

7.14 Ochil Hills Hospital

7.14.1 Description

The Ochil Hills Hospital site lies on the upper slopes of the eastern Ochils, some 2 miles to the north-west of Milnathort. The site covers the grounds of the former Ochil Hills Hospital, built in 1902 as a TB sanatorium. Unused since the late 1980s, the main hospital building and associated annex buildings were demolished in 2003. The majority of the grounds are wooded. The site is served by a long, single track access road from the minor public road system at Tillyrie.

7.14.2 Spatial Strategy Considerations

The settlement boundary has been drawn to reflect the site of the former hospital and the existing planning permission.

7.14.3 Infrastructure Considerations

Ochil Hills Hospital lies within the Loch Leven Catchment Area and any development will be required to provide the appropriate mitigation measures.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

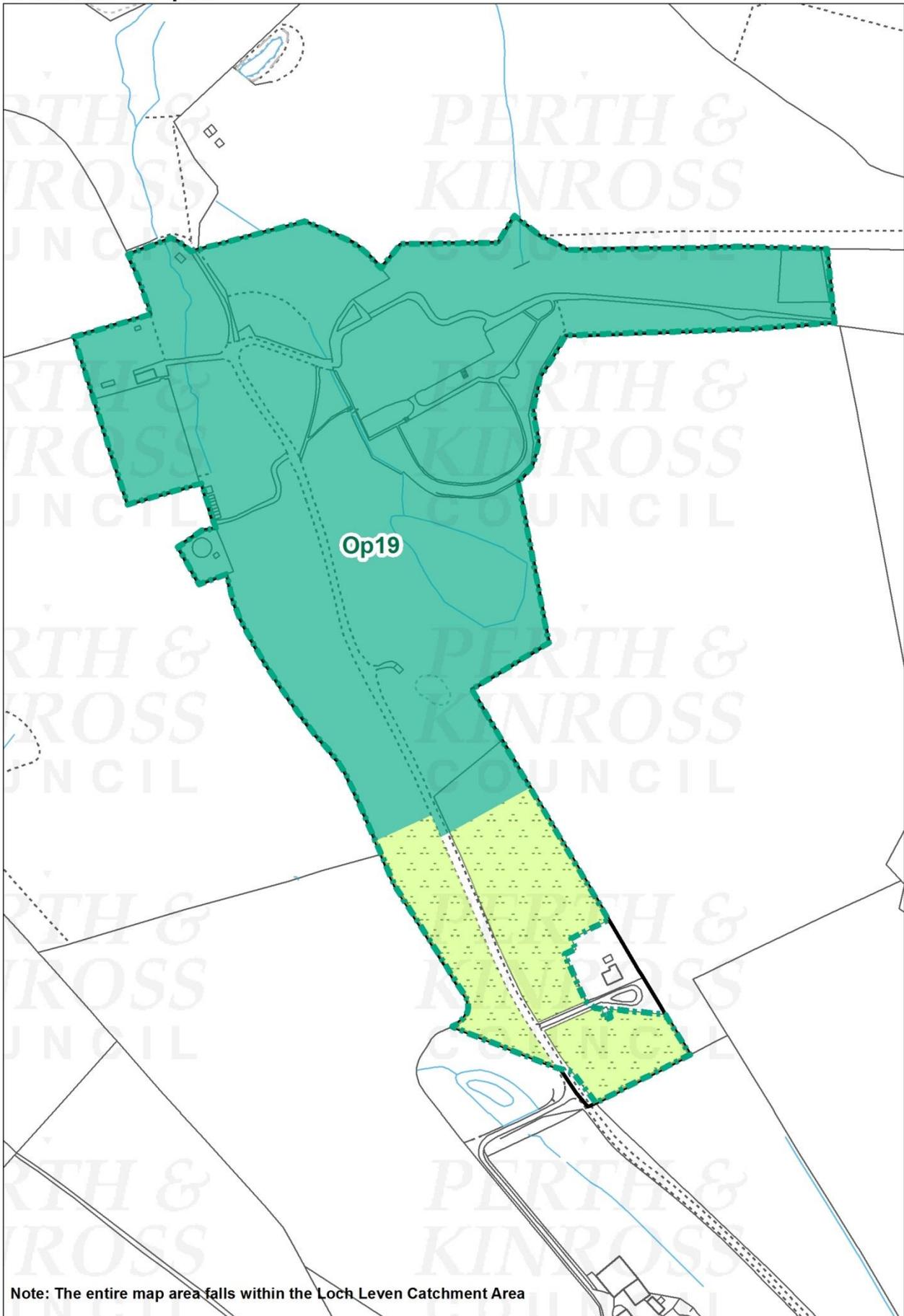
Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

Opportunity Site

Ref	Location	Size	Uses
Op19	Ochil Hills Hospital	N/A	Residential Maximum of 35 houses/ Hotel or Leisure/Institutional use
Site Specific Developer Requirements <ul style="list-style-type: none"> ⇒ Comprehensive development of the entire site. ⇒ Flood Risk Assessment. ⇒ Provision of public drainage system with capacity to accommodate surrounding development. ⇒ Diversion of effluent outwith Loch Leven Catchment or mitigation measures. ⇒ Improved access from A91 and develop roads layout to the satisfaction of the Roads Authority. ⇒ A comprehensive woodland management plan and specific proposals for its implementation. ⇒ Protect and enhance existing woodland. ⇒ A comprehensive woodland management plan (in consultation with Forestry Commission Scotland) and specific proposals for its implementation. ⇒ Improvements to existing core path and its connection to the wider core path network. 			



Ochil Hills Hospital



Note: The entire map area falls within the Loch Leven Catchment Area

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7.15 Powmill

7.15.1 Description

Powmill lies on the Pow Burn, straddling the A977, some 8 miles south-west of Kinross. The settlement has a small shop, village hall and the Powmill Milk Bar & Café to the north. Powmill and Gartwhinzean Feus are visually separated by the former Gartwhinzean Hotel and Farm Steading which occupy a prominent position when entering the settlement from the south.

7.15.2 Spatial Strategy Considerations

The former Gartwhinzean Hotel and adjacent steading are brownfield land with planning permission for residential development. Any proposal will require the production of a suitable landscape framework integrating new development into the existing landscape.

7.15.3 Infrastructure Considerations

Fossway Primary School has limited capacity to support further development. New proposals may be required to be phased to ensure sufficient space is available and a financial contribution may be required in line with Council guidance.

Drainage should, where appropriate connect, to Public Waste Water Treatment Works.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Employment Site

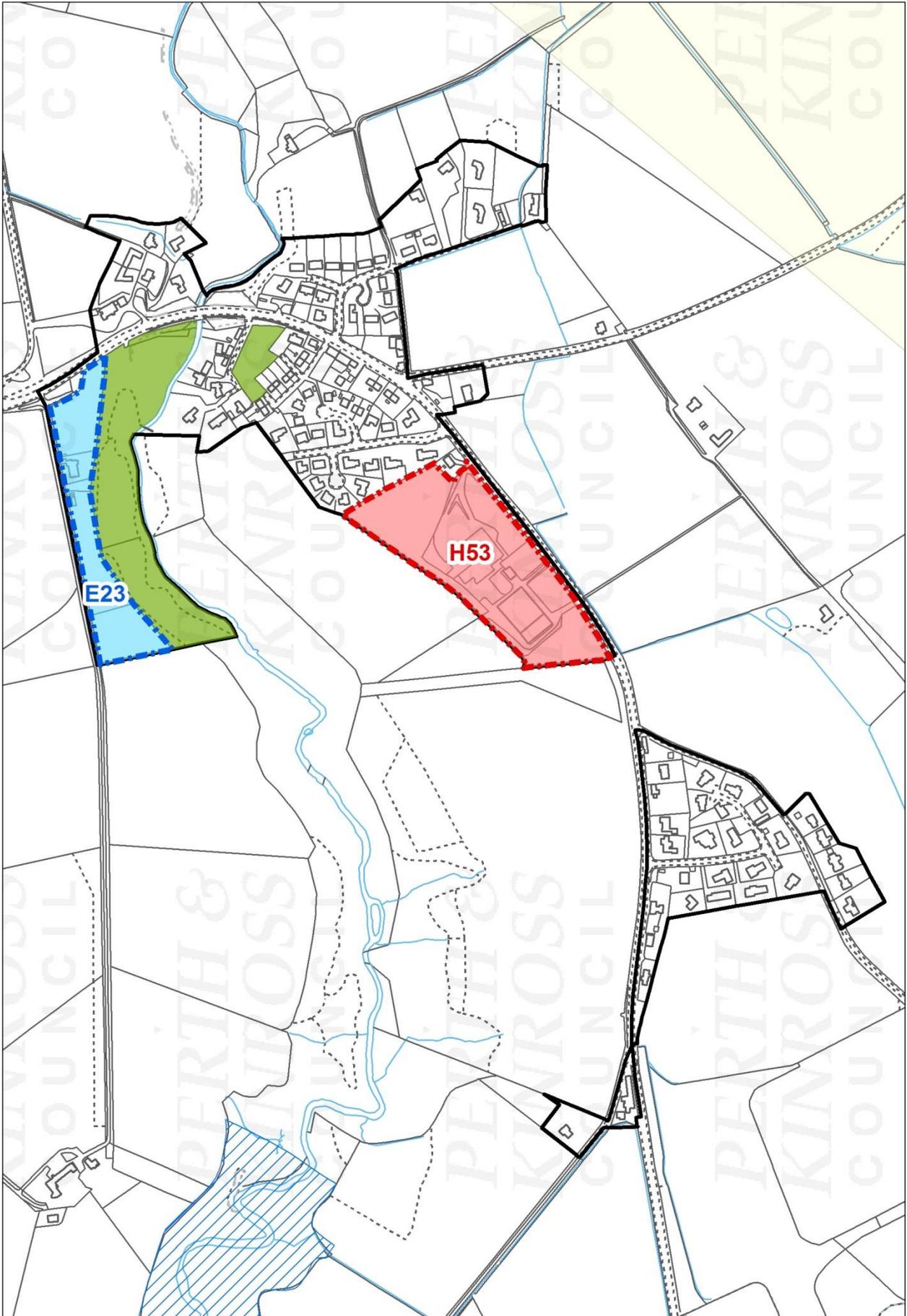
Ref	Location	Size	Uses
E23	Powmill Cottage	1.5 ha	Employment use with Associated Residential
Encouragement will be given to the development or expansion of employment opportunities where the development would be compatible in amenity and land use terms with surrounding land uses. Single dwellinghouses in association with employment use may be permitted where the employment element can exist as a stand alone unit.			
Site Specific Developer Requirements			
⇒ Flood Risk Assessment.			
⇒ Landscaping framework.			
⇒ Enhancement of biodiversity, natural space and riparian strip.			
⇒ Noise impact assessment.			

Residential Site

Ref	Location	Size	Number
H53	Gartwhinzean	3.2 ha	30
Site Specific Developer Requirements			
⇒ A mix of housing sizes including low cost housing.			
⇒ Flood Risk Assessment.			
⇒ Transport Assessment.			
⇒ Road and access improvements to the satisfaction of the Council as Roads Authority.			



Powmill



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7.16 Rumbling Bridge

7.16.1 Description

Rumbling Bridge straddles the A823 at its junction with the A977, some 7 miles south-west of Kinross. The village takes its name from the unique double bridge that crosses a narrow gorge and the sound the water makes as it passes below. The village is mainly residential in nature but also contains a nursing home and a caravan site.

7.16.2 Spatial Strategy Considerations

The settlement boundary seeks to reflect the existing settlement pattern and provides opportunities to support the future of the village. In order to encourage small scale employment uses within the village, a site has been identified for such uses. There will be a presumption for the retention of the caravan park within the village boundary.

Preference will be given to roadside development echoing the character of the original village.

7.16.3 Infrastructure Considerations

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

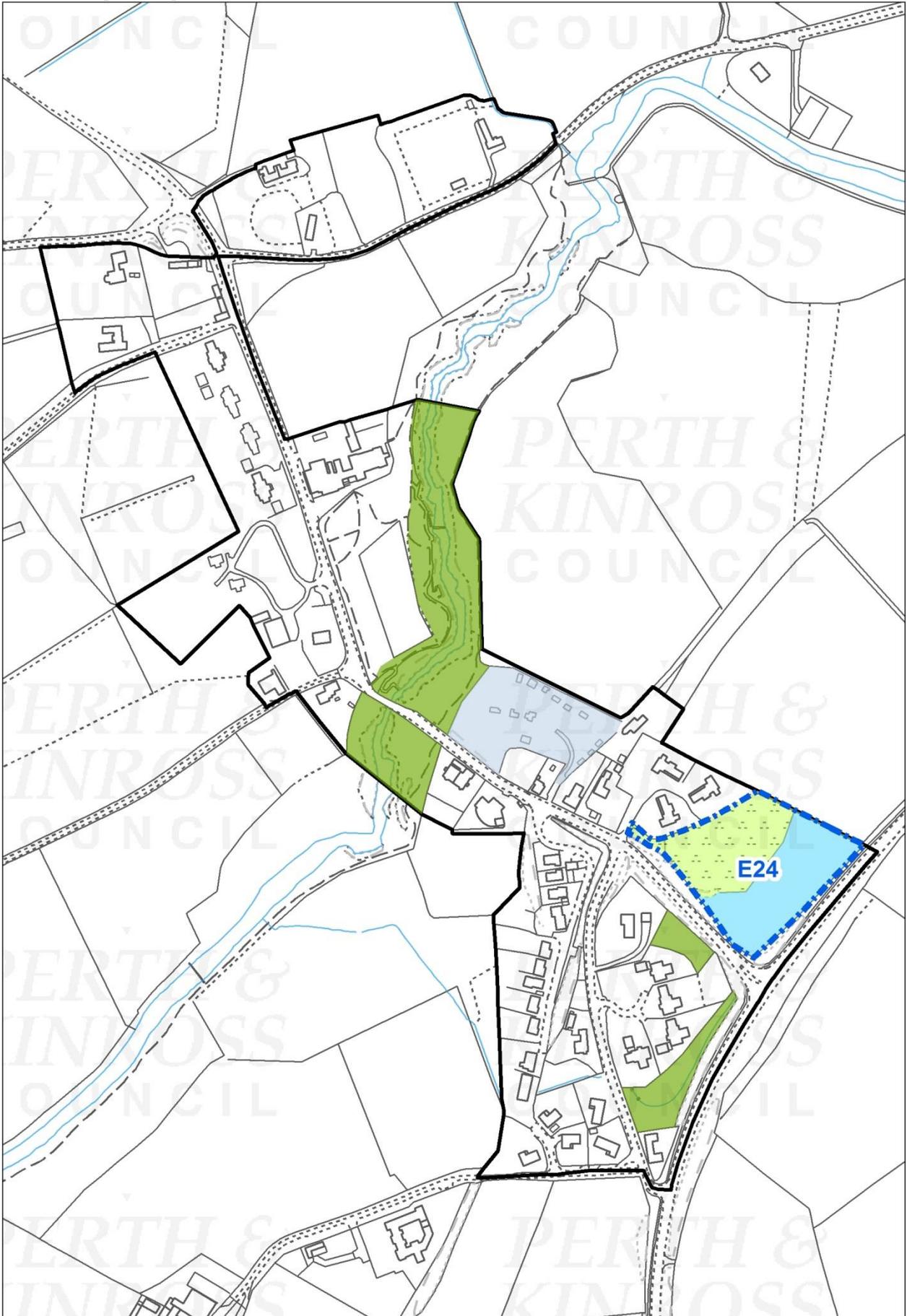
All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Employment Site

Ref	Location	Size	Uses
E24	Rumbling Bridge	0.6 ha	General employment use
Site Specific Developer Requirements			
⇒ Flood Risk Assessment.			
⇒ Develop access from the A823 and internal road layout to the satisfaction of the Road Authority.			
⇒ Landscaping framework.			
⇒ Enhancement of biodiversity.			
⇒ Noise impact assessment.			



