

9.3 Blairgowrie/Ratray

9.3.1 Description

Blairgowrie and Ratray with a population of approximately 9,400 has the potential to make a significant contribution to the regional economy by accommodating a share of the region's additional development. The settlement has a range of community facilities including the recently built community campus. The town centre provides services and facilities with a good selection of independent shops and provision of convenience food stores serving the local population as well as visitors. The more recent development of the Tesco store has helped to retain the convenience retail spend within the town, as well as serving the wider hinterland.

9.3.2 Spatial Strategy Considerations

The town of Blairgowrie and Ratray plays an important role in the economic growth and accommodation of population in the Strathmore and the Glens area.

The encouraging uptake of land in the Welton Road Industrial Estate has left Blairgowrie with little or no available quality business or industrial land. The Plan therefore shows both the retention of existing employment land in the Welton Road area and western Blairgowrie and also provides for a phased extension of the Welton Road area, and additional business land in the western part of the town. This consolidation and expansion of employment land seeks to provide opportunities for sustainable economic growth within accessible locations. The expansion of the Welton Road area will, however, require a Flood Risk Assessment to ensure only the area outwith the area of flood risk is developed and the provision of a new distributor access road linking through from the Coupar Angus Road. It will also need to take account of the significant archaeology present in the area during the construction of the link road.

Tourism plays a key role in employment provision and economic viability of services and facilities within the area. The Plan seeks to promote and enhance existing and future tourism developments. Within Ratray, the caravan park to the north-west of the town is identified for its contribution to the provision of visitor accommodation and should be retained.

The designation of a town centre seeks to retain various related businesses to ensure continued viability and vitality of the settlement.

Blairgowrie 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.

Given the previous developments in the south of the town at Beeches South, a further expansion here is logical to aid delivery of the link road from Berrydale Road to Hazelwood Road, thereby allowing better access to the Newhill primary campus. Additional housing is also proposed in conjunction with the Welton Road business land expansion which will aid delivery of the distributor link road to the Welton Road Industrial Estate, thereby helping to ease traffic congestion in the town centre. Further development is also identified to the west of Blairgowrie with a mix of land uses being proposed.

The development of both the Welton Road and western Blairgowrie areas will require masterplans to be produced to ensure development is delivered in an appropriately phased manner. An additional housing site is proposed in Ratray on the lower slopes of the land to the north of Glenalmond Road.

The Plan shows protection for the areas of open space and recreation as well as green corridors throughout the town. The Plan seeks to protect these areas to maintain the character and amenity of the town as well as protect and enhance local biodiversity.

9.3.3 Infrastructure Considerations

Despite the recent construction of the community campus the amount of development proposed during the Plan period means an education contribution is likely to be required for any new housing development within Blairgowrie and Ratray.

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.

Development in the Welton Road area will require the construction of a link road from Coupar Angus Road.

Development in southern Blairgowrie will require the construction of the link road from Berrydale Road to Hazelwood Road.

Employment Site

Ref	Location	Size	Uses
E31	Welton Road	17.3 ha (9 ha Phase 1)	General employment use
<p>A masterplan will be required for the comprehensive development of this site and the adjacent residential site (H62) setting out the phased release of both the housing and employment land.</p> <p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Flood Risk Assessment to determine extent of developable land. ⇒ Link road from Coupar Angus Road to Welton Road - layout to be developed in conjunction with Welton Housing Site H62. ⇒ Wastewater Network Investigations may be required resulting in network improvements. ⇒ Evaluation of Archaeological potential and mitigation will be required specifically for protection of Scheduled Monuments. ⇒ Transport Assessment. ⇒ Retention of wooded area for screening purposes and Biodiversity study with provision for the protection of habitats and enhancement of biodiversity including the provision of buffering between housing and business land. ⇒ 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. 			

Mixed Use Site

Ref	Location	Size	Uses
MU5	Western Blairgowrie	24.55 ha	Employment Use (4 ha), Residential (up to 200) and Education (4 ha)
<p>Site Specific Developer Requirements</p> <ul style="list-style-type: none"> ⇒ Development of a masterplan through consultation with the community and Council. ⇒ Reservation of area for educational/play provision in centre of site (4 ha). ⇒ Provision of 4ha of business land to be developed in phased manner with housing development. ⇒ Transport Assessment. ⇒ Wastewater Network Investigations may be required resulting in network improvements. ⇒ Development to be kept below the 90 m contour line to the north of the site, area above that level to be considered for community woodland or similar use. ⇒ Protection of ancient woodland in southern part of site. ⇒ Evaluation of Archaeological potential and mitigation will be required including protection of Fir 			



Hillock Scheduled Monument.

- ⇒ Enhancement of biodiversity.
- ⇒ Financial contribution to education provision in line with the Supplementary Guidance.
- ⇒ 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.

Residential Sites

Ref	Location	Size	Number
H62	Welton Road	11.49 ha	150

A masterplan will be required for the comprehensive development of this site and the adjacent employment site (E31) setting out the phased release of both the housing and employment land.

Site Specific Developer Requirements

- ⇒ A mix of housing types and sizes including low cost housing.
- ⇒ Transport Assessment.
- ⇒ Main access to be taken from link road off Coupar Angus Road.
- ⇒ Internal road layout to be submitted as one entity in conjunction with E31 to the satisfaction of the roads authority.
- ⇒ Open space to be utilised to protect settings of Scheduled Monuments evaluation of Archaeological potential and mitigation will be required.
- ⇒ Wastewater Network Investigations may be required resulting in network improvements.
- ⇒ Built form and layout respond appropriately to the landscape and strengthen character of Blairgowrie as a distinctive place.
- ⇒ Retention of wooded area for screening purposes and Biodiversity study with provision for the protection of habitats and enhancement of biodiversity including the provision of buffering between housing and business land.
- ⇒ No more than 75 houses to be occupied before a minimum of 2 ha of serviced employment land is made available on site E31 and the road link has been constructed.
- ⇒ Financial contribution to education provision in line with the Supplementary Guidance.

Ref	Location	Size	Number
H63	Glenalmond Road, Rattray	11.59 ha	160

Site Specific Developer Requirements

- ⇒ Flood Risk Assessment.
- ⇒ A mix of housing types and sizes.
- ⇒ Development on lower slopes of field only.
- ⇒ Wastewater Network Investigations may be required resulting in network improvements.
- ⇒ Provision of woodland screen planting along the west and north boundary of site incorporating public access.
- ⇒ Evaluation of Archaeological potential and mitigation may be required.
- ⇒ Enhancement of biodiversity.
- ⇒ Financial contribution to education provision in line with the Supplementary Guidance.

