have a beneficial effect on the biodiversity of the area. Stewart Milne Homes (09313/5/001) have not provided any evidence to support the requested increase in numbers at this stage.

Policy RD4 (S4\_Doc\_489) (covered by schedule 4 number 9) requires that all sites of greater than 5 units provide an element of affordable housing. How this is achieved and delivered is determined at the time of any planning application based on the housing needs assessment at that time. Scottish Government policy generally is to encourage mixed communities including affordable housing.

A suggestion is made by Sir William MacPherson of Cluny (09289/6/001) to extend the site to the south to allow an additional access to be made to Golf Course Road. It is considered this extension is not required at this time as sufficient land has been identified in the Plan. It is not considered however, that the inclusion of this additional area would constitute a serious erosion of the green space which is so valued by members of the community.

No modification is proposed to the Plan, however, should the Reporter be so minded the Site Specific Developer Requirements could be expanded to include the Flood Risk Assessment and re-opening of the culvert, the Council would be comfortable with this modification as it would not have any implications for any other aspect of the Plan; in addition, the modest extension to the south suggested by Sir William MacPherson of Cluny (09289/6/001) would similarly have certain positive attributes in allowing an alternative access into the area, and if the Reporter is minded to include this area, the Council would be comfortable with this modification as it would not have any implications for any other aspect of the Plan.

#### New Sites

Mr & Mrs R Shepherd (00336/1/001); Councillor Caroline Shiers (08830/1/001); Blairgowrie & Rattray Community Council (10002/1/006): Would like to see the area at Westfields of Rattray (S4\_Doc\_372) included within the settlement boundary for Rattray,

and identified for development as a mixed use site for both business and residential use, as per the draft Eastern Area Local plan of 2005 (site BO2) (S4\_Doc\_546). The area includes a substantial proportion of brownfield land. The area within the 2005 draft Plan does also include a greenfield site, development of which it is understood would be intended for cross subsidy of development of the former piggery site. Mr and Mrs R Shepherd (00336/1/001), state that they had a developer interested in the site, but this failed to progress due to the economic climate.

It is acknowledged that this area was previously included in the settlement boundary of the 2005 draft Eastern Area Local Plan, (S4\_Doc\_549) however, that Plan has no status, as it did not proceed to adoption. Development of the brownfield land for residential use would be judged against Policy RD3 (S4\_Doc\_418) (considered under Schedule 4 number 8a) Housing in the Countryside and any proposed development for business use on this site would be judged against Policy ED3 (S4\_Doc\_395) (considered under Schedule 4 number 5). Both of these policies are broadly supportive of residential and business use in a rural location, where brownfield land is being re-used. The Council therefore does not see the need to artificially extend the boundary northwards to include the area, where other policies would not preclude the type of development proposed, and where adequate land has been allocated elsewhere, and the subject site is more remote from the town centre than H63 from a sequential and sustainability point of view.

No modification is proposed to the Plan.

CALA Homes (East) Ltd (09022/5/002): State that the site at Wellbank Rattray (S4\_Doc\_372) is preferable to site H63. Whilst this site may have potential for development at some point in the future, sufficient land has been identified for the Plan period. This site is more remote from the town centre than H63, and from a sequential and sustainability point of view H63 is more acceptable to the Council.

Vivian Van-Velp Fernand (09261/1/001): Identifies areas at Westfields, but includes areas at Wellbank, Applebog, Motorbank and Craigmill (S4\_Doc\_372) as having potential for self build, low density development. These areas may have potential for development at some time in the future, however, sufficient land has been identified for the current Plan period and these areas, all of which are more remote from the town centre than other sites which have been identified, are not required at this time. In addition, the inclusion of these areas which lie immediately to the west of an established caravan park which currently enjoys a rural setting would be liable to detract from this setting. The Council wish to support the retention of this valuable tourism resource.

No modification is proposed to the Plan.

G S Brown Construction Ltd (09817/11/003): Identifies a site at Kirkton Road Rattray (S4\_Doc\_372) as suitable for housing, they state that there is a shortage of land in Rattray for development and the site is seen as well related to open space and development sites BH2 and BH11 in the 2005 Draft Eastern Area Local Plan (S4\_Doc\_547). Previous appeal decisions are quoted as evidence of a lack of land supply in the Rattray area, however, these decisions have increased the land supply, and these areas, together with the proposed allocations on the Local Development Plan, mean there is now no shortage of available sites within the town, indeed with the sites identified in the Proposed Plan Strathmore and the Glens will have a small surplus of some 100 units for the period to 2024. Schedule 4 no. 20c- housing land supply gives further details. The site proposed would take access off a very narrow restricted road, and development in this area is not seen as compatible with the preferred strategy.