Rumbling Bridge



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7.17 Scotlandwell and Kilmagadwood

7.17.1 Description

The village of Scotlandwell lies 4.5 miles to the east of Kinross between Loch Leven and the foot of Bishop Hill. The settlement is named after the well in the village which was thought to cure many diseases. On the hillside above the village are the remnants of a medieval runrig field system known locally as the Crooked Riggs.

7.17.2 Spatial Strategy Considerations

Scotlandwell has been identified for limited additional growth to support future housing needs within the Portmoak area. The village is outwith the Loch Leven Catchment Area and connection to the public drainage system is available.

Scotlandwell incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance.

Encouragement will be given to proposals which provide additional parking or path improvements to serve 'The Green'.

7.17.3 Infrastructure Considerations

Drainage from all development should connect to Public Drainage System.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

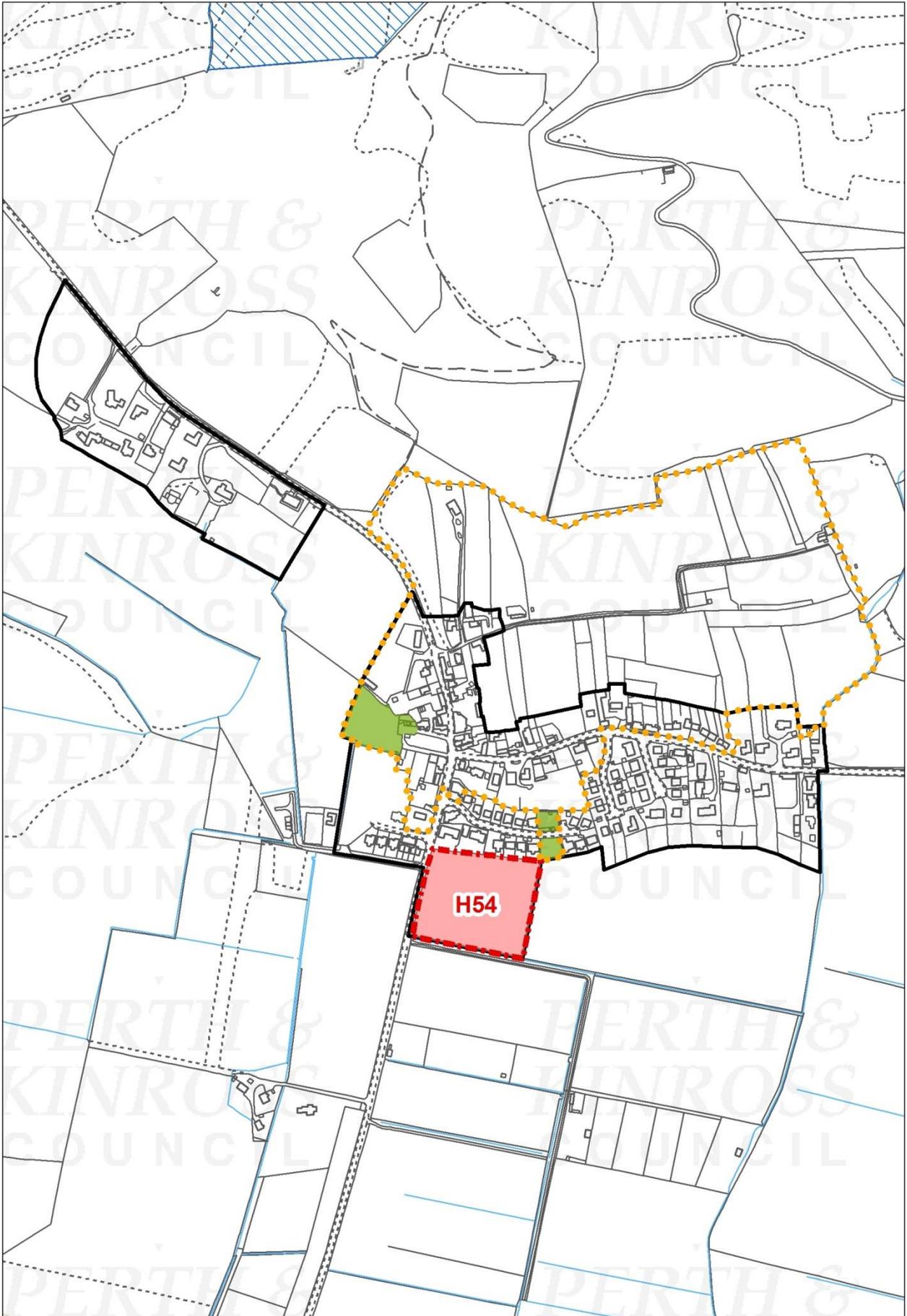
All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Residential Site

Ref	Location	Size	Number
H54	Scotlandwell	1.7 ha	30
Site Specific Developer Requirements			
<ul style="list-style-type: none"> ⇒ A mix of housing types and sizes including low cost housing. ⇒ Houses to be maximum one and a half storeys in height. ⇒ Flood risk assessment. ⇒ Enhanced traffic calming at village edge. ⇒ Form Access from B920, The Causeway. ⇒ Landscape framework. 			



Scotlandwell and Kilmagadwood



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7.18 Wester Balgedie

7.18.1 Description

Wester Balgedie straddles the A911 Milnathort/Glenrothes Road, approximately 2 miles east of Milnathort. Much of the settlement is a Conservation Area, containing the final 'ferm toun' of Kinross-shire which is largely intact and undeveloped. The settlement has a public house but limited other services.

7.18.2 Spatial Strategy Considerations

Wester Balgedie has seen development on the western boundary of the settlement. There is no connection to public waste water treatment works and it lies in the Loch Leven Catchment Area. The settlement boundary has been drawn to reflect the limited additional development opportunities available. The redevelopment or conservation of the farm buildings will be encouraged subject to appropriate design and layout.

Wester Balgedie incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area.

Support will be given for improved pedestrian links within the settlement and to neighbouring villages.

7.18.3 Infrastructure Considerations

The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area.

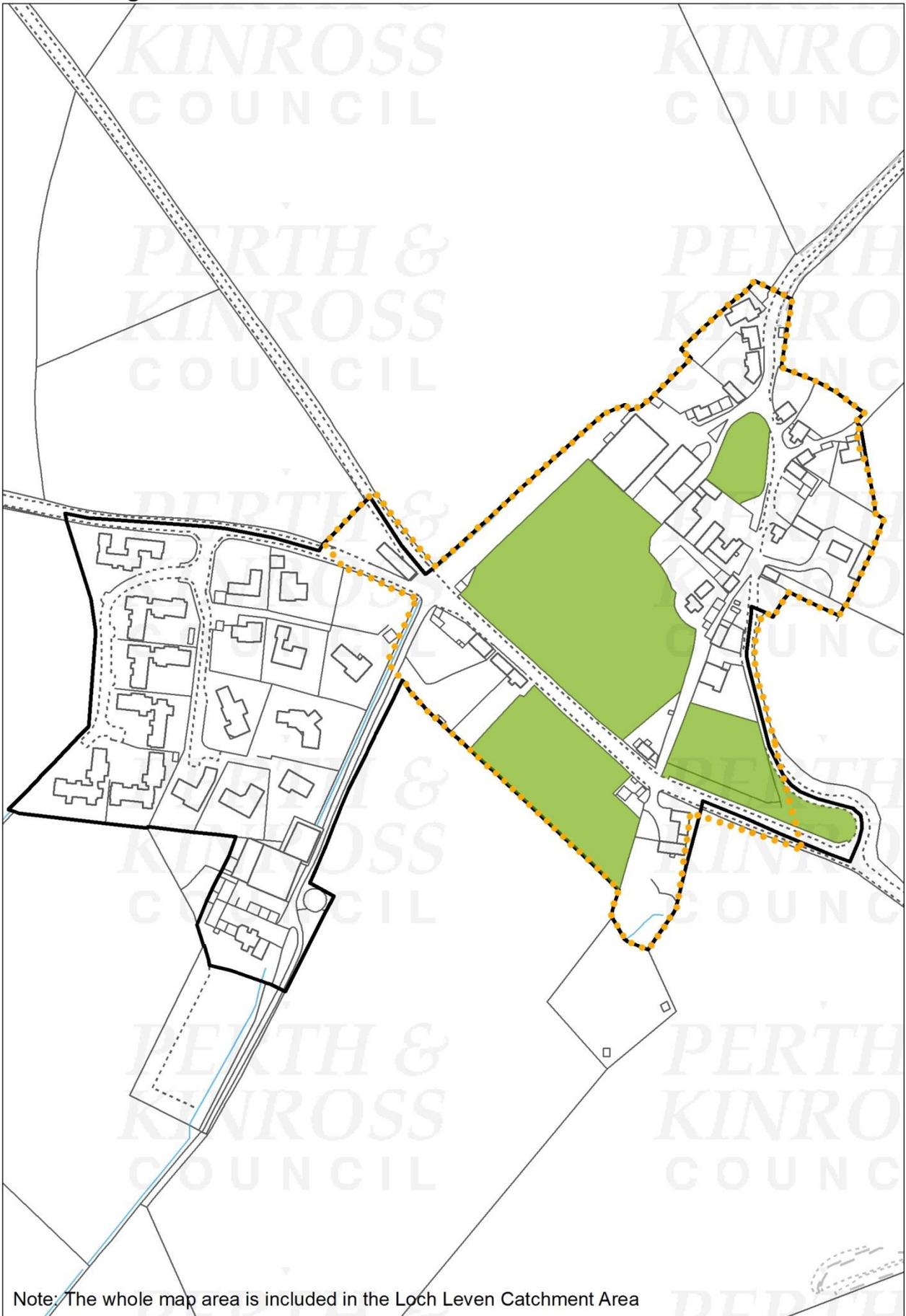
All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.



Wester Balgedie



Note: The whole map area is included in the Loch Leven Catchment Area

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8. Strathearn Area Spatial Strategy

8.1 Spatial Strategy

- 8.1.1 The Strathearn Area extends to approximately 365 sq miles and contains the upland area around Ben Chonzie to the north, the River Earn valley and the Ochil Hills to the south. Strathearn's topography is strongly influenced by the existence of the Highland Boundary Fault that runs north-east to the south-west through the area.
- 8.1.2 The A9 trunk road provides an important strategic link north to northern Scotland and south to the central belt and the national motorway network. The A85 trunk road in the northern half of Strathearn provides an important tourist route east and west between Oban and Perth. Gleneagles Station provides access to the railway network.
- 8.1.3 Settlements in Strathearn are located within a very high quality landscape framework enjoyed by both residents and visitors. The Plan will have to strike a balance between identifying sufficient land to accommodate development needs while protecting the area's assets.

Employment

- 8.1.4 In accordance with TAYplan the Plan seeks to retain existing employment areas. Opportunities for future employment land are directed to Auchterarder and Crieff and will be brought forward in conjunction with new residential development. Further employment areas are encouraged in the landward area at Aberuthven and Cultybraggan Camp near Comrie.
- 8.1.5 As identified in TAYplan, the Plan seeks to provide at least a 5 year supply of effective employment land. The total requirement for the 14 year period from 2010-24 is estimated to be 20 ha, and with just 5.6 ha of land immediately available, this leaves a requirement to allocate 14.4 ha of land capable of being brought forward during this Plan period.
- 8.1.6 Opportunities for new employment sites at Crieff have been identified north of Broich Road and at Bridgend. In addition, employment land is expected to be provided as part of the residential proposal south of Broich Road.
- 8.1.7 In Auchterarder, a Development Framework was approved by the Council as Supplementary Planning Guidance in 2008. It sets out that employment land should be provided in a phased manner in tandem with residential development.
- 8.1.8 Employment land opportunities in the villages are being maintained at Blackford, and a new site has been identified at Aberuthven in response to demand.

Site Ref	Settlement	Location	Area (ha)
E25	Auchterarder	South of A824	8.0
E26	Crieff	Bridgend	3.0
E27	Crieff	Broich Road	1.6
MU7	Crieff	Broich Road	5.0
E29	Aberuthven	Main Road	5.0
Total			22.6

Housing

- 8.1.9 TAYplan has identified that in order to provide housing to accommodate projected population increases approximately 130 houses will be required per year. If this build rate is to be achieved it will require the Local Development Plan to identify an effective housing land supply capable of delivering 1,820 houses.



8.1.10 The additional land required to meet the projected build rate is calculated through the following:

$$(A) - (B + C + D) = E$$

- (A) Housing Land Requirement
- (B) Completions 2010 – 2011
- (C) Effective Land Supply 2011
- (D) Windfall Sites (10% of Housing Land Requirement)
- (E) Additional Allocation Required

Housing Market Area	A	B	C	D	E
	Housing Land Requirement 2010-24	Completions 2010-11	Effective Supply 2011	Expected Windfall Sites	Additional Allocations Required
Strathearn	1,820	90	1,285	180	265

8.1.11 In line with the TAYplan hierarchical approach, the Plan seeks to concentrate the majority of development within the principal settlements of Crieff and Auchterarder. It is recognised, however, that Auchterarder in particular has a significant supply of effective housing land, which is more than adequate to meet demand until beyond the Plan period. Therefore the scope for additional development allocations in Auchterarder is limited and the Plan reflects this.

8.1.12 The majority of the required residential development sites are identified in Crieff, where improved community and commercial facilities are also planned. The long-term direction of housing growth in Crieff is aligned with the provision of sites for a new supermarket and primary school, and the recently-opened community campus. Two sites have been identified in the town that collectively have the potential to provide housing land beyond the lifetime of the Plan.

8.1.13 With current effective housing sites in Blackford and Greenloaning, no new allocations are required in these villages. To provide choice one site is identified in Comrie which currently has a limited supply.

8.1.14 To meet the TAYplan requirement, the following housing allocations are proposed:

Crieff

Site Ref	Location	No of Units
MU7	Broich Road	300+
H57	Wester Tomaknock	100-120 maximum
Total		420+

Landward

Site Ref	Location	No of Units
H58	Cowden Road, Comrie	30

Retail

8.1.15 In Crieff, planning permission has been granted for a supermarket at Broich Road. This proposal serves an identified need in the town and will reduce the need to travel to Perth.

8.1.16 The significant level of growth planned for Auchterarder is likely to increase demand for improved retail provision in the town. Although the Plan does not identify a site for a supermarket, it is recognised that options for sites in or alternatively on the edge of the town centre may be needed in the future.



Tourism

8.1.17 Crieff and Gleneagles are important tourism centres, attracting visitors to the area, providing accommodation and offering employment opportunities.

Infrastructure

8.1.18 To fund improvements to the A9 junctions at Loaninghead (completed), and Shinafoot, a financial contribution will be sought from development which would benefit from the upgrades to these junctions within the boundary identified in Supplementary Guidance. Outwith this boundary, but within the Strathearn area, major developments which have an identified impact on the junctions will be required to make a proportionate contribution.