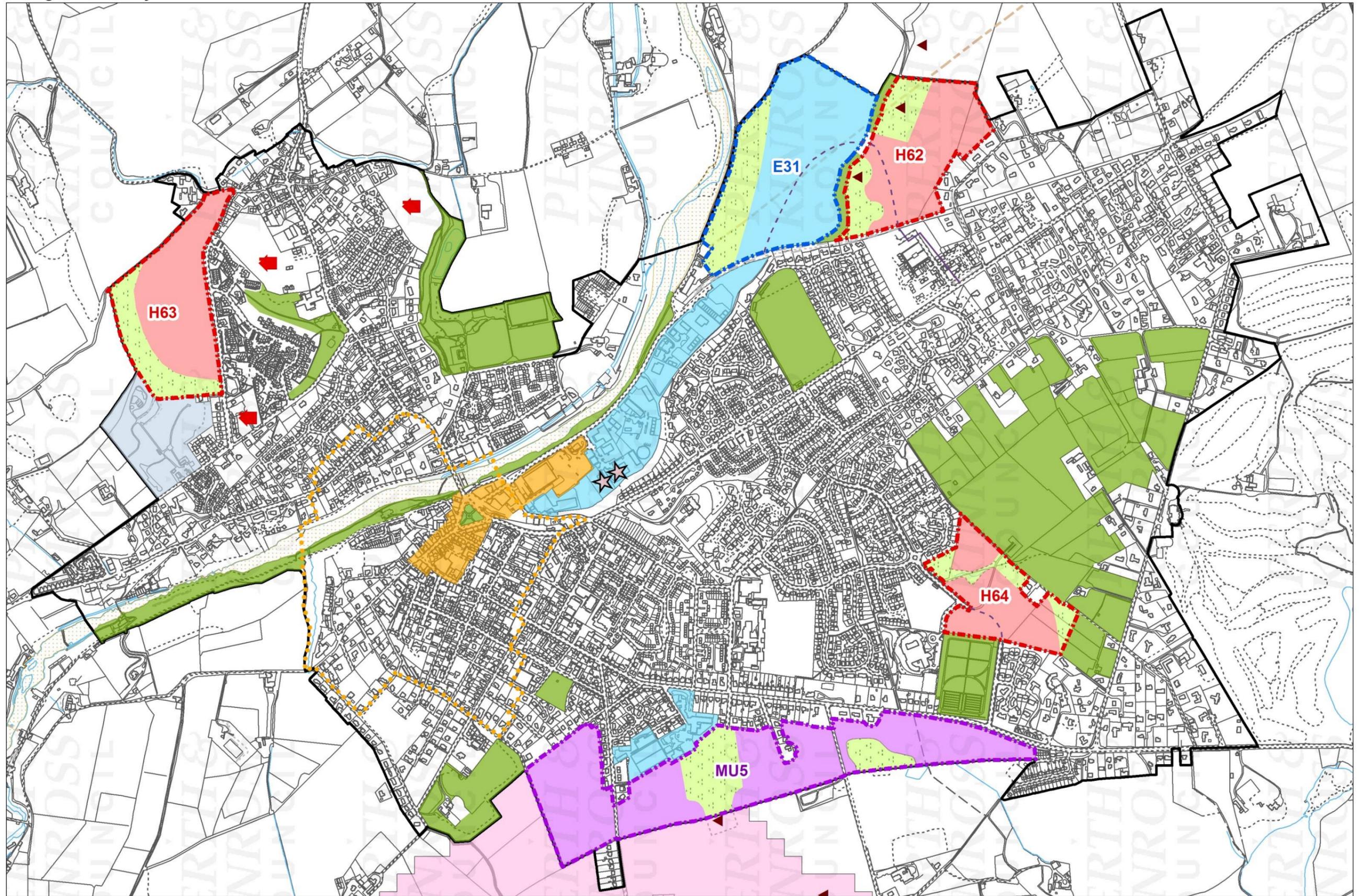
Ref	Location	Size	Number
H64	Blairgowrie South	7.82 ha	85

Site Specific Developer Requirements

- ⇒ Construction of link road from Hazelwood Road to Berrydale Road.
- ⇒ A mix of housing types and sizes including low cost housing.
- ⇒ Wastewater Network Investigations may be required resulting in network improvements.
- ⇒ Enhancement of biodiversity.
- ⇒ Financial contribution to education provision in line with the Supplementary Guidance.
- ⇒ Flood Risk Assessment and investigate potential for removing culvert.



Blairgowrie/Rattray



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9.4 Coupar Angus

9.4.1 Description

Coupar Angus is a small town with a population of 2,400 at the centre of the rich agricultural heartland of Strathmore, situated on the southern side of the River Isla, almost equidistant from Perth (14 miles to the south-west) and Dundee (12 miles to the south-east), and just 4 miles south-east of Blairgowrie. Coupar Angus has a good range of amenities; however, the town relies on Blairgowrie and other centres for many services and facilities.

9.4.2 Spatial Strategy Considerations

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

The Plan identifies the two major employers' sites in the town, and seeks to retain these for employment use, but also makes allocations to accommodate the future expansion of these important businesses.

The proximity of the River Isla to the town and a number of small burns gives rise to potential flooding issues, particularly to the north and south of the town; and for this reason only one site has been identified for new housing development, to the east of the town.

Coupar Angus 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.

9.4.3 Infrastructure Considerations

The council will not permit any development which could prejudice the construction of a bypass at a future date between Burnside Road and Dundee Road.