No modification is proposed to the Plan.

Donald Strathairn (00563/1/001): Identifies a site in southern Rosemount (S4\_Doc\_049) which he states would be appropriate for development. This site is remote from the town centre and incorporates woodlands of significant biodiversity value, which form a backdrop and setting to the properties in Golf Course Road and Heather Drive. This is part of the setting which characterises Rosemount, and the loss of the area would be to the detriment of the character of the area. Adequate sites have been identified in the Blairgowrie and Rattray area to satisfy the requirements of TAYplan. Other sites are better fitted sequentially and from a sustainable viewpoint to fulfil the housing land requirement.

No modification is proposed to the Plan.

Church of Scotland General Trustees (09167/1/001): Identify land at Blairgowrie Glebe (S4\_Doc\_372) which they wish to see put forward for residential development, they state that if a site to the south east of their own site were to come forward then their site would represent a well-defined extension of that area. This circumstance has not occurred, and the Church of Scotland state in their own representation that their site is unlikely to be supported as a direct extension to the town as it is not adjacent to the town boundary. The site indeed is too remote from the town and other sites are more acceptable in terms of position and sustainability.

No modification is proposed to the Plan.

Church of Scotland General Trustees (09167/4/001); Mr & Mrs David Rendall (09289/5/002); Peter Wright (09289/8/002); Christine McGuinness (00385/4/004); G S Brown Construction Ltd (09817/11/001 & 09817/11/002): These six areas are all included in the area identified as open space on the proposed Local Development Plan (S4\_Doc\_049). Five of them were included in site G in the Main Issues Report, (S4\_Doc\_214) (the exception being the Glebe land) however, the majority of site G has not been included in the proposed Plan as sufficient land has been identified to provide an adequate land supply, and also to protect the character of the Rosemount area which historically has had small scale infill development only, at a low density. All of the areas would require additional access to be taken onto Woodlands Road, which is extremely narrow, and it is not considered desirable to allow further accesses onto this road. It is acknowledged that the development of the area suggested by Mr Rendall could potentially allow for junction improvements at the Golf Course Road/Woodlands Road junction; and whilst none of the sites are particularly large, it is considered that cumulatively they would constitute a substantial development which would erode the character of the Rosemount area. A recent application on one of these sites attracted a substantial number of representations against the proposal. In addition, 13 respondents to the Main Issues Report stated they were not in favour of development of site G in Rosemount as identified in that report.

No modification is proposed to the Plan.

Blairgowrie & Rattray Community Council (10002/1/007): State that the site G in the MIR (S4\_Doc\_049) is closer to facilities and preferable to development rather than prime greenfield sites to the west and north of the town.

If this area were to be allocated for development then arguably one of the other sites in the town would not be required, however, it would mean that the bulk of the development

may end up in one sector of the town, and it is seen as more appropriate that sites are distributed both in Rattray and Blairgowrie.

No modification is proposed to the Plan.

### **Reporter's conclusions:**

#### General

1. Rosemount is a residential district of south Blairgowrie with a pleasant semi-rural character. Much of the land between Woodlands Road and Golf Course Road is open and undeveloped, and there are attractive areas of trees and woodland. Most of this land is privately owned, but it is important that this significant area of green space within the settlement boundary is protected for its amenity value.

2. The undeveloped area was formerly designated as agricultural land in the adopted Eastern Area Local Plan, to protect its character. The Proposed Plan designates a wide area of Rosemount as open space, where Policy CF1: Open Space Retention and Provision is intended to apply. The option of excluding the land from the settlement boundary was discounted, as that would have created an artificial 'island' of countryside within the town (see Issue 11). It would also be wrong to remove the protection afforded to this area, as development would erode the special character of Rosemount.

3. Although sites A and B on Woodlands Road are, respectively, part of the private curtilage of 'Belfield' and a paddock with no public access, they nonetheless make a small but valuable contribution to the sense of openness which the open space designation seeks to maintain. Their removal from the designation would diminish the visual connection between Woodlands Road and the undeveloped land to the west which gives the area its distinctive character, and would threaten the integrity of the wider area. In any case Woodlands Road is a narrow country lane with no footways and sharp bends with poor visibility, so it is an unsuitable location for further development. The boundary of the open space designation at Woodlands Road should be unchanged therefore.

#### E31 and H62: Welton Road, Blairgowrie

4. The proposed allocation of 17.3 hectares (9 hectares during the Plan period) for employment use at E31 is an important element of the spatial strategy for the Strathmore and the Glens area. It also helps the council to fulfil the expectation of Policy 3 of TAYplan that at least 5 years supply of employment land is identified and safeguarded in principal settlements such as Blairgowrie/Rattray.