Education Infrastructure

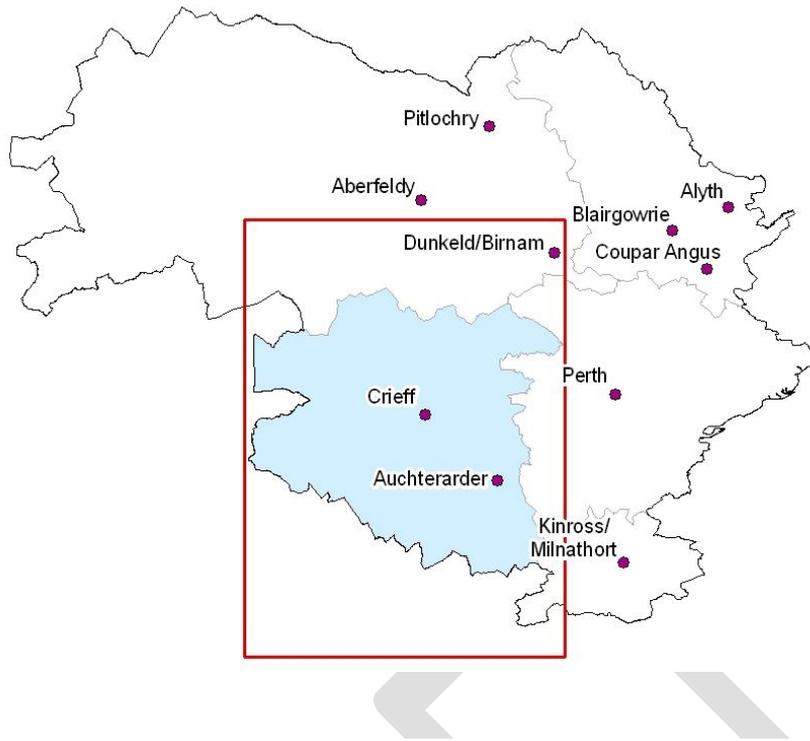
8.1.19 A number of the primary schools serving Strathearn have limited capacity to support future development needs. To meet the proposed development at Auchterarder, the Community School of Auchterarder will require to be extended. The level of development identified in Crieff and existing planning permissions will require a new primary school and a site is identified for this use.

8.1.20 Through the lifetime of the Plan the capacity of a number of schools will be increased to meet future demands. Development which takes place within school catchments with identified issues will be required to make a contribution to increasing school capacity, in line with Council guidance.

Gleneagles Station

8.1.21 The Tay Estuary Rail Study identifies the need to upgrade Gleneagles Station to provide 'access for all' and a new 'access road' from the A823.



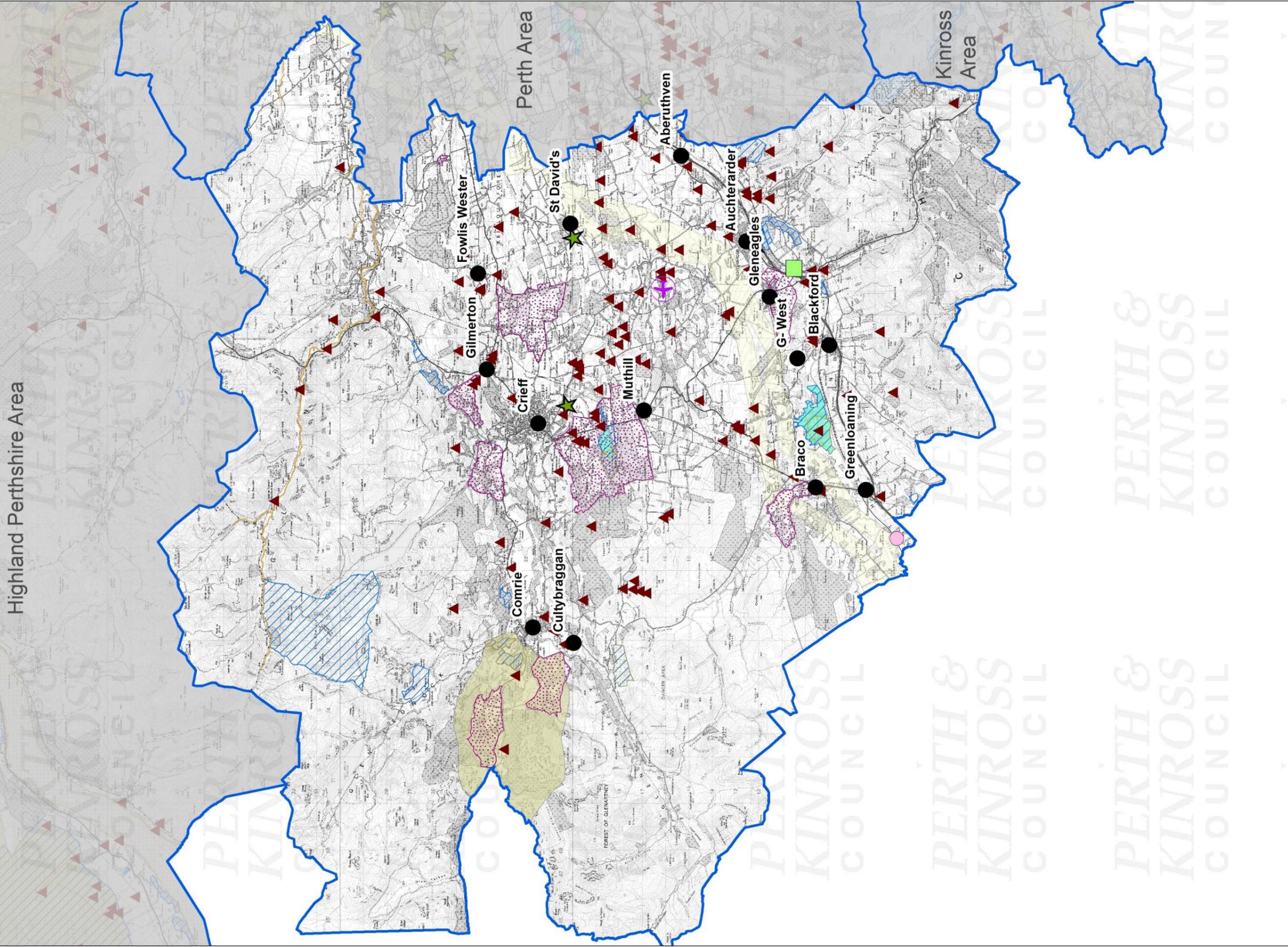


Strathearn Area Landward Map Legend

- | | | | |
|---|----------------------------|---|-------------------------------------|
|  | Inset Map |  | Special Area of Conservation |
|  | Infrastructure Improvement |  | Site of Special Scientific Interest |
|  | Battlefield |  | Garden and Designed Landscape |
|  | Airfield |  | Pipeline Consultation Zone |
|  | Scheduled Ancient Monument |  | National Scenic Area |
|  | Waste Management Site |  | Special Protection Area |
|  | LDP Area | | |



Strathearn Area



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8.2 Auchterarder

8.2.1 Description

Auchterarder has a population of approximately 4,200 people and has a good range of community facilities including the Community School of Auchterarder. The town centre provides a selection of independent shops and services for the local population as well as visitors. Auchterarder also plays an important role in the provision of employment and housing land in the Strathearn area.

8.2.2 Spatial Strategy Considerations

The Auchterarder Development Framework, which has been adopted by the Council, presents a structured approach to the provision of 800 houses, together with associated employment land. A large effective housing land supply therefore already exists, and this is more than adequate to meet demand in the town until beyond the Plan period.

Note: The Auchterarder Development Framework comprises of 3 sites. Sites 1 and 2 to the north of the town are identified for 625 houses with planning consent granted for the initial phases. Site 3 does not have planning consent and is identified in this Plan as Op20. The development consortium responsible recognises that the housing proposals in the Development Framework will impact on the level of existing service provision provided by community facilities as well as a wide range of other resources such as parking provision and footpath networks. Consequently, it has been agreed that a contribution to community facilities should be made by way of a commuted payment per house to be used by the local authority to improve the wider community assets over the life of the development.

A new 8 ha employment site has been identified, in accordance with the development framework. Whilst this may allow an increased number of houses to be delivered, there is no requirement to do so during the life of the Plan.

The Plan identifies the town centre where policies seek to encourage the retention of town centre uses to ensure continued vitality and viability.

The settlement boundary has been adjusted to take account of recently completed residential sites and, where necessary, to maintain a separation distance between the town and the A9 trunk road. The Plan also shows protection for areas of open space and recreation to maintain the character and amenity of the settlement, as well as to protect and enhance its biodiversity.

8.2.3 Infrastructure Considerations

The Community School of Auchterarder will require to be extended to meet future development needs. A financial contribution towards any necessary expansion to the school's capacity will be required from development in line with Council guidance.

The Auchterarder Development Framework is produced as Supplementary Guidance. The Planning Authority may opt to prepare further guidance adding clarity to the principles of the Development Framework outlining how key infrastructure contributions will be allocated throughout the Development Framework area.

The settlement lies within the Auchterarder A9 junction improvements policy boundary and a proportionate contribution will be required for development in accordance with Supplementary Guidance.

Drainage from all development should connect to Public Waste Water Treatment Works. All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.



Employment Site

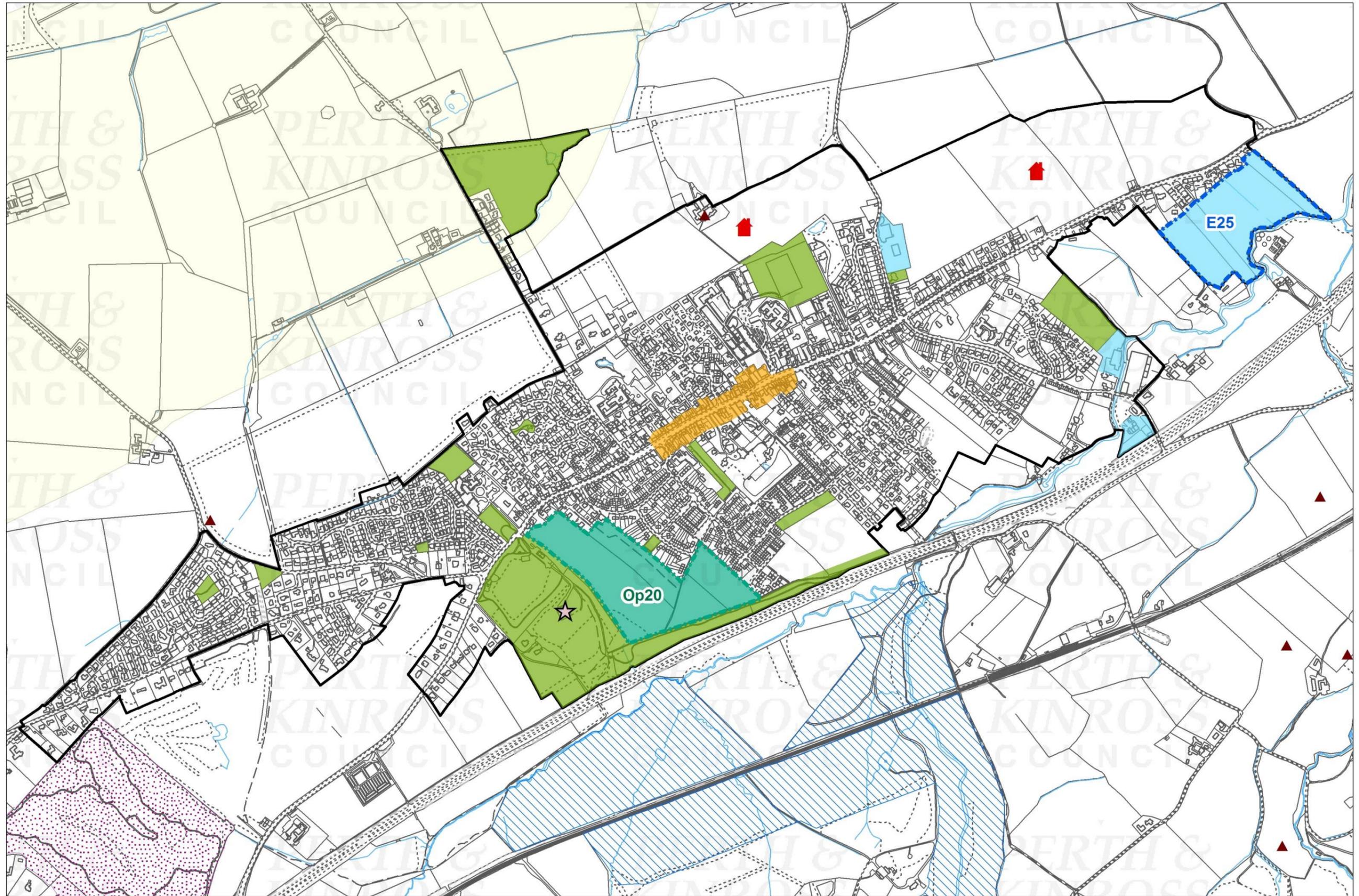
Ref	Location	Size	Uses
E25	Auchterarder	8 ha	General employment uses
<p>The site is not within the Auchterarder Development Framework area, however, the framework document allows for an alternative employment site within the Auchterarder area to be brought forward instead of the planned 4 ha at north-west Kirkton.</p> <p>Over part of the site there is a flood risk presented by the watercourse running to the south of the site and a Flood Risk Assessment will be needed at planning application stage. Any development at the site should avoid adverse impact on the Scottish Water Waste Water Treatment Works located immediately to the south of the site, specifically avoiding placing any restriction on the works' ability to continue to operate. This, plus the landscaping and biodiversity requirements, may reduce the developable area.</p> <p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property. ⇒ Flood Risk Assessment. ⇒ Transport Assessment. ⇒ Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting. ⇒ Links to path network. ⇒ Enhancement of biodiversity and protection of habitats. 			

Opportunity Site

Ref	Location	Size	Uses
Op20	Auchterarder Development Framework Site 3	10.5 ha	Residential – 180 Houses
<p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Implementation of approved Auchterarder Development Framework including contributions to the provision of employment land and the comprehensive package of infrastructure improvements required to accommodate the entire Auchterarder Development Framework area. ⇒ Flood Risk Assessment. 			



Auchterarder



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8.3 Crieff

8.3.1 Description

Crieff has a population of approximately 7,400 people and has a good range of community facilities including the community campus, which includes a library and sports facilities. The town centre offers a selection of independent shops and services for the local population as well as visitors. Crieff has an important role in the provision of employment and housing land in the Strathearn area.

8.3.2 Spatial Strategy Considerations

The Plan identifies retention of existing employment land together with new employment land, education and retail proposals at the south of the town.

This provision of better community and commercial facilities in the town supports the allocation of the majority of the Strathearn Area housing proposals to Crieff. The south of the town has been identified as the most suitable direction to sustainably grow the settlement and provide a long-term housing and employment land supply.

In relation to the housing allocations, it will be required to demonstrate through an appropriate transport assessment that the A85 trunk road through Crieff can accommodate the level of development proposed. Should mitigation measures be required, they must be agreed with Transport Scotland.

Tourism provides employment and brings visitors to the town. This improves the vitality and viability of Crieff and ensures that services and facilities can continue to be provided in the area. The Plan therefore seeks to promote and enhance existing and future tourist development in the area. The Crieff Hydro Hotel, and the caravan site to the west of the town, are specifically identified for their contribution to the provision of visitor accommodation and should therefore be retained for their current uses.