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

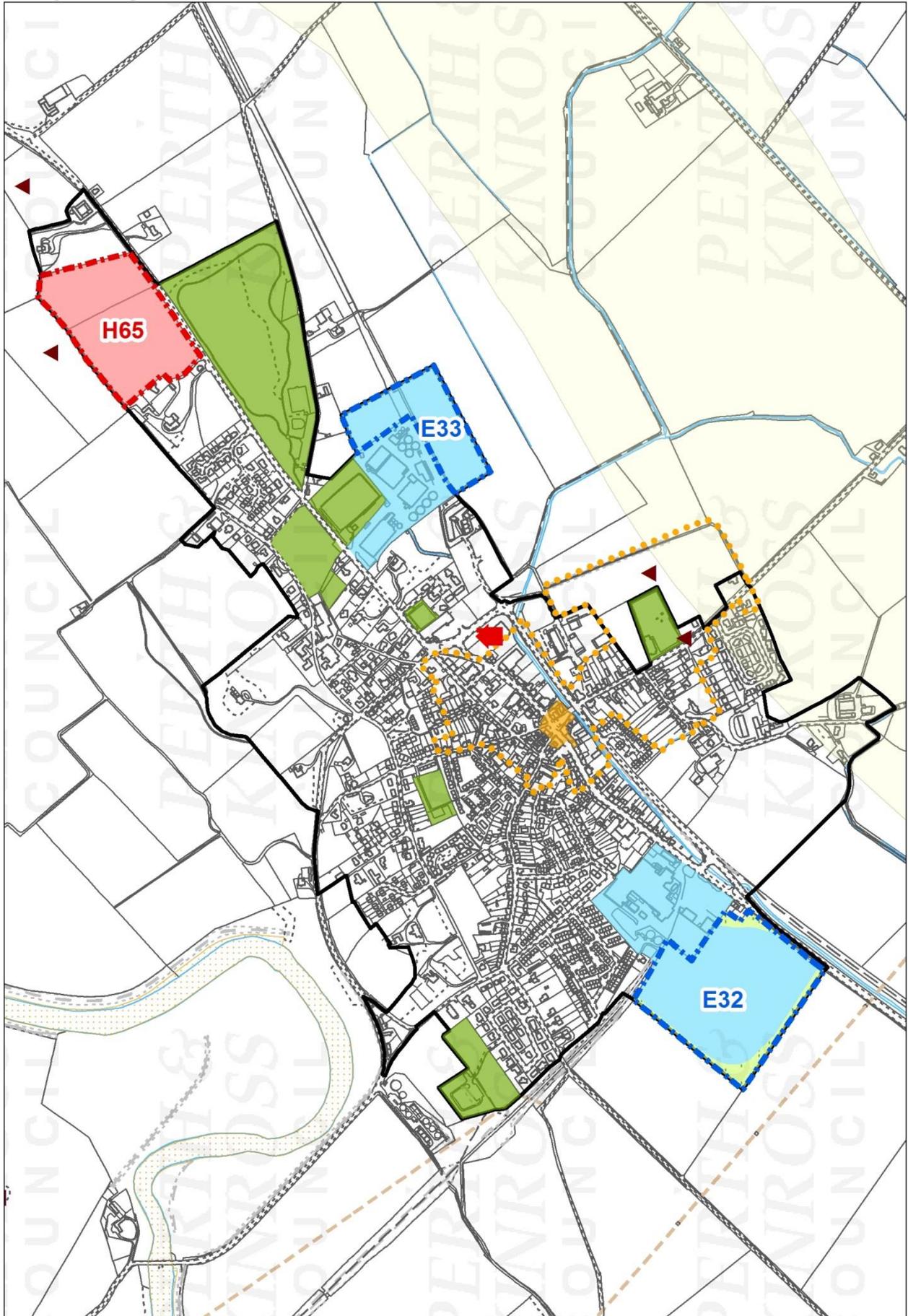
All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

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.



Coupar Angus



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Employment Sites

Ref	Location	Size	Uses
E32	Coupar Angus West	7.3 ha	General employment use

Site Specific Developer Requirements

- ⇒ Access to be assessed in relation to existing adjacent land uses.
- ⇒ Landscaping to south-west and south-east.
- ⇒ Enhancement of biodiversity.

Ref	Location	Size	Uses
E33	East of Scotland Farmers	3 ha	General employment use

Site Specific Developer Requirements

- ⇒ Access to either be through the adjacent site, alternatively a route should be investigated from the south-western corner of the site to the roundabout on Burnside Road.
- ⇒ Noise attenuation measures may be required.
- ⇒ Landscaping of site periphery.
- ⇒ Enhancement of biodiversity.

Residential Site

Ref	Location	Size	Number
H65	Larghan	5.5 ha	120

Site Specific Developer Requirements

- ⇒ Existing landscape framework to east and west to be retained.
- ⇒ Evaluation of archaeological potential and mitigation will be required, safeguard setting of Scheduled Monument.
- ⇒ Appropriate crossing to the existing park and new park entrance maybe required.
- ⇒ Enhancement of biodiversity.



9.5 Ardler

9.5.1 Description

Ardler is a small village of 170 inhabitants on the eastern boundary of Perth and Kinross, 3 miles east of Coupar Angus. The village relies on Meigle or Coupar Angus for local services. The landscape surrounding Ardler is low lying with gentle undulations; some lower lying areas may be prone to flooding.

9.5.2 Spatial Strategy Considerations

For a small settlement, Ardler has seen substantial development in recent years and no further allocation is proposed at this time to allow consolidation of this.

9.5.3 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.

Ardler



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9.6 Bridge of Cally

9.6.1 Description

Bridge of Cally lies at the junction of the A93 and A924 roads 5 miles north-west of Blairgowrie. Here the River Ardlie combines with the Black Water to form the River Ericht. The village is a winter resort at a 'gateway' to the Highlands, accommodating skiers utilising winter sporting facilities in Glenshee. Bridge of Cally has limited facilities, a village shop and post office, and a hotel. The surrounding landscape is varied with valleys, mountains, farmland and woodland.

9.6.2 Spatial Strategy Considerations

Bridge of Cally has seen limited development in recent years. The Plan identifies the existing caravan site and seeks to retain this area for tourism related uses. There is no presumption in favour of residential development in the event of the land ceasing to be used as a caravan site.

9.6.3 Infrastructure Considerations

The local Primary school has recently closed, and any pupils now attend Kirkmichael Primary School.