5. The reserves of employment land at the existing industrial estate are virtually exhausted, and there is little brownfield land available in the area. It is therefore inevitable that greenfield land will require to be developed to meet the requirement for additional employment land in Blairgowrie. It is proposed to extend the existing industrial estate at Welton Road and to provide a new link road connection to Coupar Angus Road through the associated housing allocation at H62. This is an imaginative response to the demand for employment and housing sites, which would provide an improved road network.

6. Similarly, the intended allocation of 11.49 hectares for residential development (150 houses) at H62 is required to help meet the requirement to allocate sites for a total of 865 houses in Strathmore and the Glens during the Plan period. Policy 1 of TAYplan gives



priority to land releases in principal settlements such as Blairgowrie/Ratray.

7. The allocations note the need for a masterplan for the comprehensive, phased development of E31 and H62. The site-specific developer requirements recognise the need to conduct a flood risk assessment to establish the extent of development at E31, and the possible need for waste water network improvements (the sites will connect to the public waste water treatment works). They also require the evaluation and mitigation of the archaeological potential of both sites, and the retention of wooded habitats, amongst many other requirements. Subject to these important safeguards the proposals merit support.

#### MU5: Western Blairgowrie

8. The proposed mixed use development on the west side of Blairgowrie is a major element of the spatial strategy for Strathmore and the Glens. This greenfield site of almost 25 hectares would provide employment land (4 hectares), up to 200 houses, and an area for educational/play provision (4 hectares). There is insufficient brownfield land in the area to meet the TAYplan requirement for housing and employment sites. TAYplan Policy 1 expects most of the region's development to be accommodated in principal settlements such as Blairgowrie / Ratray. The proposed development at MU5, which would require to include a proportion of affordable housing under Policy RD4, can be supported in principle therefore.

9. MU5 is a prominent site beside the A93 Perth Road at the main entrance to the town from the south, and straddles the A923 Dunkeld Road (the main approach from the west). The development would also be noticeable from houses fronting on to those main roads, and the connecting streets on the west side of the A93, including Westpark Road. The masterplan would need to retain the ancient woodland at the south end of the site, and avoid the development from encroaching onto higher ground at the north end of the site. These provisos are included amongst the site-specific developer requirements on page 283 of the Proposed Plan. Subject to these requirements there is no reason why a sympathetic development could not be devised in keeping with the gateway position of the site and its residential neighbours.

10. The masterplan would be informed by a flood risk assessment, and a transport assessment which would address the traffic generation and access arrangements for the development. It would also need to safeguard the popular walking routes in the vicinity, including the Ardblair Trail, and to explore the opportunity to expand the woodland on the western edge of the site. The layout of the development would require to minimise the impact on neighbouring houses. These stipulations should be included within the site-specific developer requirements on page 283 of the Proposed Plan.

#### H63: Glenalmond Road, Ratray

11. As explained in paragraph 8 above and elsewhere in this report, it is necessary to release greenfield land on the edge of Blairgowrie/Ratray to fulfil the TAYplan requirement for housing and employment sites in the area. The site at Glenalmond Road, on the north east edge of the town, is well placed to make a significant contribution to housing provision in this principal settlement. A total of 160 houses is proposed on an area of over 11 hectares. Although the land slopes up gradually to the north, the site is well contained by topography, woodland and existing development, and the site-specific developer requirements state that the development would be restricted to the lower slopes.

12. There are no known infrastructure constraints which would prevent the development of the site. It is not in a flood risk area, and a flood risk assessment would ensure that the development of the land caters for the minor watercourse which crosses the site. It could be accessed satisfactorily from the west via Glenalmond Road. The site-specific developer requirements propose the provision of woodland screen planting along the north and west boundary, together with enhancement of biodiversity, and there is no need to modify the Proposed Plan to secure these measures.

#### H64: Blairgowrie South

13. This site of 7.82 hectares is located within the urban boundary. It lies immediately to the north of the area protected as open space that is referred to in paragraphs 1-3 above, but does not serve the same amenity function. It is undeveloped land adjoining an existing housing estate and the new community campus, and it could be developed for housing without significantly detracting from the amenity of the area.

14. There are no special constraints preventing residential development on H64. Indeed the construction of a link road through the site to connect Berrydale Road to the Perth Road via Hazelwood Road would be of benefit to the town, particularly in improving access to the new school. The provision of affordable housing within this development (and other developments of more than 5 houses) would also be beneficial. There is no known flooding constraint, but a flood risk assessment would ensure that any such issues were taken into account in the layout and design of the development.

15. The proposed density of less than 11 houses per hectare is unusually low, especially in the context of a site within the town where 20-25 houses per hectare might be more typical. However the extent to which housing numbers will be limited by wastewater network constraints and flood risk is unknown at this stage, and it is right to be conservative in the estimate of housing numbers until these issues have been explored.