The Plan identifies the town centre where policies seek to encourage the retention of town centre uses to ensure continued vitality and viability. A site for a medium sized food store has been identified at the southern part of the town, which will help to reduce the need to travel to Perth or Stirling for food shopping.

Crieff incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance.

The Plan also shows protection for areas of open space and recreation to maintain the character and amenity of the settlement, as well as to protect and enhance its biodiversity.

8.3.3 Infrastructure Considerations

A site for a new primary school is identified that will have capacity to accommodate development identified in the Plan. A financial contribution to this programmed expansion will be required from development in line with Council guidance.

Drainage from all development should connect to Public Waste Water Treatment Works.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Better links and, where necessary, improvements and extensions to the path network around Crieff will also be needed, particularly where the existing network will require to be integrated with new development proposed at the south of the town.



Employment Sites

Ref	Location	Size	Uses
E26	Bridgend	3.0 ha	General employment use
Site Specific Developer Requirements <ul style="list-style-type: none"> ⇒ Road and access improvements to the satisfaction of the Council as Roads Authority. ⇒ Landscaping framework, including retention of woodland belt and new woodland buffer to southern boundary. ⇒ Link to core path network. ⇒ Enhancement of biodiversity and protection of habitats. ⇒ Mitigation of potential impact on northern fringes of the Drummond Castle Garden and Designed Landscape. 			

Ref	Location	Size	Uses
E27	Broich Road	1.6 ha	General employment use
<p>This site is adjacent to a proposed primary school, proposed supermarket and a residential area therefore uses must be compatible with neighbouring uses, particularly with respect to visual impact and noise-sensitive school and residential properties.</p> Site Specific Developer Requirements <ul style="list-style-type: none"> ⇒ Implementation of approved development brief (non-statutory supplementary guidance). ⇒ Access road to be delivered in conjunction with adjacent supermarket site proposal to the satisfaction of the Council as Roads Authority. 			

Residential Site

Ref	Location	Size	Number
H57	Wester Tomaknock	10.2 ha	100-120 maximum
<p>Because of its size and sensitive landscape setting, a masterplan will be required for the development of this site. Appropriate landscaping requirements, including a woodland strip, will reduce its developable area to 6.4 ha.</p> Site Specific Developer Requirements <ul style="list-style-type: none"> ⇒ Masterplan submitted at the time of any planning application to ensure built form and layout respond appropriately to the landscape. ⇒ Mix of housing types and sizes including low cost housing. ⇒ Flood Risk Assessment. ⇒ Transport Assessment. ⇒ Enhancement of biodiversity and protection of habitats. ⇒ Public access, extension of path network around Crieff. ⇒ Archaeological investigation may be required. 			



Mixed Use Sites

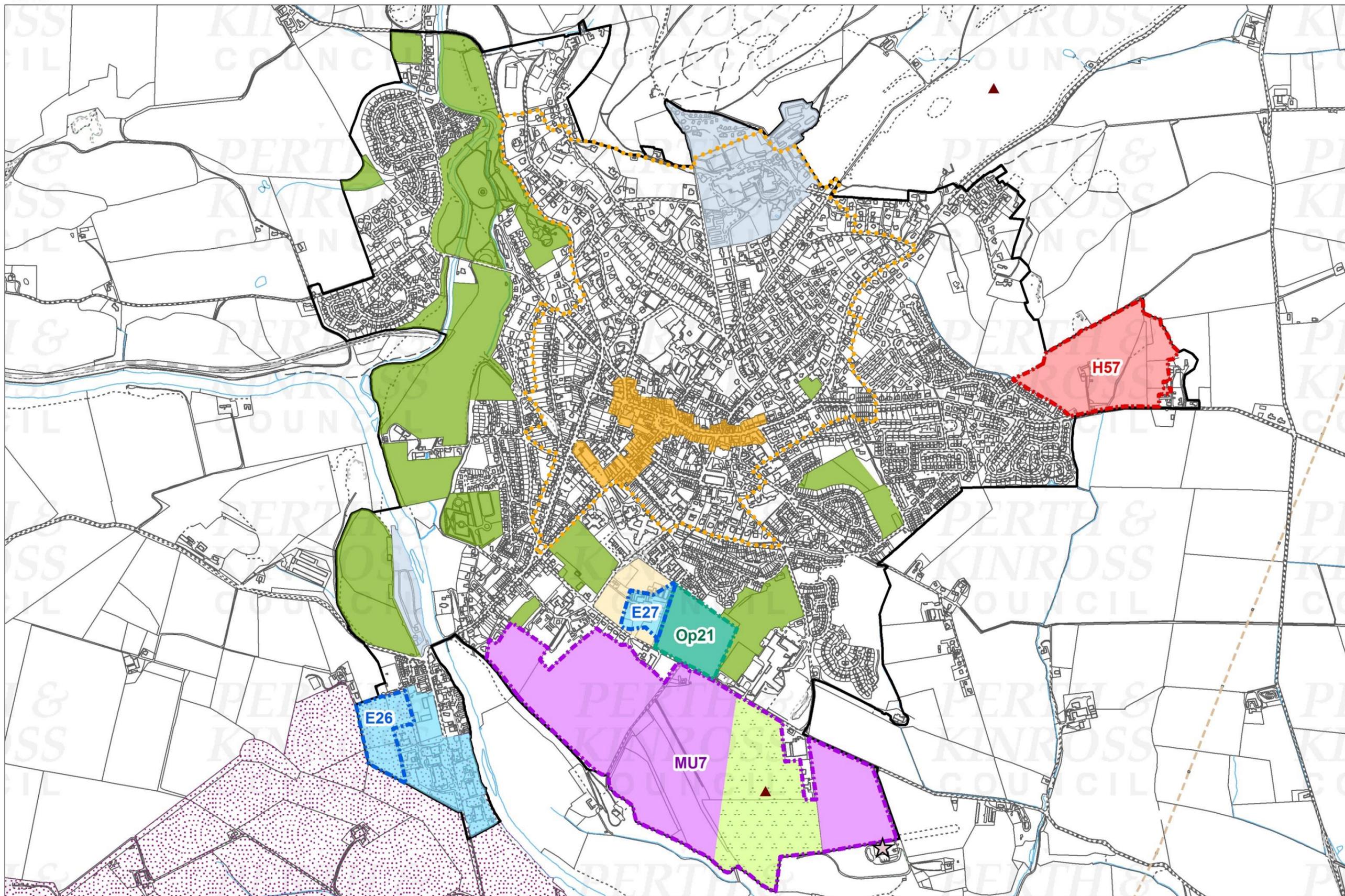
Ref	Location	Size	Uses
MU7	Broich Road	47 ha	Residential Approximately 300 with minimum of 5 ha serviced employment land
<p>The capacity of this site to deliver 300+ residential units within the plan period is a matter for the masterplan. Not all the land will be needed for residential development, with areas of open space and amenity landscaping. Land at the western part of the site could also be suitable for compatible employment use. Development should avoid impact on the existing waste management facility at North Forr.</p> <p>There are archaeological features in and around the site.</p> <p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Masterplan required with phasing plan due to scale of site. ⇒ Mix of housing types and sizes including low cost housing. ⇒ Transport Assessment. ⇒ Public access, extension of core path network to south of Crieff. ⇒ Existing woodland framework to be retained, existing hedge lines and woodland corridors within and around perimeter of site to be extended. ⇒ Enhancement of biodiversity and protection of habitats. ⇒ At the eastern part of the site there is a Scheduled Monument, which development should avoid. The plan shows this area should be reserved for landscaped open space or left undeveloped. ⇒ Archaeological investigation will be required. 			

Opportunity Site

Ref	Location	Size	Uses
Op21	Broich Road	4 ha	Primary School
<p>This site is identified for future use as a primary school.</p> <p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Road and access improvements to the satisfaction of the Council as Roads Authority. ⇒ Accessible by public transport and links to path network. ⇒ Landscaping framework. ⇒ Enhancement of biodiversity and protection of habitats. 			



Crieff



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8.4 Aberuthven

8.4.1 Description

Aberuthven has a population of approximately 390 people and is located two miles east of Auchterarder with a direct link to the A9. There is a primary school in the village but there are few other services.

8.4.2 Spatial Strategy Considerations

With recent significant growth, Aberuthven is not identified for housing growth during this Plan period. The existing employment site has seen a healthy uptake and with anticipated demand for small scale employment uses, a site has been identified in the village.

8.4.3 Infrastructure Considerations

The village lies within the Auchterarder A9 junction improvements policy boundary and a proportionate contribution will therefore be required in accordance with the Supplementary Guidance.

Drainage from all development should connect to Public Waste Water Treatment Works.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

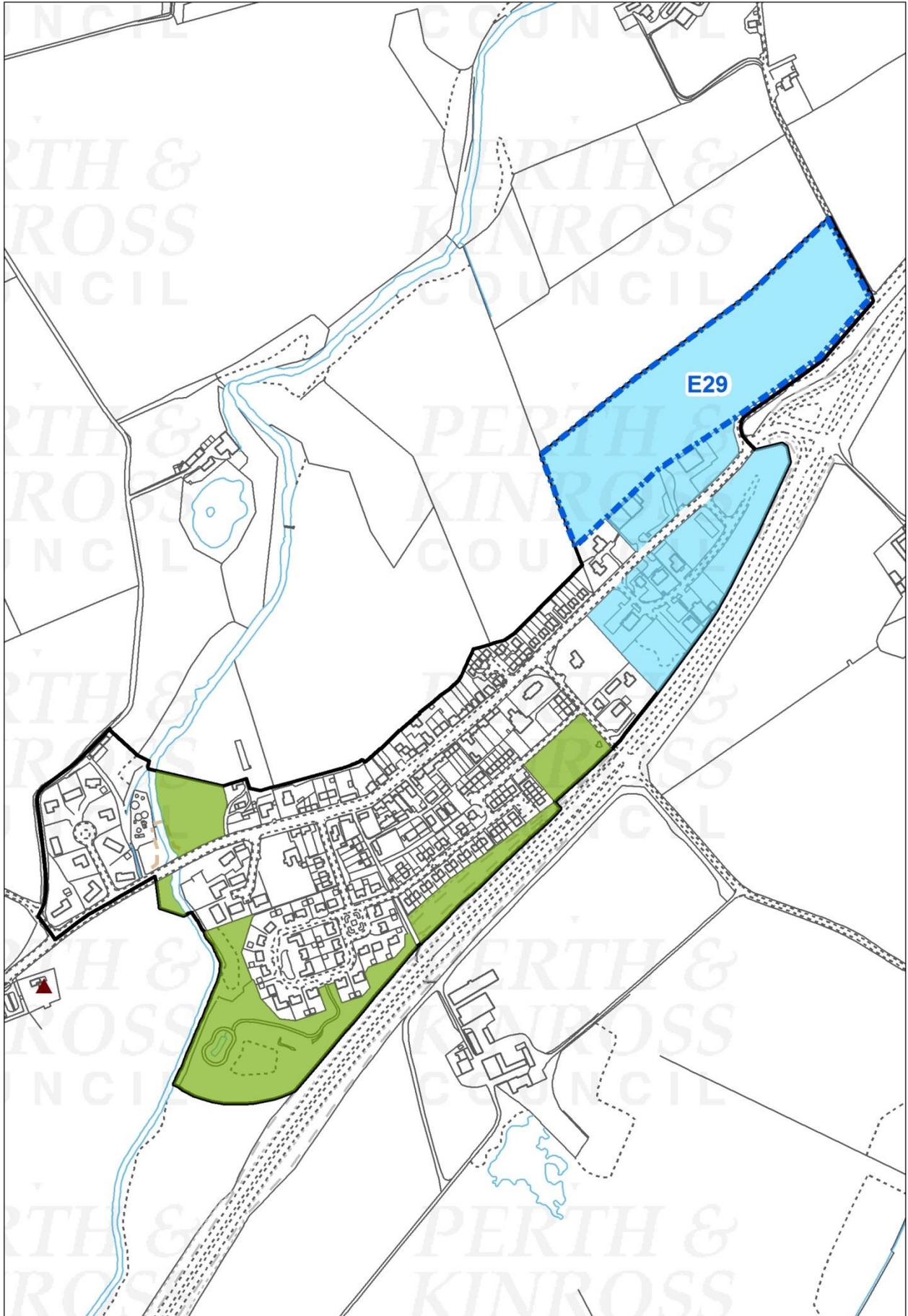
All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Employment Site

Ref	Location	Size	Uses
E29	Aberuthven	5 ha	General employment use
In the future there may also be potential to extend the village with residential development south-west of this location.			
Site Specific Developer Requirements <ul style="list-style-type: none"> ⇒ Flood Risk Assessment. ⇒ Transport Assessment. ⇒ Links to Main Road, public transport and path network. ⇒ Appropriate northern boundary treatment. ⇒ Enhancement of biodiversity. ⇒ Reserve access route to potential future residential site, subject to assessment in future Local Development Plan review. 			



Aberuthven



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8.5 Blackford

8.5.1 Description

Blackford is a village with a population of approximately 740 people. The village has a primary school and limited shops and services, with Auchterarder located some four miles to the north-east. The village is mainly residential, with employment sites occupied by a water bottling plant and the Tullibardine Distillery, the latter of which is also a tourist attraction.

8.5.2 Spatial Strategy Considerations

There is currently an effective housing land supply of 100 houses within the village and Blackford is not identified for further growth during this Plan period. The settlement boundary has been drawn to accommodate only infill development.

Land south of the railway will remain protected pending investigation of the long-term potential for development of rail passenger and/or freight facilities in Blackford. This protection will be subject to reassessment in future Local Development Plan reviews.