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

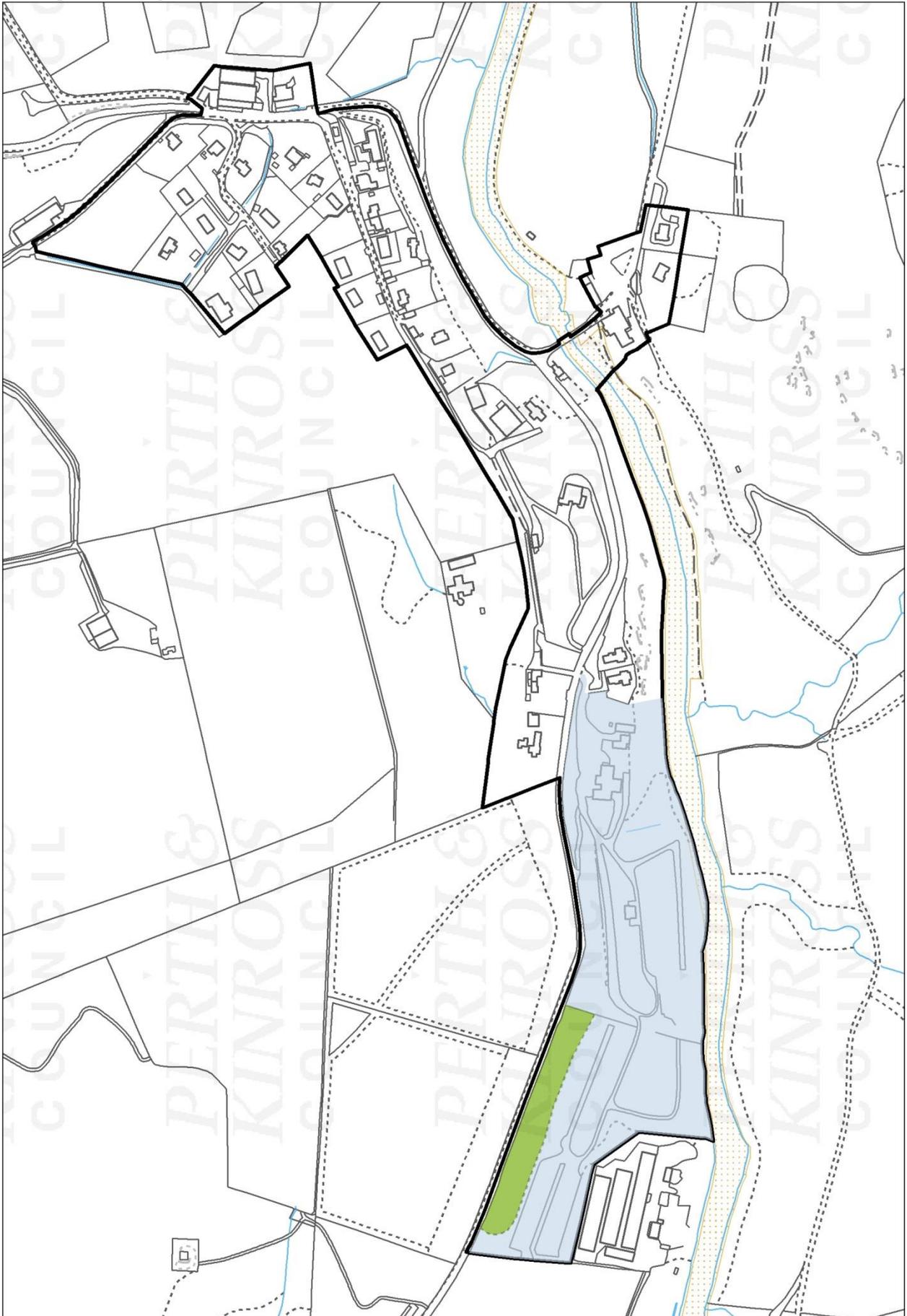
Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

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

DRAFT



Bridge of Cally



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9.7 Caputh

9.7.1 Description

Caputh is a small village of 150 inhabitants located on the A984 Coupar Angus to Dunkeld road about 6 miles east of Dunkeld and 8 miles west of Coupar Angus. The village is situated north of the River Tay. It possesses limited amenities and services with just a church and church hall and a primary school which lies between Caputh and Spittalfield. The surrounding landscape is relatively flat and mainly used for agricultural purposes. The land south of the village is in an area of known flood risk.

9.7.2 Spatial Strategy Considerations

Through the previous Local Plan a site was identified for residential development but no consent has been sought. This site remains in the settlement boundary and its development at some time in the future is not precluded.

9.7.3 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.

Caputh



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9.8 Carsie

9.8.1 Description

Carsie is a small settlement of 140 inhabitants located less than 2 miles south of Blairgowrie on the A93 Perth to Blairgowrie road. The surrounding landscape is relatively flat and Blairgowrie Golf Course is situated immediately east of the village.

9.8.2 Spatial Strategy Considerations

No new allocations are proposed within this small settlement.

9.8.3 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.

Carsie



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9.9 Concraigie

9.9.1 Description

Concraigie is a small hamlet of just a few houses and lies to the west of Loch Clunie, some 4 miles west of Blairgowrie. The surrounding landscape is undulating. Despite its close proximity to the loch, it is outwith any area of known flood risk.

9.9.2 Spatial Strategy Considerations

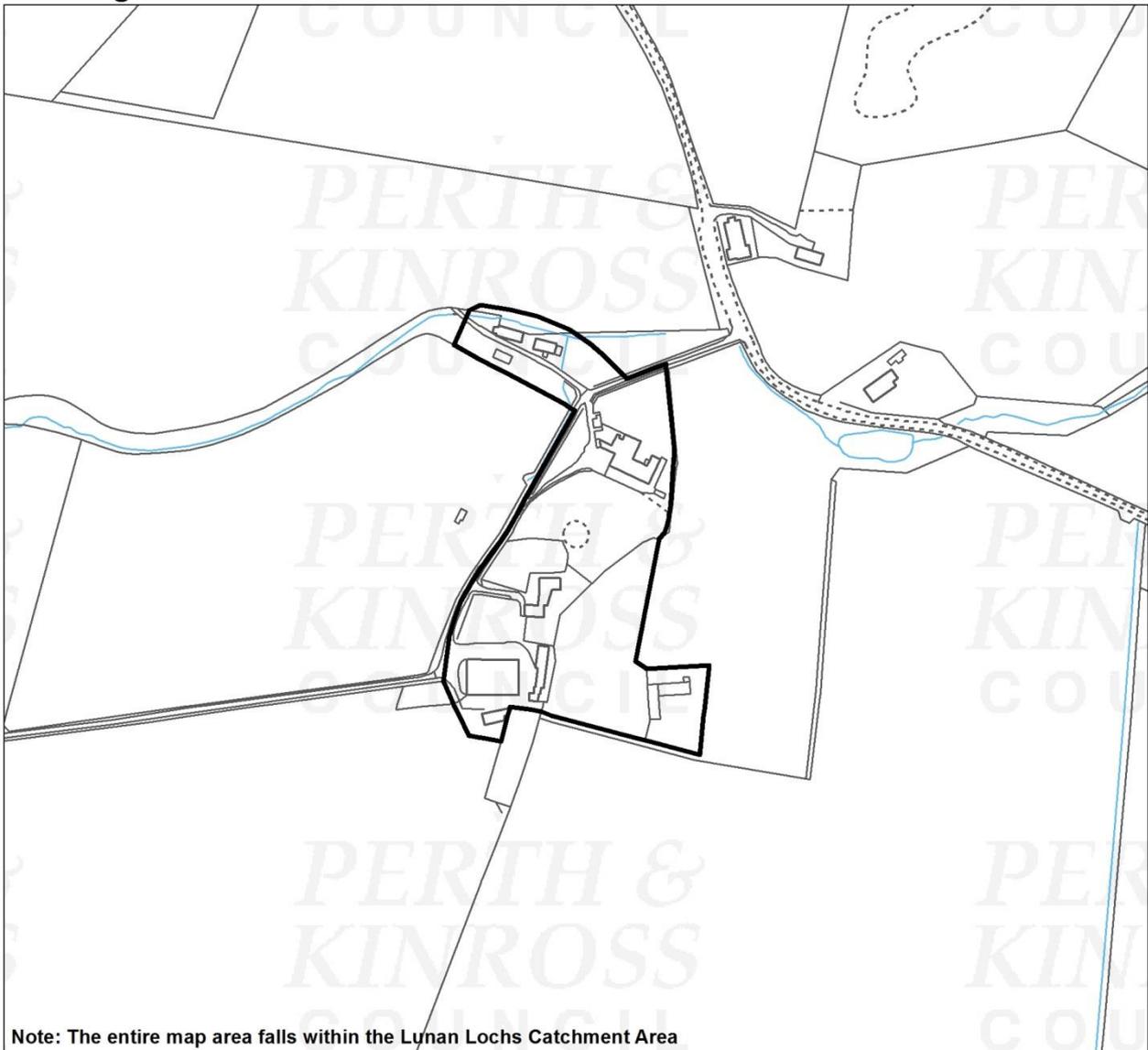
Concraigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.