16. The proposal to extend the site to the south to provide a link to Golf Course Road would result in the loss of an area of land forming part of the wider tract of open space which gives Golf Course Road and Woodlands Road their pleasant semi-rural character. Given the generous provision of housing land in the Proposed Plan which already meets TAYplan requirements, the release of this additional area is unnecessary.

#### New sites

17. The suggested site at Westfields of Rattray was to be allocated for housing in the Draft Eastern Area Local Plan, which was not adopted. Although described as a 'brownfield site' as it contains redundant buildings associated with a former piggery, much of the area is undeveloped farmland. The representation seeks to reinstate the formerly proposed allocation for a mixed use development comprising private housing, affordable housing and business space.

18. The redevelopment of the brownfield portion of the site is likely to gain support from Policy RD3: Housing in the Countryside and Policy ED3: Rural Business and Diversification. However the allocation of over 3 hectares of land at the northern extremity of the town for housing and other purposes would not be appropriate, as the site is detached from the town centre and services, and better, more accessible sites are allocated elsewhere in the town.

19. Similar considerations apply to the nearby site at Wellbank, Hatton Road, Rattray. It lies immediately to the north of the caravan site which forms the current limit of development on the east side of Hatton Road. If the site at Wellbank was developed this would promote the northward expansion of the town, away from the town centre and its facilities. To that extent the site may be regarded as less sustainable than the sites allocated in the Proposed Plan. As explained elsewhere in this report sufficient sites have been allocated elsewhere in Blairgowrie/Rattray to meet TAYplan requirements.

20. The proposal to extend the settlement boundary north of Westfield to encompass a number of outlying houses is not warranted. Any houses built in this enclave would be even more remote from the town centre and the facilities of the town than those described in paragraphs 17-19 above. Moreover the development would be inherently unsustainable as residents would require to drive to access services. The demand for sites for self build houses should be met on sites within the settlement boundary.

21. The site at Kirkton Road, Rattray is an extensive area (8.9 hectares) of land devoted to agriculture/horticulture in the valley floor on the east side of the town. Its development for medium density housing would erode the rural character of the area. The access is via a very restricted approach road which lacks footways and is single width in places. Given that sufficient housing sites are identified in the Proposed Plan to meet TAYplan requirements, there is no need to release this unsuitable site.

22. The land at Heather Road, Rosemount is an established wood with mature birch and Scots pine, which is of recreational and biodiversity value, and forms part of the attractive setting of the adjoining residential area. The previous planning permission will have lapsed some 40 years ago, and it is important to protect this woodland from development which would diminish its attractiveness. The settlement boundary, which excludes this area, should not be modified therefore.

23. The field at Blairgowrie Glebe is detached from the town, and is approached by means of a narrow lane which crosses the constricted Bridge of Burnhead. There is no justification to allocate this remote site for housing when sufficient sites have already been identified within or adjoining the current limits of the town.

24. The remaining sites at Golf Course Road and Woodlands Road lie within the area protected as open space under Policy CF1. For the reasons given in paragraphs 1-3 above it is critical that this undeveloped area is protected for its amenity value, as it gives Rosemount its pleasant semi-rural character.

25. The fields at Stiellsmuir Farm and Woodlands Stables contribute to the attractiveness of Woodlands Road, and the access along this narrow country lane with blind corners and no footways is unsuitable for further development. Rosemount Glebe, at the north end of Woodlands Road, lies on the south (undeveloped) side of the lane which marks the edge of the open space, and its development for housing would potentially open up a larger area for development. It also suffers from the access constraint which limits the scope for new housing at Woodlands Road, as would the site at The Struan where development would erode the integrity of the wider area of open space to the west and south. A similar argument applies to the sites off Golf Course Road promoted by GS Brown. In particular the development of the site to the south west of Stiellsmuir Farm, which abuts Golf Course Road, would detract from the open semi-rural character of this road.

26. Accordingly none of the additional housing sites in the Rosemount area which have been proposed in representations should be included in the Proposed Plan.

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

#### E31: Welton Road

1. Add the following criteria to the developer requirements section on Page 283:

- *'Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.'*
- *'Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.'*

#### MU5: Western Blairgowrie

2. Add the following to the site-specific developer requirements on Page 283:

- Flood Risk Assessment.
- Protect local footpaths and the Ardblair Trail.
- Expand woodland on west side of site.
- Layout of the development to minimise impact on residential properties.

#### H64: Blairgowrie South

3. Add the following to the site-specific developer requirements on Page 284:

- Flood Risk Assessment and investigate potential for removing culvert.