8.5.3 Infrastructure Considerations

Drainage from all development should connect to Public Waste Water Treatment Works.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

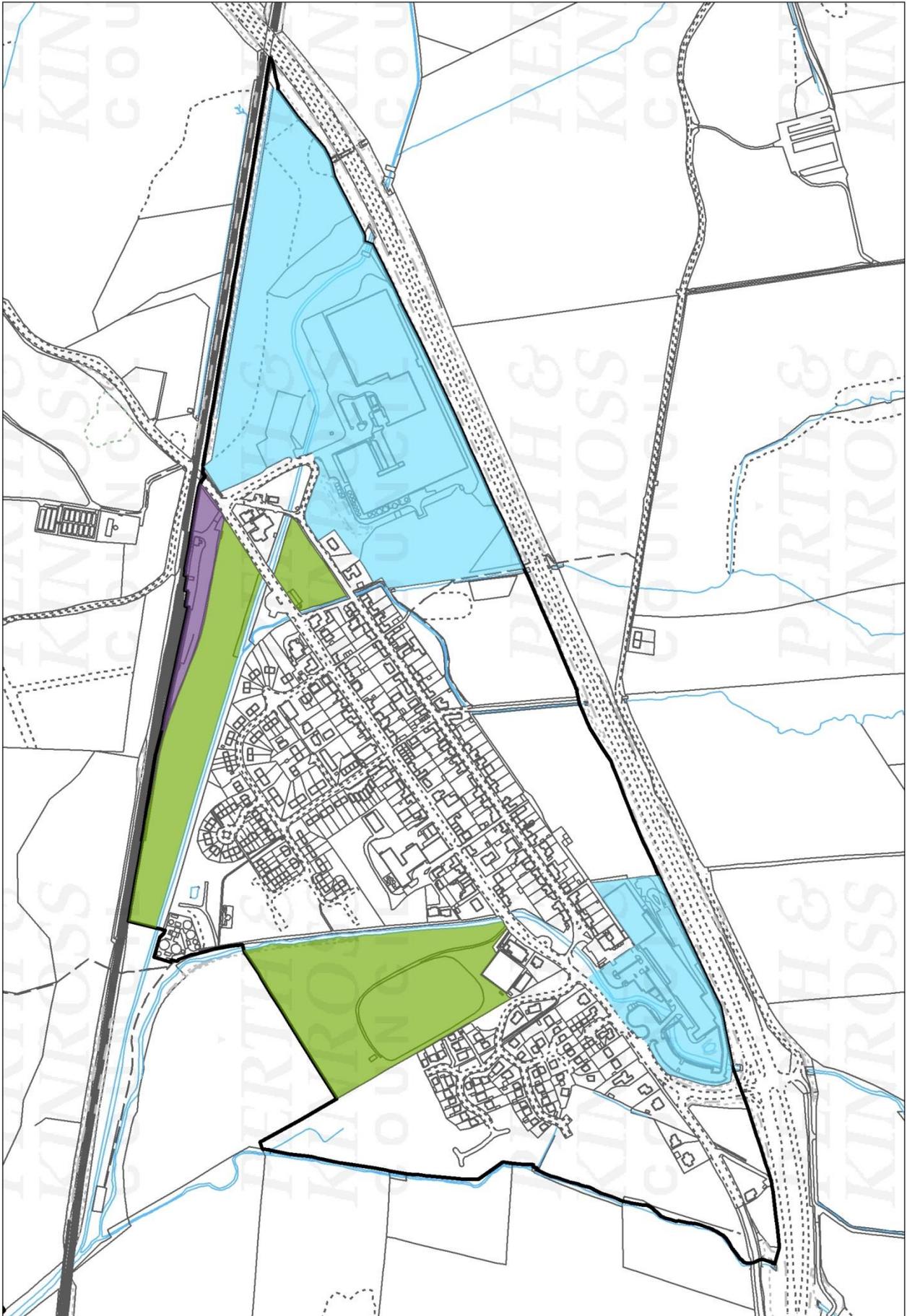
Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

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Blackford



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8.6 Braco

8.6.1 Description

Braco is a village with a population of approximately 530 people. The village has a primary school and limited shops and services, with Auchterarder located some six miles to the north-east. The village is mainly residential, with the majority of surrounding land in agricultural use. There is a significant amount of archaeological interest in the area and the northern part of the village is adjacent to the Braco Castle Garden and Designed Landscape.

8.6.2 Spatial Strategy Considerations

Braco is not identified for growth during this Plan and the settlement boundary has been drawn to accommodate limited further development. 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.

8.6.3 Infrastructure Considerations

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Braco



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8.7 Comrie and Cultybraggan

8.7.1 Description

Comrie is a village with a population of approximately 1,900 people. The village has a primary school, shops and other services, with the nearest town of Crieff located some six miles to the east.

To the south-west of the village lies the former Cultybraggan Camp, which was a former Army facility until 2007 when ownership was transferred to a Community Trust, and is primarily being developed for community and employment uses.

8.7.2 Spatial Strategy Considerations

There is a limited supply of housing land in the area, however, the settlement lies in a very high quality landscape framework. The village is not identified for significant growth and the settlement boundary has been largely maintained with a relatively modest site identified to the south of the village for housing.

Within Comrie, the caravan park is identified as making a significant contribution to the provision of visitor accommodation and should be retained.

It is recognised that community owned land at Cultybraggan has significant potential for development, and planning permission has been granted for a variety of uses including employment land. This will provide important opportunities for sustainable economic growth in a rural location.

Comrie incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance.

8.7.3 Infrastructure Considerations

Drainage from all development in Comrie should connect to Public Waste Water Treatment Works.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

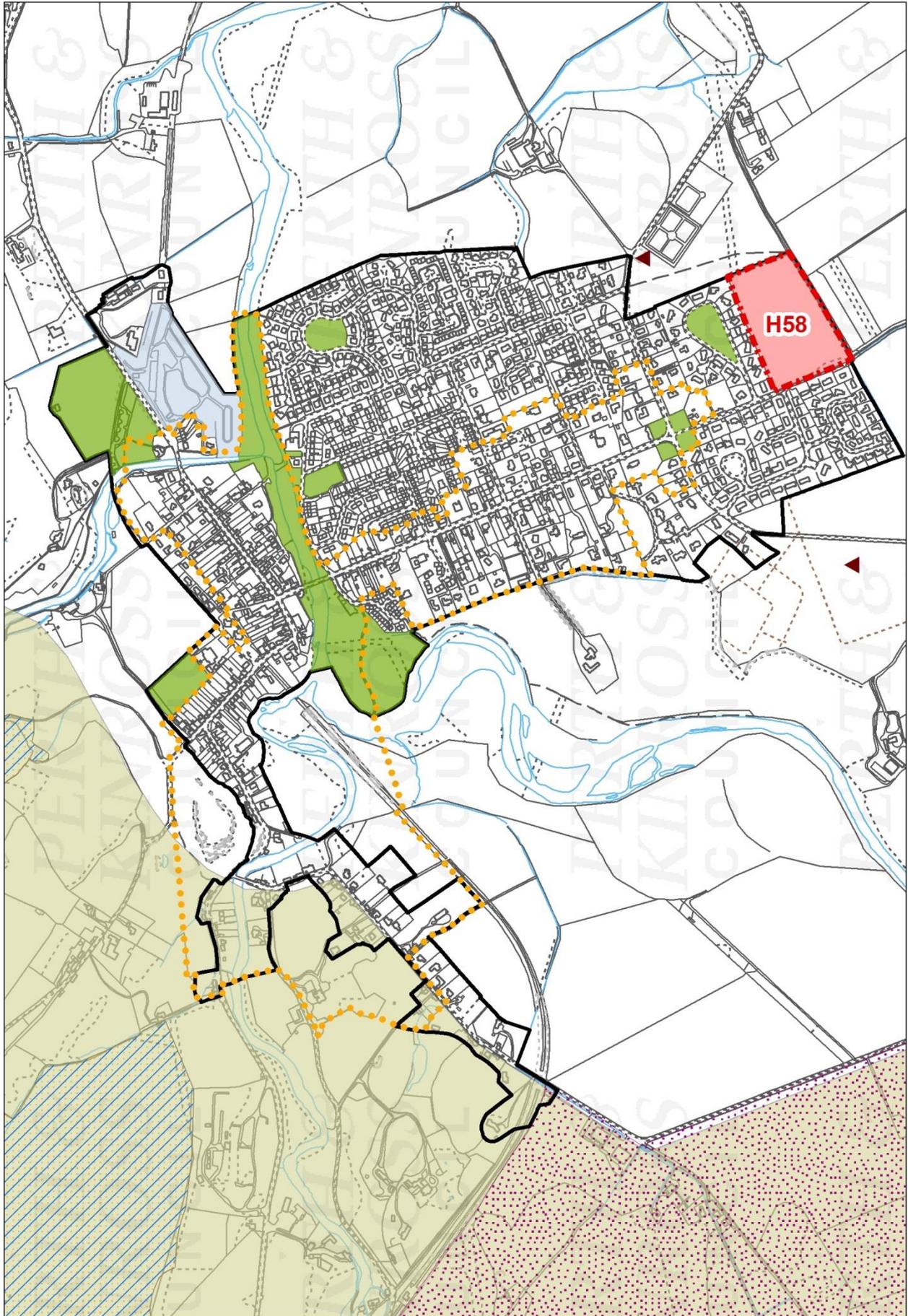
All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Residential Site

Ref	Location	Size	Number
H58	Cowden Road	3.8 ha	30 maximum
Site Specific Developer Requirements			
⇒ Flood Risk Assessment.			
⇒ The development will be required to be accessed from the public road.			
⇒ Link to paths at west, south and east boundaries of site.			
⇒ Protection and enhancement of woodland to east and south boundary.			
⇒ Enhancement of biodiversity and protection of habitats.			



Comrie

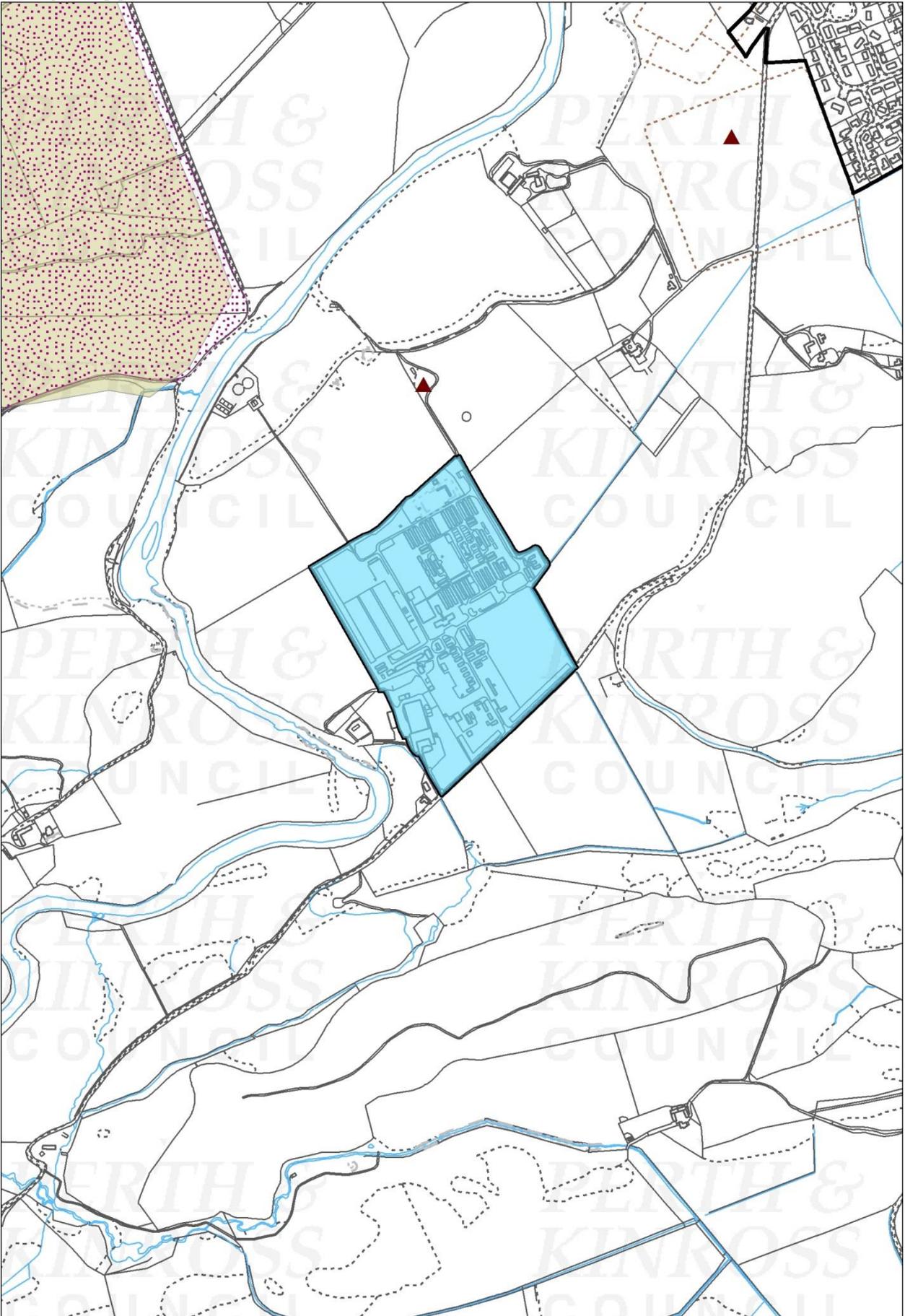


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Cultybraggan



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8.8 Fowlis Wester

8.8.1 Description

Fowlis Wester is a small village some five miles to the west of Crieff. The village is mainly residential, with the surrounding land mainly in agricultural use.

8.8.2 Spatial Strategy Considerations

The village incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area.

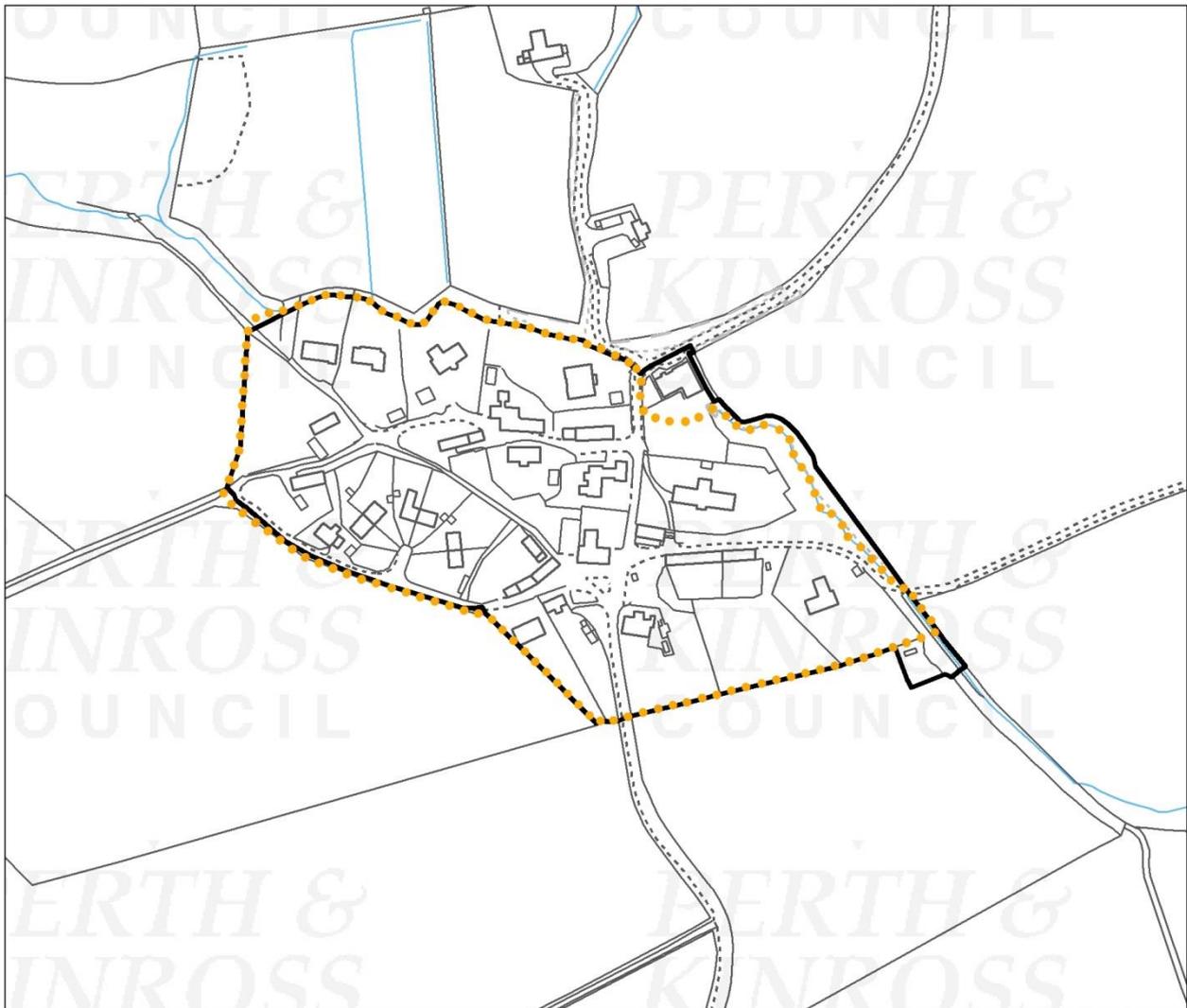
Fowlis Wester is not identified for growth during this Plan and the settlement boundary has been drawn accordingly to limit potential for new housing in the village.