9.9.3 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.

Concraigie



Note: The entire map area falls within the Lunan Lochs Catchment Area

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9.10 Craigie

9.10.1 Description

Craigie is a small hamlet located immediately east of Loch Clunie and 4 miles west of Blairgowrie on the B947 road. The hamlet possesses no amenities or services and the surrounding landscape is undulating. Despite its close proximity to Loch Clunie, it is outwith any area of known flood risk.

9.10.2 Spatial Strategy Considerations

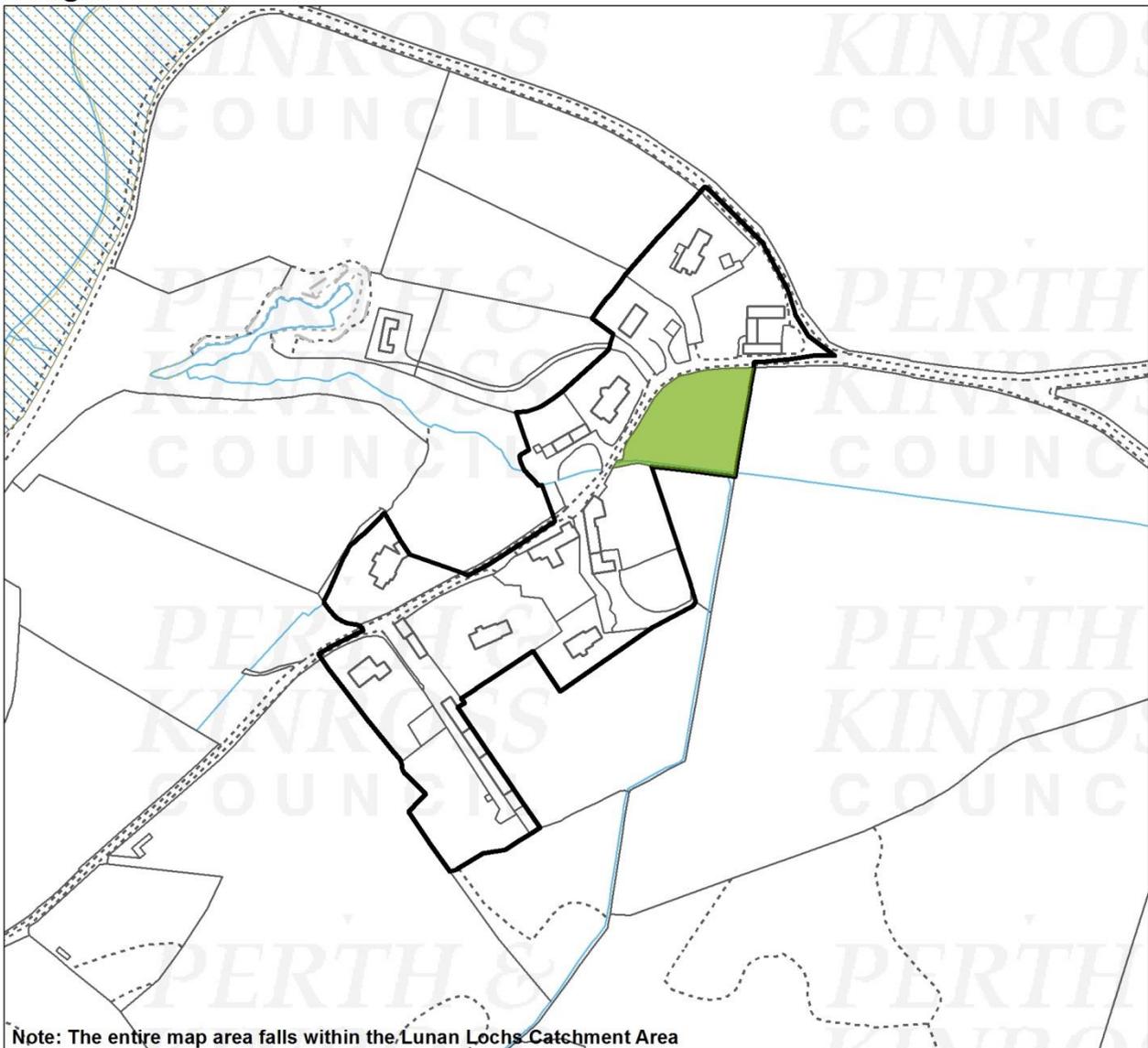
Craigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.

9.10.3 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.

Craigie



Note: The entire map area falls within the Lunan Lochs Catchment Area

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9.11 Kettins

9.11.1 Description

Kettins is a small village of 120 inhabitants located just off the A923 road, 1 mile south-east of Coupar Angus. The village possesses limited amenities and services with just a church and primary school. The Kettins Burn runs through the village and some land and properties in the vicinity may be at risk of flooding. The surrounding landscape is relatively flat and mainly used for agricultural purposes.

9.11.2 Spatial Strategy Considerations

The character of the village is quite distinctive interspersed with many green spaces. A few small developments have taken place within the village in recent years and no further allocation is proposed at this time to allow consolidation of these.