8.8.3 Infrastructure Considerations

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

Fowlis Wester



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8.9 gWest

8.9.1 Description

gWest is the name for a tourist and exclusive residential development site approximately two miles west of Auchterarder, and north of Blackford. Planning permission in principle for golf courses, a club house, hotel, housing, shared ownership and leisure-based housing has been granted.

8.9.2 Spatial Strategy Considerations

Tourism also plays an important role in the Strathearn area and gWest is expected to be an important economic driver and major provider of employment opportunities.

Full planning permission or approval of reserved matters will be sought in stages for the development and the Plan therefore identifies the site as a new settlement.

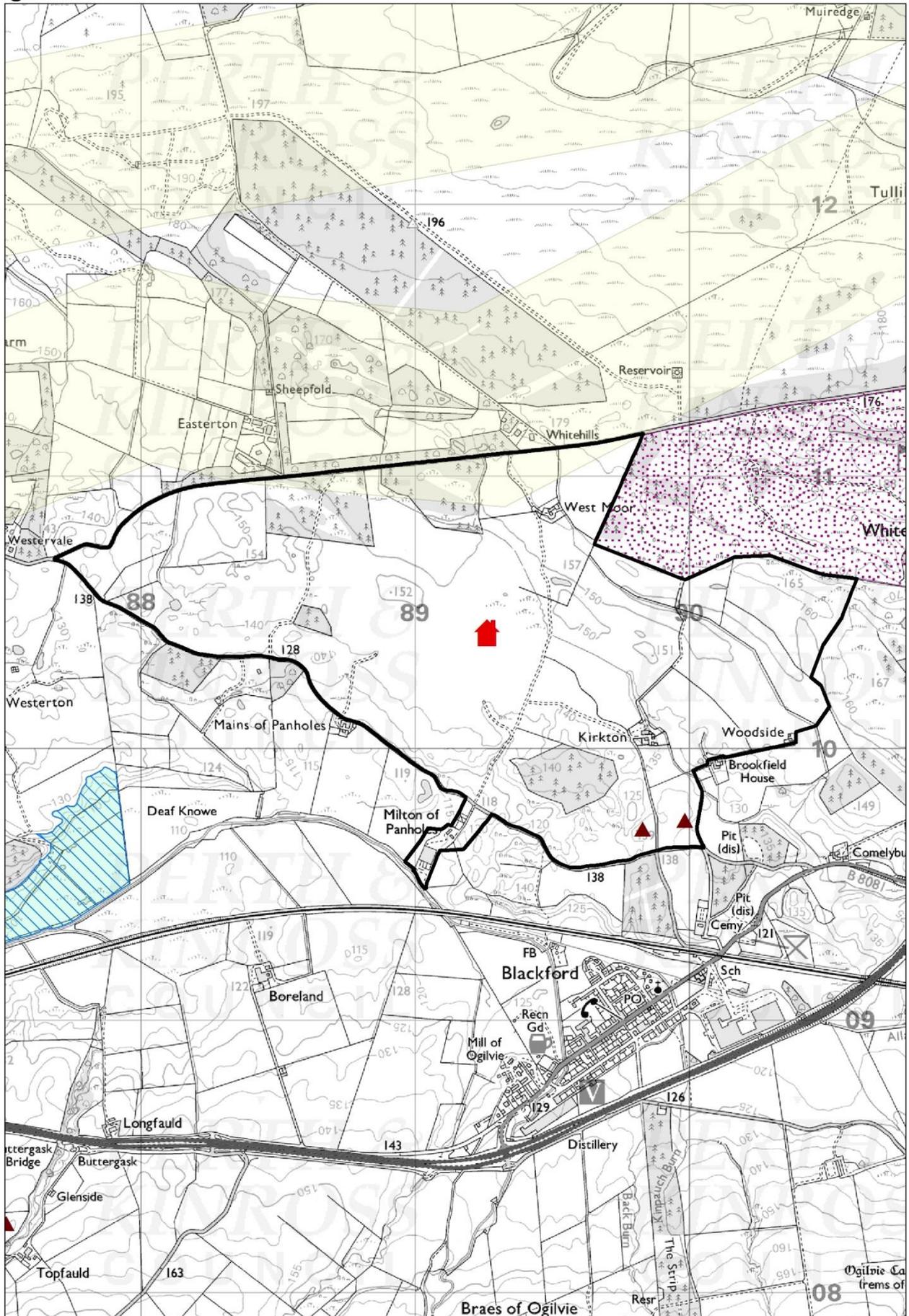
8.9.3 Infrastructure Considerations

Implementation in line with approved planning consent.

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gWest



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8.10 Gilmerton

8.10.1 Description

Gilmerton is a village with a population of approximately 260 people. The village has no shops or services, with the nearest town of Crieff located some two miles to the south-west. The village is mainly residential with the surrounding land in agricultural use.

8.10.2 Spatial Strategy Considerations

Gilmerton is not identified for growth during this Plan and the settlement boundary has been drawn to accommodate limited further development.

8.10.3 Infrastructure Considerations

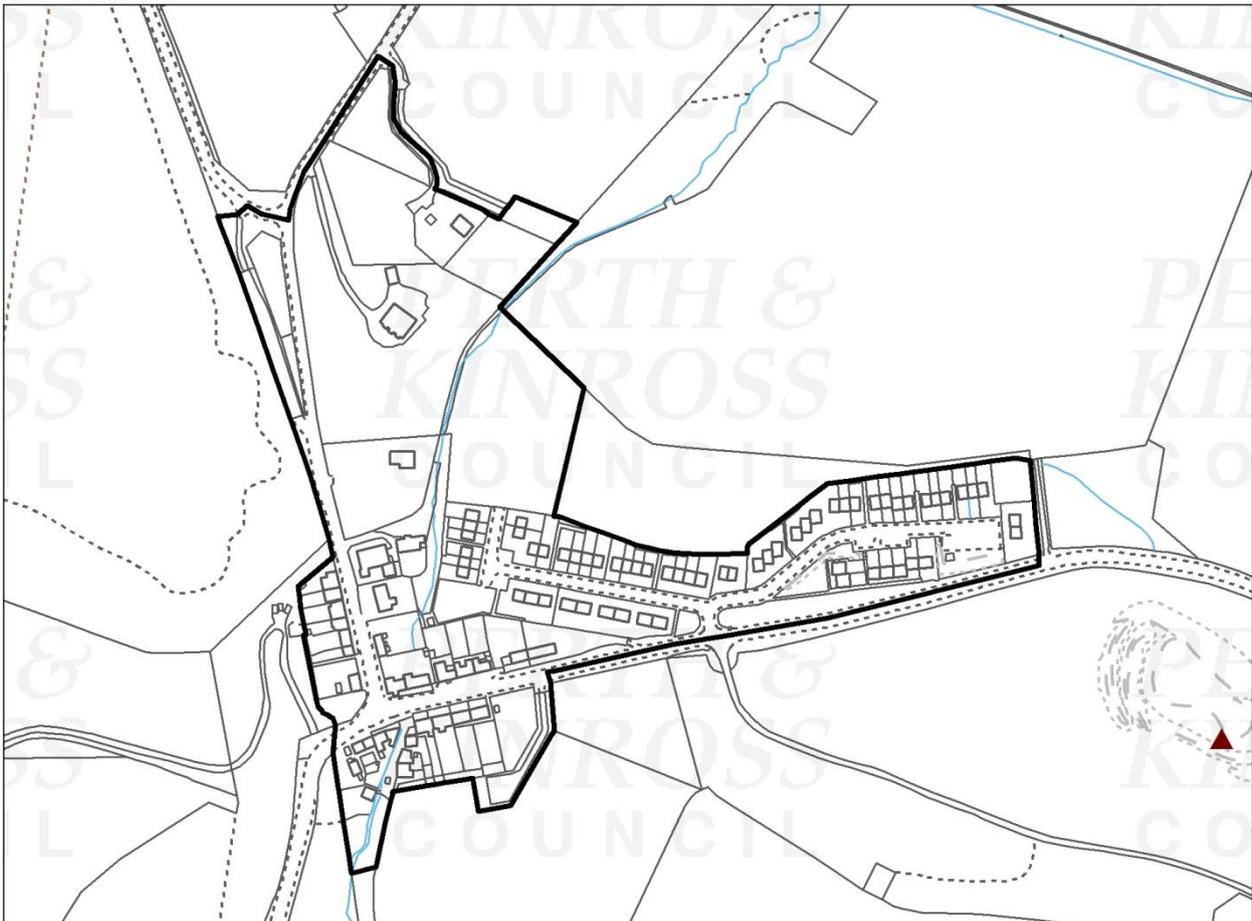
The village is part of Crieff Primary School's catchment area. A site for a new primary school in Crieff is identified in the Plan and will have capacity to accommodate any development in Gilmerton. A financial contribution to this programmed expansion will be required from development in line with Supplementary Guidance.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Gilmerton



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8.11 Gleneagles

8.11.1 Description

An established village on the fringe of Auchterarder, Gleneagles has a population of approximately 300 people.

8.11.2 Spatial Strategy Considerations

Gleneagles plays an important role in the provision of low density residential development in a very high quality landscape framework. Tourism also plays an important role in the settlement and is a major provider of employment opportunities, particularly at The Gleneagles Hotel, which is specifically identified for its contribution to the provision of visitor accommodation.

The Auchterarder Development Framework, which has been adopted by the Council, presents a structured approach to the provision of significant residential development over the Plan period and beyond, together with further employment land. A large effective housing land supply therefore already exists nearby, which is more than adequate to meet demand in the area until beyond the Plan period. No significant sites for residential development at Gleneagles are therefore identified.

A significant part of the village has been included in the Garden and Designed Landscape relating to The Gleneagles Hotel. The Plan also seeks to protect an area of open space to maintain the character and amenity of the settlement as well as to protect and enhance its biodiversity.

8.11.3 Infrastructure Considerations

The Community School of Auchterarder will require to be extended to meet future development needs. A financial contribution towards any necessary expansion to the school's capacity will be required from development in line with Council guidance.

The settlement lies within the Auchterarder A9 junction improvements policy boundary and a proportionate contribution will be required for development in accordance with the Council's Supplementary Guidance.

Drainage from all residential development should connect to Public Waste Water Treatment Works.

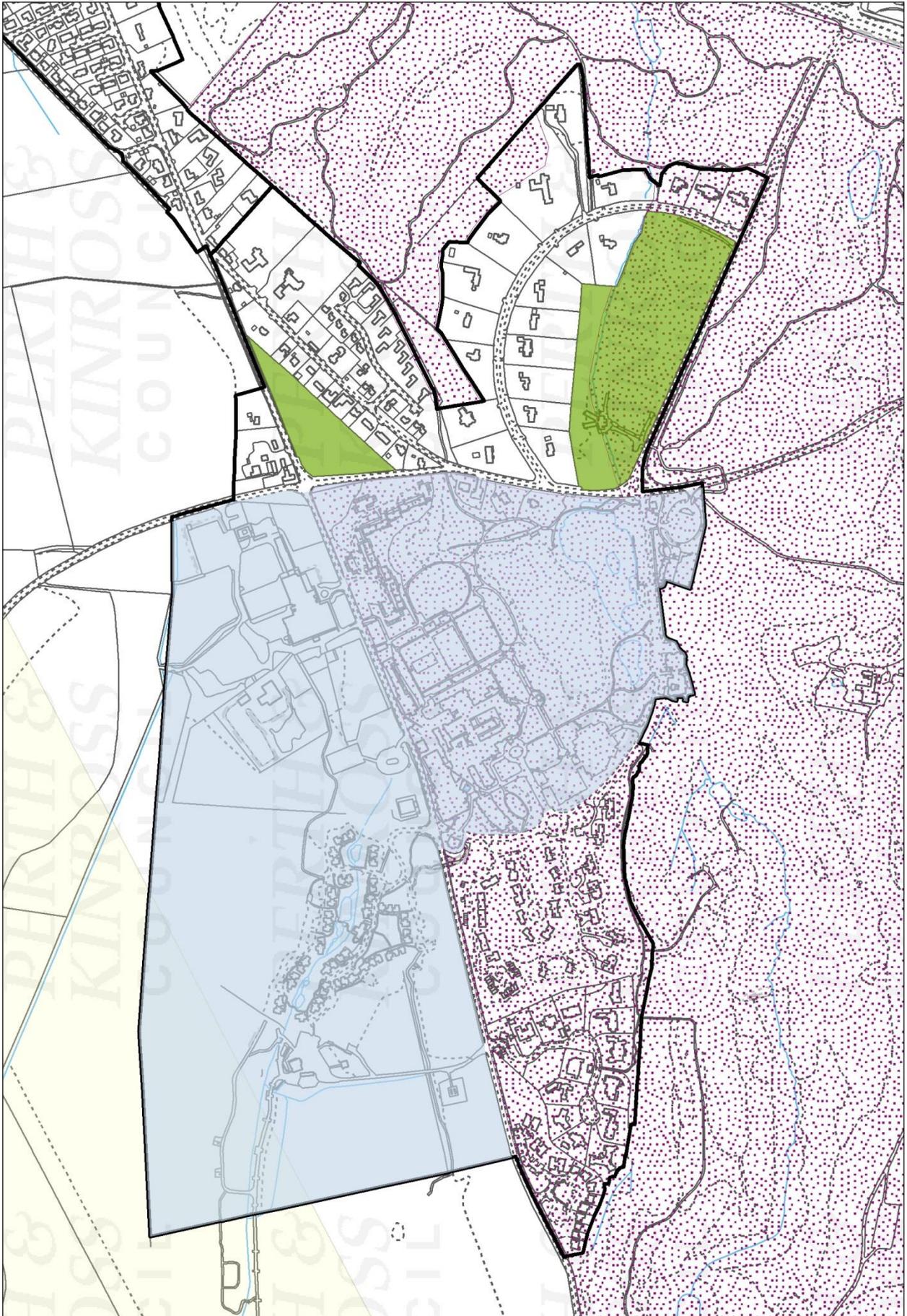
All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.



Gleneagles



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8.12 Greenloaning

8.12.1 Description

Greenloaning is a village with a population of approximately 330 people and is located adjacent to the A9 some seven miles south-west of Auchterarder. The village is mainly residential with the surrounding land in agricultural use.

8.12.2 Spatial Strategy Considerations

Greenloaning is not identified for growth during this Plan and the settlement boundary has been drawn to accommodate limited further development.