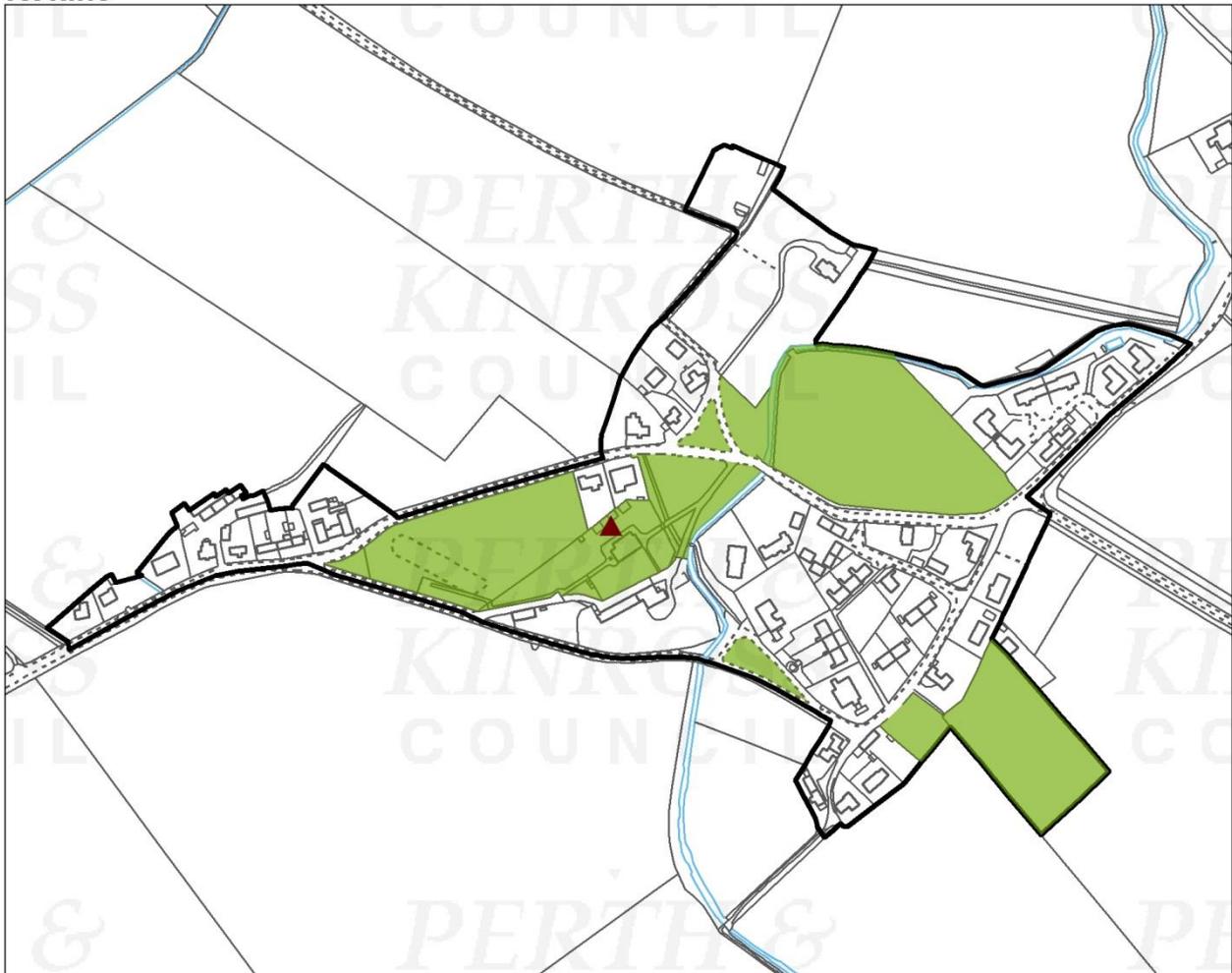
9.11.3 Infrastructure Considerations

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.

Kettins



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9.12 Kinloch

9.12.1 Description

Kinloch is a small hamlet located less than a ½ mile north-east of Loch Drumellie and is 2 miles west of Blairgowrie on the A923 road. The hamlet possesses no amenities and services. The surrounding landscape is undulating and used mainly for agriculture. Despite its close proximity to Loch Drumellie it is outwith any area of known flood risk.

9.12.2 Spatial Strategy Considerations

Kinloch lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.

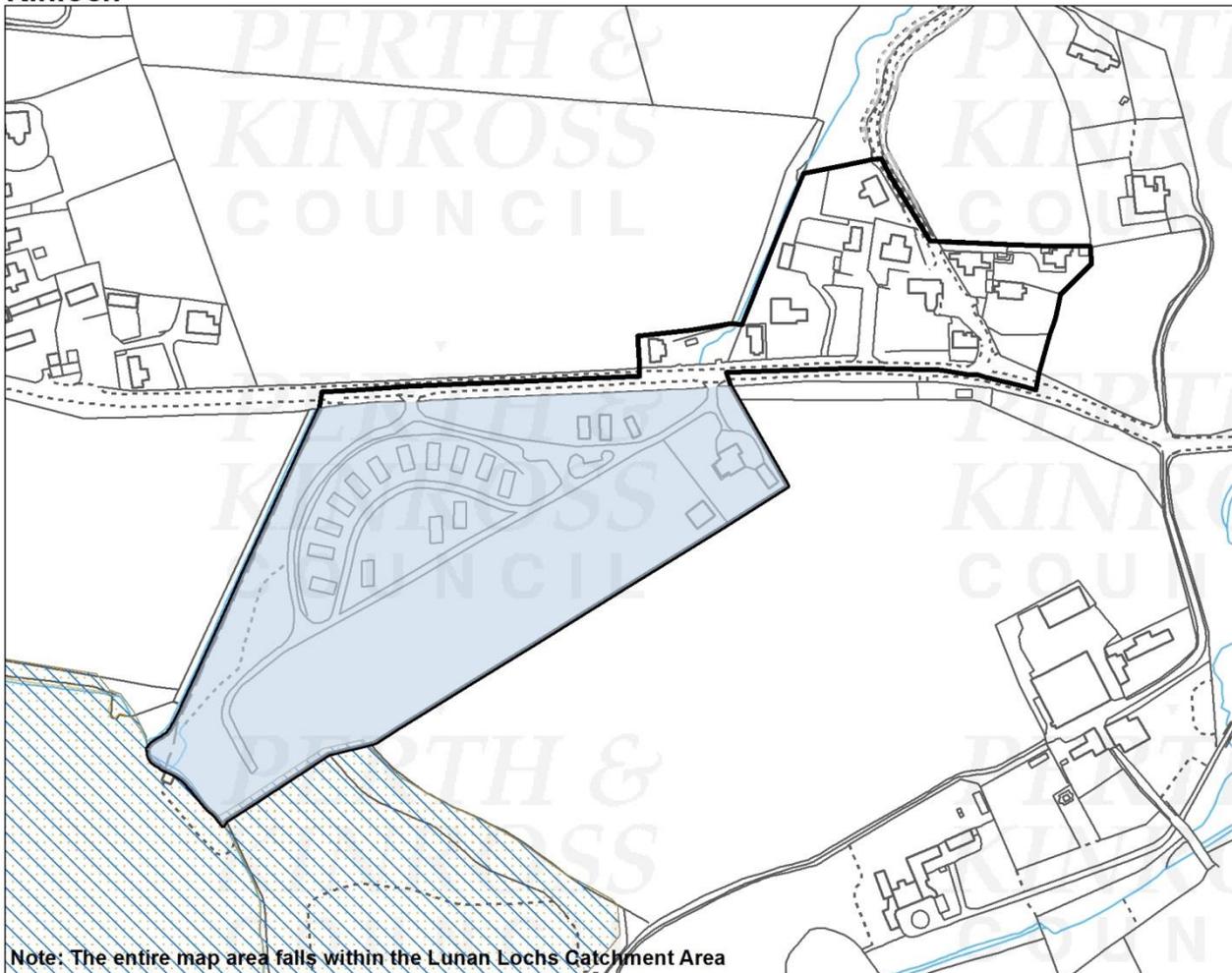
The Plan identifies the existing caravan site and seeks to retain this area for tourism related uses. There is no presumption in favour of residential development in the event of the land ceasing to be used as a caravan site.