8.12.3 Infrastructure Considerations

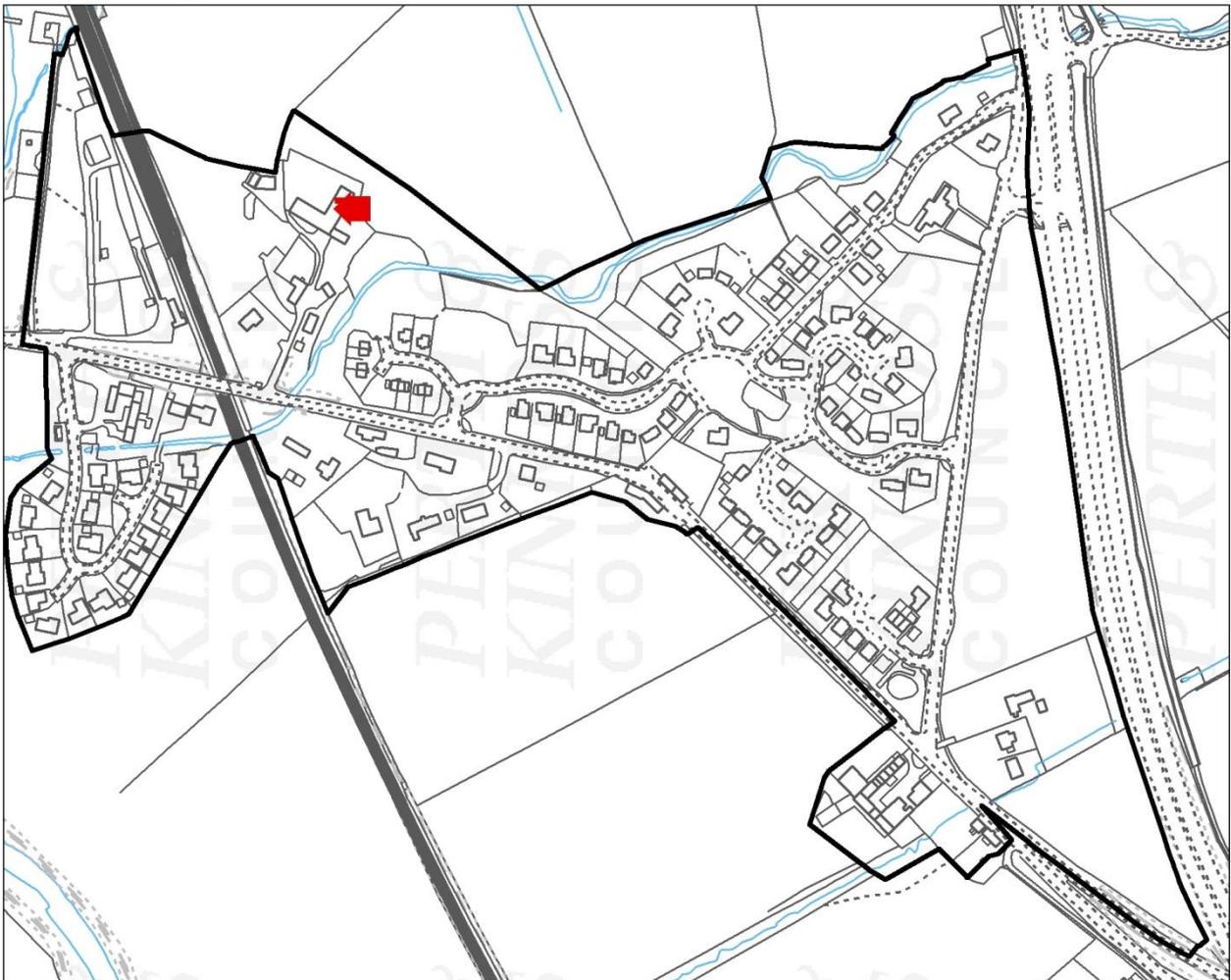
Drainage from all development should connect to Public Drainage System. All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

Noise attenuation measures will be required for development near the A9 trunk road.

Greenloaning



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8.13 Muthill

8.13.1 Description

Muthill is a village with a population of approximately 690 people and lies some three miles south of Crieff and five miles north-west of Auchterarder. The village has a good range of shops and a public hall.

The village is mainly residential and is at the southern edge of the Drummond Castle Garden and Designed Landscape.

8.13.2 Spatial Strategy Considerations

The village is not identified for significant growth and the settlement boundary has been largely maintained with a relatively modest expansion of the village to the west to reflect a recent planning consent.

Muthill incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance.

8.13.3 Infrastructure Considerations

Drainage from all development should connect to Public Waste Water Treatment Works.

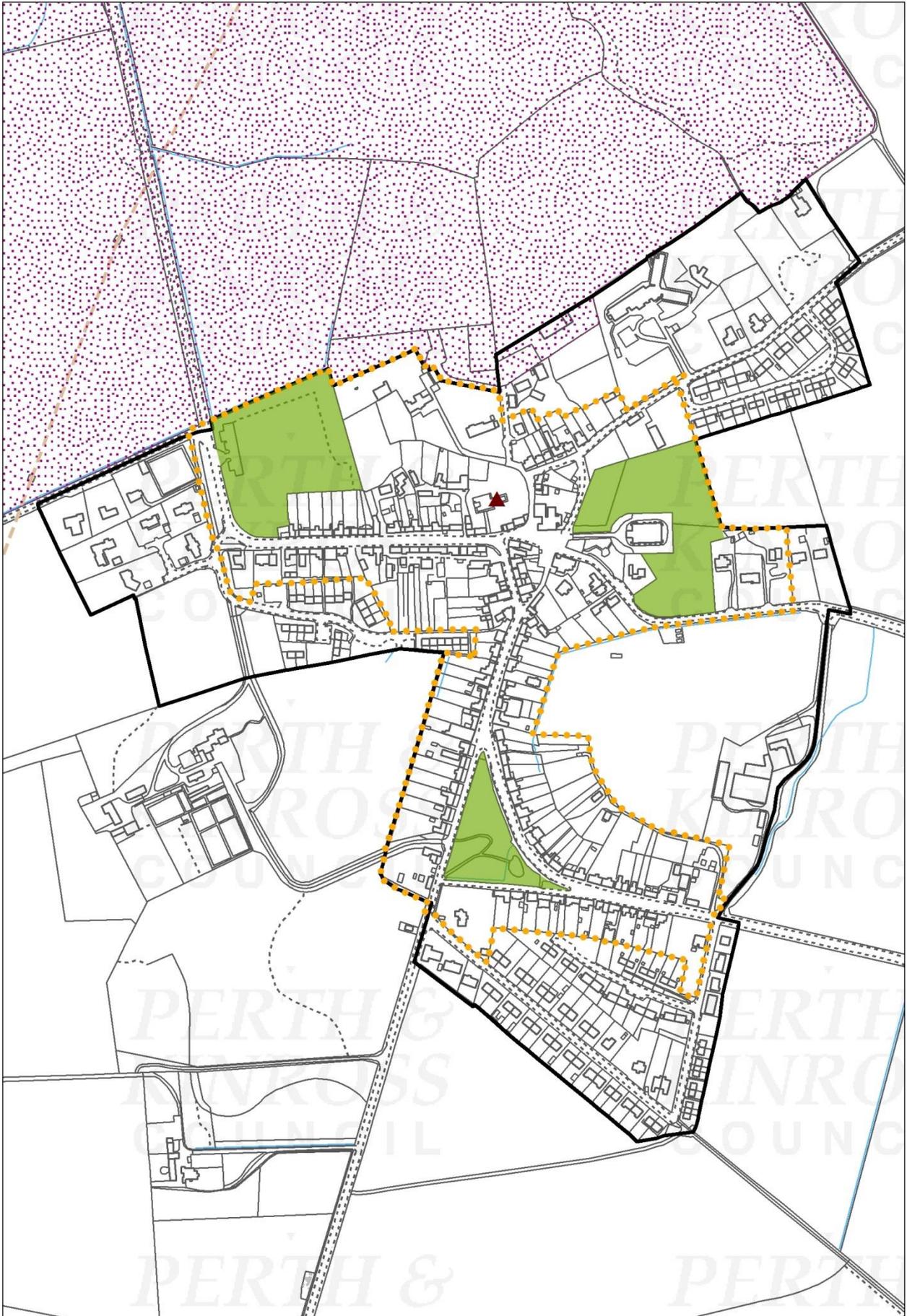
All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.



Muthill



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8.14 St David's

8.14.1 Description

St David's is a small village located approximately 5 miles east of Crieff and 10 miles west of Perth. It has a rural setting and is 3 miles south of the A85 truck road. It is mainly residential and the majority of the surrounding land is in agricultural use.

8.14.2 Spatial Strategy Considerations

St David's is not identified for growth during this Plan and the settlement boundary has been drawn accordingly.

The urban form of the village is unique in the Strathearn area because the houses on the Main Street have a separate front garden area across the access road which gives the village character. The Plan seeks to preserve this unique feature of the village and proposes that no development should take place that would adversely affect the individual gardens and collective front green area.

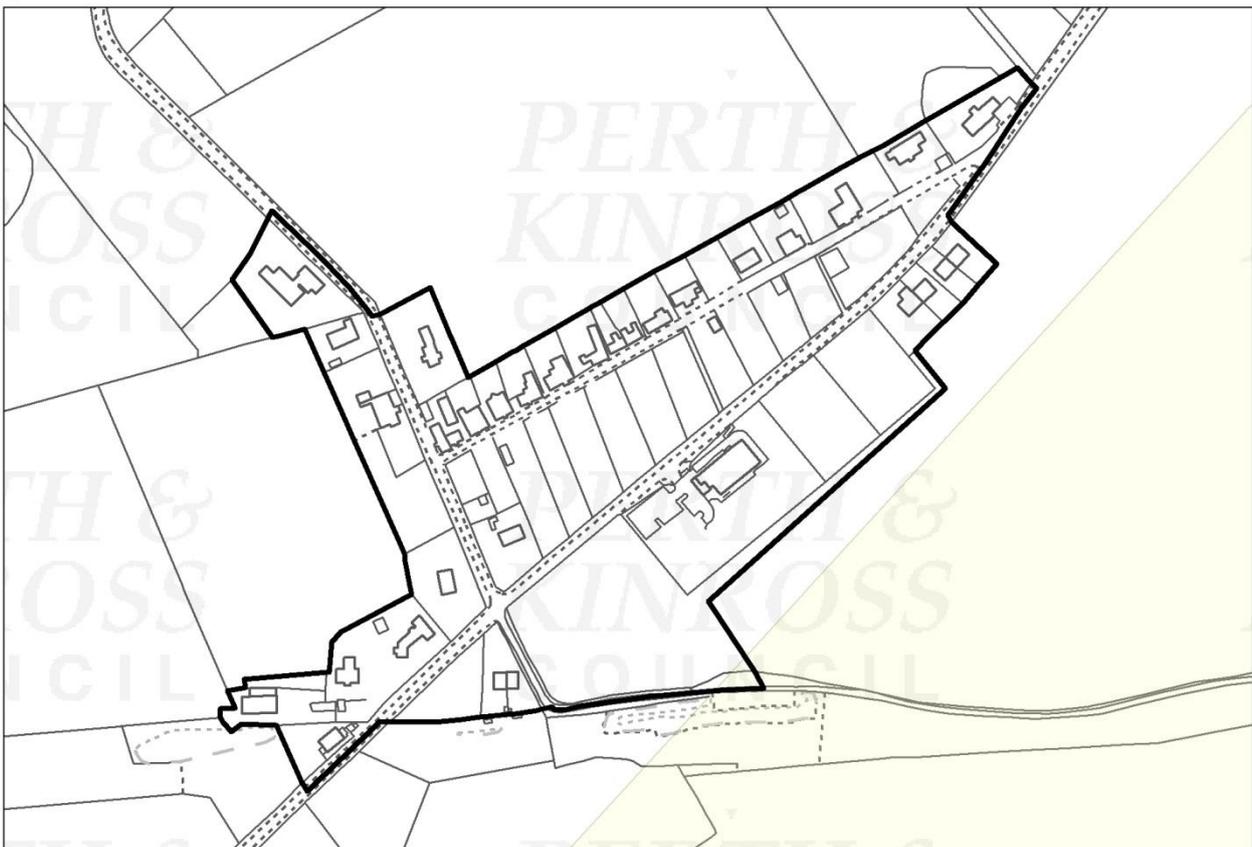
8.14.3 Infrastructure Considerations

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.

St David's



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9. Strathmore and the Glens Area Spatial Strategy

9.1 Spatial Strategy

- 9.1.1 At 234 sq miles, the Strathmore and the Glens Area is located in the eastern part of the Council area bordering the Cairngorms National Park to the north and Angus to the east. The area consists of striking contrasts with the southern part characterised by undulating fertile agricultural land and the northern part featuring more rugged upland topography.
- 9.1.2 Blairgowrie and Rattray together comprise the main settlement within the area. It serves a wide hinterland and is seen as a gateway to the Eastern Highlands. Alyth is also an important settlement but serves a smaller area than Blairgowrie while Coupar Angus provides an important market centre serving a rich hinterland in the south.
- 9.1.3 The significant natural feature of the area is the Lunan Valley Lochs, a series of naturally rich eutrophic lochs with unique ecological features that gives it local, national and international importance. The Lochs and surrounding area are designated as Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI). The Lochs have been degraded over the last century by the addition of phosphorus through human activities. Within the catchment area it is considered that development within existing small settlements should be restricted to ensure that any new development does not add to the amount of phosphorus entering the Lochs, and also contributes to achieving a net reduction.

Employment Land

- 9.1.4 In accordance with TAYplan the focus of employment land provision will be in the settlements of Blairgowrie and Rattray, Alyth and Coupar Angus. However, in order to meet local needs and support the local economy, both existing and new employment land has also been identified in some villages to provide choice and opportunity.
- 9.1.5 As identified within TAYplan, the Plan seeks to provide at least a 5 year supply of employment land. It is considered that a generous supply of employment land capable of meeting need in the area to 2024 would amount to approximately 20 ha. PKC Employment Land Audit 2011 identified the amount of land immediately available as 8.14 ha leaving 11.86 ha requiring to be allocated.
- 9.1.6 The following sites provide a range of options to meet the additional employment land required; for some of the larger areas, only a first phase will be developed during the Plan period.

Site Ref	Settlement	Location	Area (ha)
E30	Alyth	Mornity	0.45
E31	Blairgowrie	Welton Road Blairgowrie (Phase 1)	9.0
MU5	Blairgowrie	Western Blairgowrie	4.0
E32	Coupar Angus	Coupar Angus West	7.3
E33	Coupar Angus	East of Scotland Farmers	3.0
E34	Meigle	Forfar Road	0.27
MU6	Spittalfield	Spittalfield	0.25
Total			24.27

- 9.1.7 It is also recognised that employment in the area can often be of a dispersed nature and many small new businesses are located in rural areas and not in the main settlements.

Housing

- 9.1.8 TAYplan has identified that in order to accommodate projected population increases approximately 120 houses will be required per year. If this build rate is to be achieved it will require the Local Development Plan to identify an effective housing land supply capable of delivering 1,680 houses.



9.1.9 The additional land required to meet the projected build rate is calculated through the following:

$$(A) - (B + C + D) = E$$

- (A) Housing Land Requirement
- (B) Completions 2010 – 2011
- (C) Effective Land Supply 2011
- (D) Windfall Sites (10% of Housing Land Requirement)
- (E) Additional Allocation Required

Housing Market Area	A	B	C	D	E
	Housing Land Requirement	Completions 2010-2011	Effective Supply 2011	Windfall Sites	Additional Allocations Required
Strathmore & the Glens	1,680	20	625	170	865

9.1.10 In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with. The remaining residential requirement will be allocated to the larger villages in the rural area, but outwith the Lunan Valley Loch Catchment Area.