9.12.3 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.

Kinloch



Note: The entire map area falls within the Lunan Lochs Catchment Area

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9.13 Kirkmichael

9.13.1 Description

Kirkmichael is a small village of 210 inhabitants located on the A924 about 13 miles north-west of Blairgowrie and 12 miles east of Pitlochry. The village is situated in a valley on the River Ardle and low lying areas close to the river are within the area of flood risk. It possesses a range of amenities and services.

9.13.2 Spatial Strategy Considerations

No new allocations are proposed, however there is scope within the settlement boundary for small scale infill development. Kirkmichael lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.

9.13.3 Infrastructure Considerations

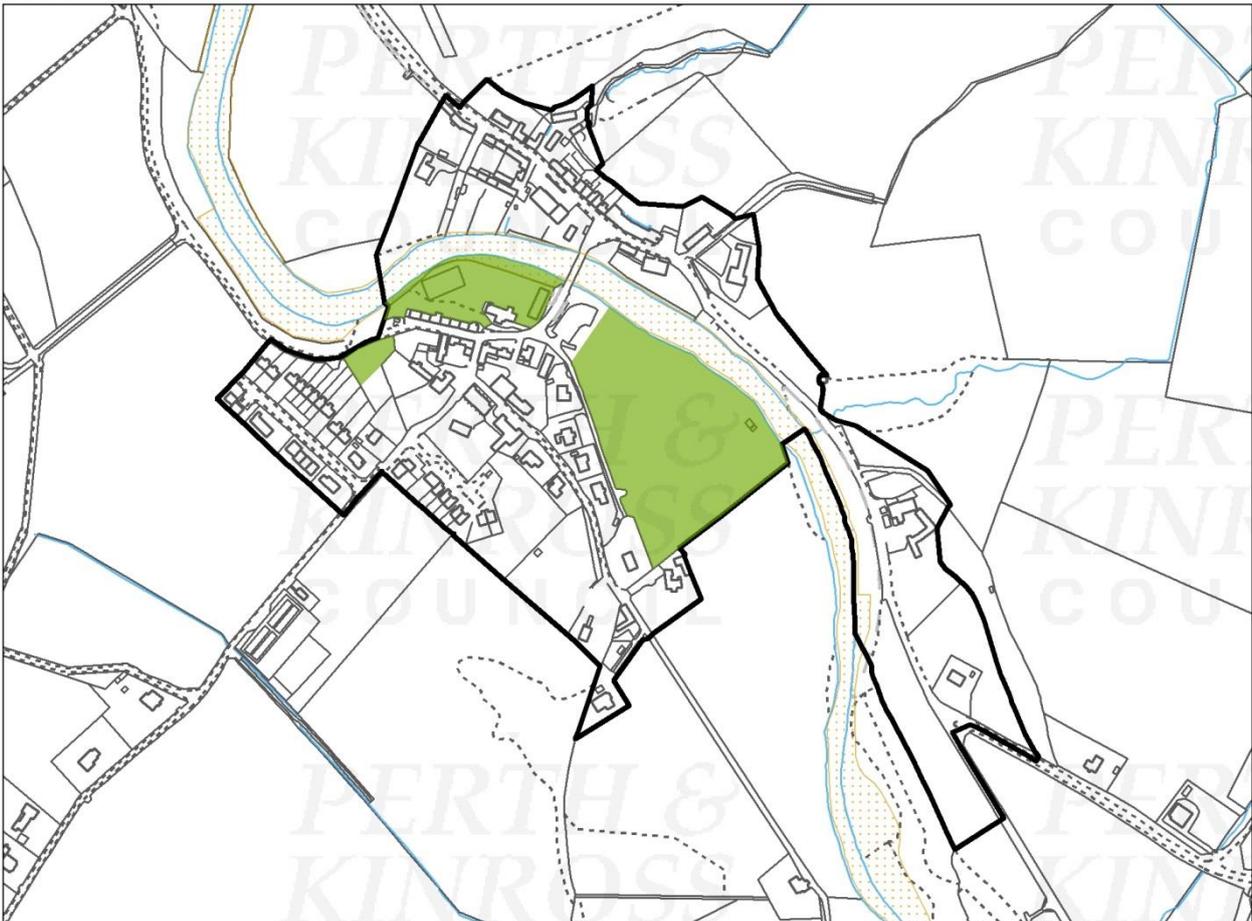
Drainage from all development should connect to Public Drainage System.

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.

Kirkmichael



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9.14 Meigle

9.14.1 Description

Meigle is a village of 450 inhabitants located on the A94, 4 miles south of Alyth and 5 miles east of Coupar Angus. The village is located on a tributary of the Dean Water and part of the village is within an area of known flood risk. The village has a range of amenities and services.

9.14.2 Spatial Strategy Considerations

Meigle is a modest-sized community with a strong sense of identity. Two housing sites are identified which it is anticipated will be developed in a phased manner. It is proposed that no more than 50 houses will be developed within the Plan period on the Forfar Road site, although it is capable of accommodating much more development. These developments will help to support the required Waste Water Treatment upgrade and maintain the vitality of the village. A small employment site is also identified to encourage local business.

9.14.3 Infrastructure Considerations

Waste Water Treatment Works in Meigle has very limited capacity and requires upgrading, however, Scottish Water have instigated an investment project for this work. Drainage from all development should connect to Public Waste Water Treatment Works.

Meigle Primary School has limited capacity to meet future housing needs; therefore land is incorporated within the Forfar Road housing site to provide additional land for educational uses, and any housing development will be required to make educational contributions.

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
E34	Forfar Road	0.27 ha	General employment use

Site Specific Developer Requirements

- ⇒ Provision for path access along former railway.
- ⇒ Provision of screening to east of site.