9.1.11 In order to meet the TAYplan requirements the following housing allocations are proposed:

Alyth, Blairgowrie and Rattray, and Coupar Angus

Site Ref	Location	No of Units
H59	Glenree, Alyth	35
H60	Albert Street and St Ninians Road, Alyth	85
H62	Welton Road, Blairgowrie	150
H63	Glenalmond Road, Rattray	160
H64	Blairgowrie South	85
MU5	Western Blairgowrie	200
H65	Larghan, Coupar Angus	120
Total		835

Landward

Site Ref	Location	No of Units
H68	Ardler Road, Meigle	20
H69	Forfar Road, Meigle (Phase 1)	50
H61	New Alyth	20
MU6	Spittalfield	20
Total		110

Housing within the Lunan Valley Lochs Catchment

9.1.12 There is a continuing need to reduce the phosphorus inputs into the Lochs. The aim therefore is to ensure that there is no increase of phosphorus in the Lunan Valley Lochs Catchment arising from waste water associated with new developments. Within the Catchment Area, new development in the countryside will be limited to economic need, conversions or replacement buildings. Within the small settlements, the boundaries are drawn tightly to limit further development opportunities. The settlements that lie within the Lunan Valley Lochs catchment are Butterstone, Concraigie, Craigie, Kinloch and the west of Blairgowrie.



Retail

9.1.13 In the past a significant proportion of the convenience retail spend for the Strathmore and the Glens area has leaked to Perth and Dundee. The Tesco store in Blairgowrie has improved this situation providing a wider range of convenience goods. The development of a Sainsbury's store in Pitlochry will improve convenience provision further especially for the northern area of Strathmore and the Glens.

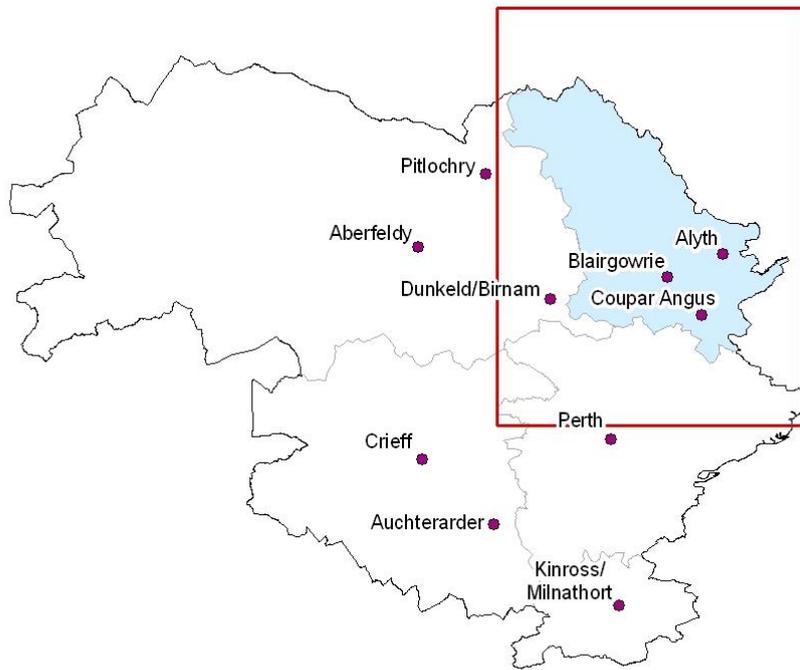
Education Infrastructure

9.1.14 A number of the primary schools serving the Strathmore and the Glens area have limited capacity to support future development needs. The level of development identified in Blairgowrie will require an extension to the primary school and additional land has been identified in the Plan to support this proposal. Within Rattray the primary school currently has capacity to support limited development but through the Plan period it is expected that this capacity will be exhausted.

9.1.15 Through the lifetime of the Plan the capacity of a number of schools will be increased to meet future demands. Development which takes place within school catchments with identified issues will be required to make a contribution to increasing school capacity in line with Council guidance.

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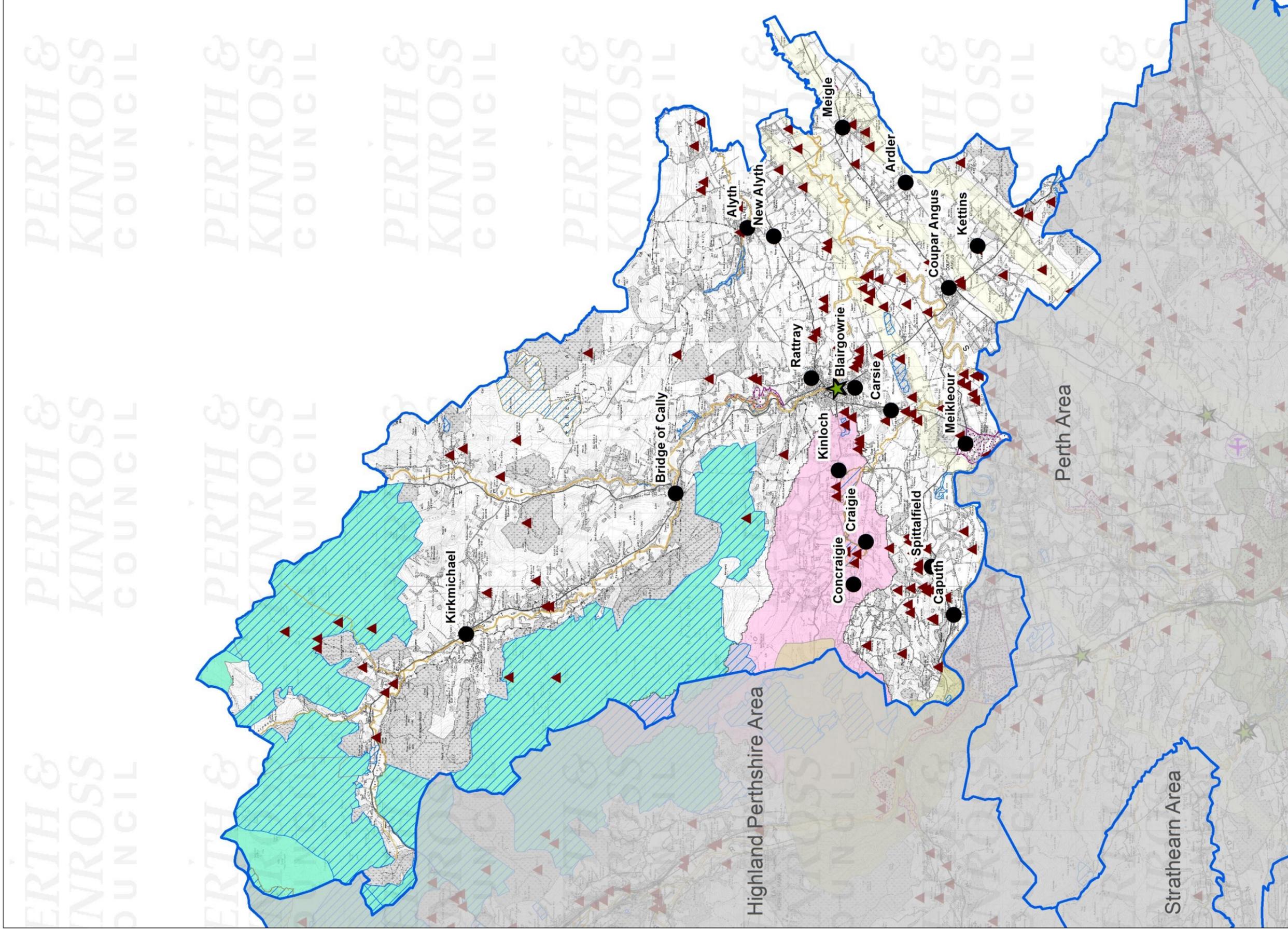


Strathmore and the Glens Area Landward Map Legend

- | | | | |
|---|-------------------------------------|---|-------------------------------|
|  | Inset Map |  | Garden and Designed Landscape |
|  | Scheduled Ancient Monument |  | Pipeline Consultation Zone |
|  | Waste Management Site |  | National Scenic Area |
|  | LDP Area |  | Special Protection Area |
|  | Special Area of Conservation |  | Lunan Valley Catchment Area |
|  | Site of Special Scientific Interest | | |



Strathmore and the Glens Area



Scale: 1:150,000

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9.2 Alyth and New Alyth

9.2.1 Description

Alyth is situated under the Hill of Alyth, five miles northeast of Blairgowrie. The town has a population of 2,500. The heart of Alyth centres around the market square which provides day-to-day services. However, Alyth still relies to a large extent on Blairgowrie for many goods and services.

New Alyth is a small village of 200 inhabitants located less than 1 mile south-west of Alyth on the A926. Because of its proximity, it relies on Alyth for amenities and services. The surrounding landscape is relatively flat and used primarily for agriculture.

9.2.2 Spatial Strategy Considerations

Alyth plays an important role in the economic growth and accommodation of population in the Strathmore and the Glens area, particularly in sustaining the existing community.

The Alyth Burn runs through the town centre, and some property and land in the immediate vicinity of the burn are subject to flood risk.

The Plan shows the retention of existing employment land in the south of the town as well as a small proposed expansion which seeks to provide opportunities for sustainable economic growth within an accessible location.

The Plan identifies the town centre where policies seek to encourage the retention of town centre uses to ensure continued viability and vitality.

The approved proposals for the Glen Isla Golf Course, just outside Alyth town, could provide additional employment and housing opportunities.

Two sites are identified in the Plan for residential development, an extension in the north at Glenree will provide a second phase to the housing already approved, whilst to the west the two areas off Albert Street and St Ninian's Road are shown. A planning application for these areas has been approved by the Council subject to the signing of a legal agreement in respect of planning obligations.

The town boundaries have been drawn to allow opportunities for further development proposals to come forward if appropriate.

It is proposed to allocate a site to the west of New Alyth to accommodate 20 dwellings.

9.2.3 Infrastructure Considerations

Alyth Primary School currently has capacity for the proposed developments; however, there may be some capacity issues if the Glen Isla Golf Course housing proposals were to come forward in their entirety during the Plan period, which would then trigger the need for contributions from developments towards primary education.

Capacity at Alyth Waste Water Treatment Works is very limited. An investment project has been instigated for these works. All developments will be required to connect to the public drainage system.

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

All development will contribute towards the provision of on or off-site public space and play facilities where required, in line with Council guidance.



Employment Site

Ref	Location	Size	Uses
E30	Mornity	0.45 ha	General employment use
Site Specific Developer Requirements			
⇒ Access through existing industrial estate.			
⇒ Landscape planting.			

Residential Sites

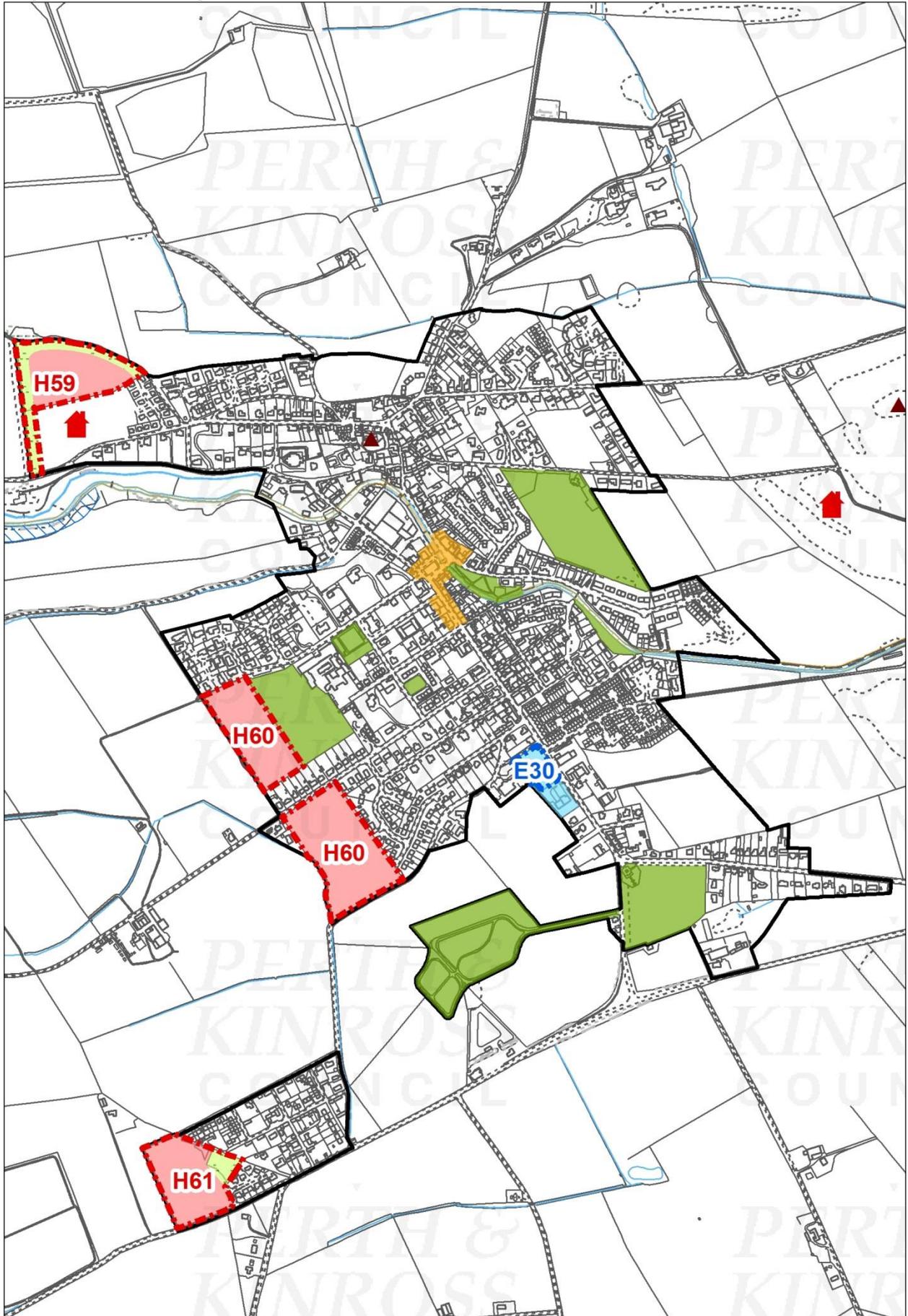
Ref	Location	Size	Number
H59	Glenree	2.75 ha	35
Site Specific Developer Requirements			
⇒ Flood Risk Assessment.			
⇒ Landscaping to west and north to give framework.			
⇒ Connection to core path network and protection of core path to north of site.			
⇒ Enhancement of biodiversity.			

Ref	Location	Size	Number
H60	Albert Street and St Ninians Road	5.27 ha	85
Site Specific Developer Requirements			
⇒ Site is awaiting legal agreement to cover Flood Risk Assessment and attenuation measures.			
⇒ Enhancement of Biodiversity.			

Ref	Location	Size	Number
H61	New Alyth	3.4 ha	20
Site Specific Developer Requirements			
⇒ Flood Risk Assessment.			
⇒ A mix of housing types and sizes including low cost housing.			
⇒ Provision of woodland screen planting along the west and north boundary of site.			
⇒ Enhancement of biodiversity.			



Alyth and New Alyth



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