Residential Sites

Ref	Location	Size	Number
H68	Ardler Road	1.2 ha	20

Site Specific Developer Requirements

- ⇒ A mix of housing types and sizes including low cost housing.
- ⇒ Flood Risk Assessment to determine extent of developable land, which will allow for development on upper slopes of site only.
- ⇒ Provision of woodland screen planting along the west and north boundary of site.
- ⇒ Provision of path link to Victory Park and improvements to the wider core path network.
- ⇒ Enhancement of biodiversity.
- ⇒ 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.

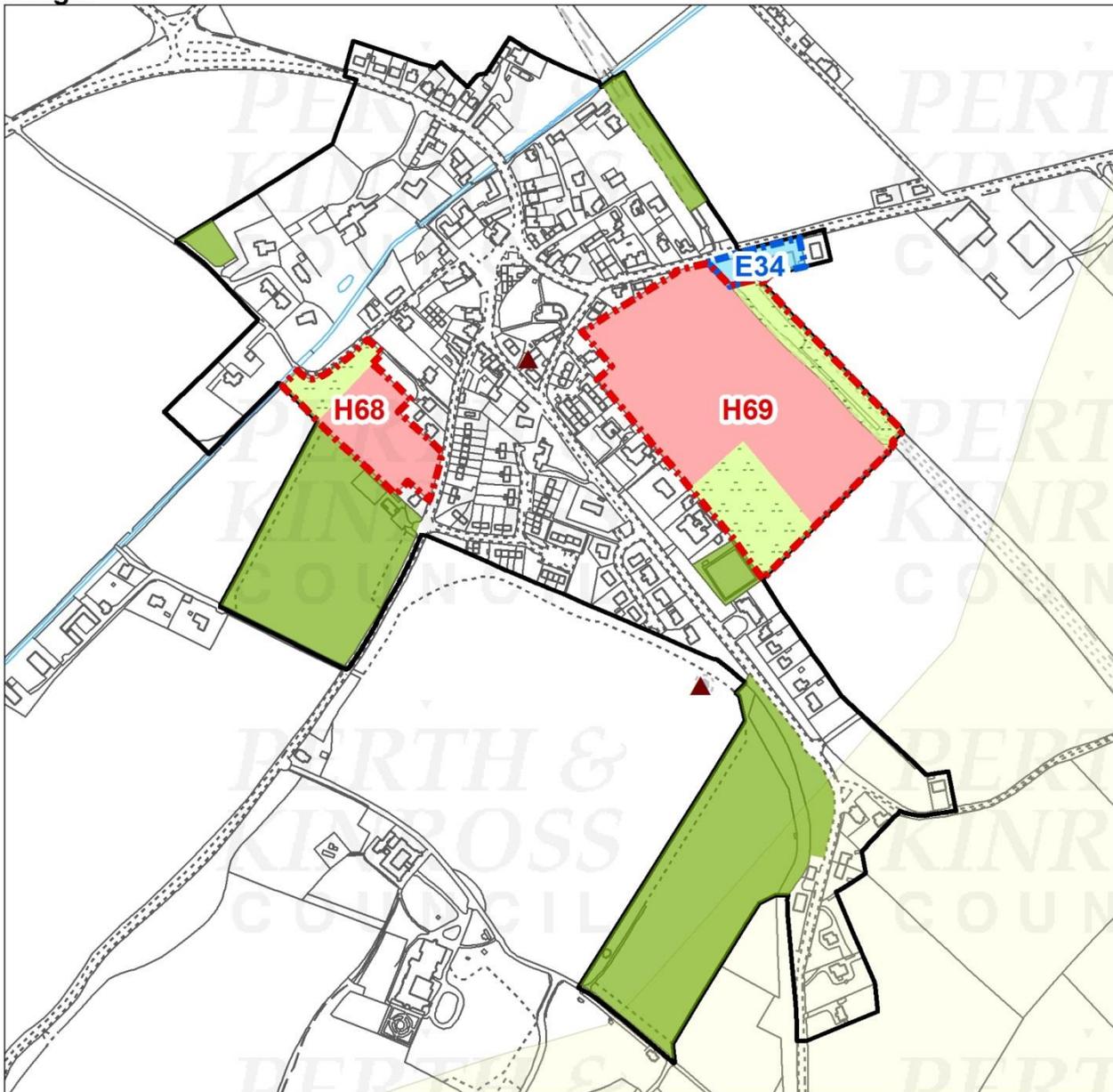


Ref	Location	Size	Number
H69	Forfar Road	5.69 ha	50 (Phase 1)

Site Specific Developer Requirements

- ⇒ Masterplan showing the phased development of the site.
- ⇒ A mix of housing types and sizes including low cost housing.
- ⇒ Incorporation of business land in north of site.
- ⇒ Provision of area for educational use/playing fields.
- ⇒ Provision of landscape planting along the east and north boundary of site.
- ⇒ Provision of path along former railway land and further path links to village centre.
- ⇒ Enhancement of biodiversity.
- ⇒ Access: allow for access to Phase 2 in southern part of site.

Meigle



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9.15 Meikleour

9.15.1 Description

Meikleour is a small village of 140 inhabitants located 4 miles south of Blairgowrie and approximately 12 miles north of Perth. This compact conservation village has a number of listed buildings and it has few services except a hotel and part-time post office. The surrounding landscape is in predominantly agricultural use.

9.15.2 Spatial Strategy Considerations

A housing site within the settlement has yet to be completed. No new allocations are proposed and the boundary has been tightly drawn to allow consolidation of the previous development.

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

9.15.3 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.

Meikleour



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9.16 Spittalfield

9.16.1 Description

The village of Spittalfield has 210 inhabitants and is situated between Dunkeld and Blairgowrie, approximately 16 miles from Perth. The village has a shop and post office, a garage and a pub. The local primary school is located in Glendelvine a mile outside the village and is shared with the neighbouring village of Caputh. The surrounding landscape is gently rolling and in predominantly agricultural use. Some lower lying areas in close proximity to the burn which runs along the southern most part of the village may be at potential risk from flooding.

9.16.2 Spatial Strategy Considerations

The village is characterised by single storey cottages surrounding a village green, which is a focus for the Conservation Area. A small development has been successfully completed and integrated into the village in recent years, and a small mixed use site is proposed to allow business and residential use on the eastern side of the village on a former bus depot site.

9.16.3 Infrastructure Considerations

The Public Drainage System in Spittalfield has very limited capacity, and water storage is also limited.

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.

Mixed Use Site

Ref	Location	Size	Uses
MU6	Spittalfield	2.13 ha	Employment use and residential (20 houses) on no more than 75% of site

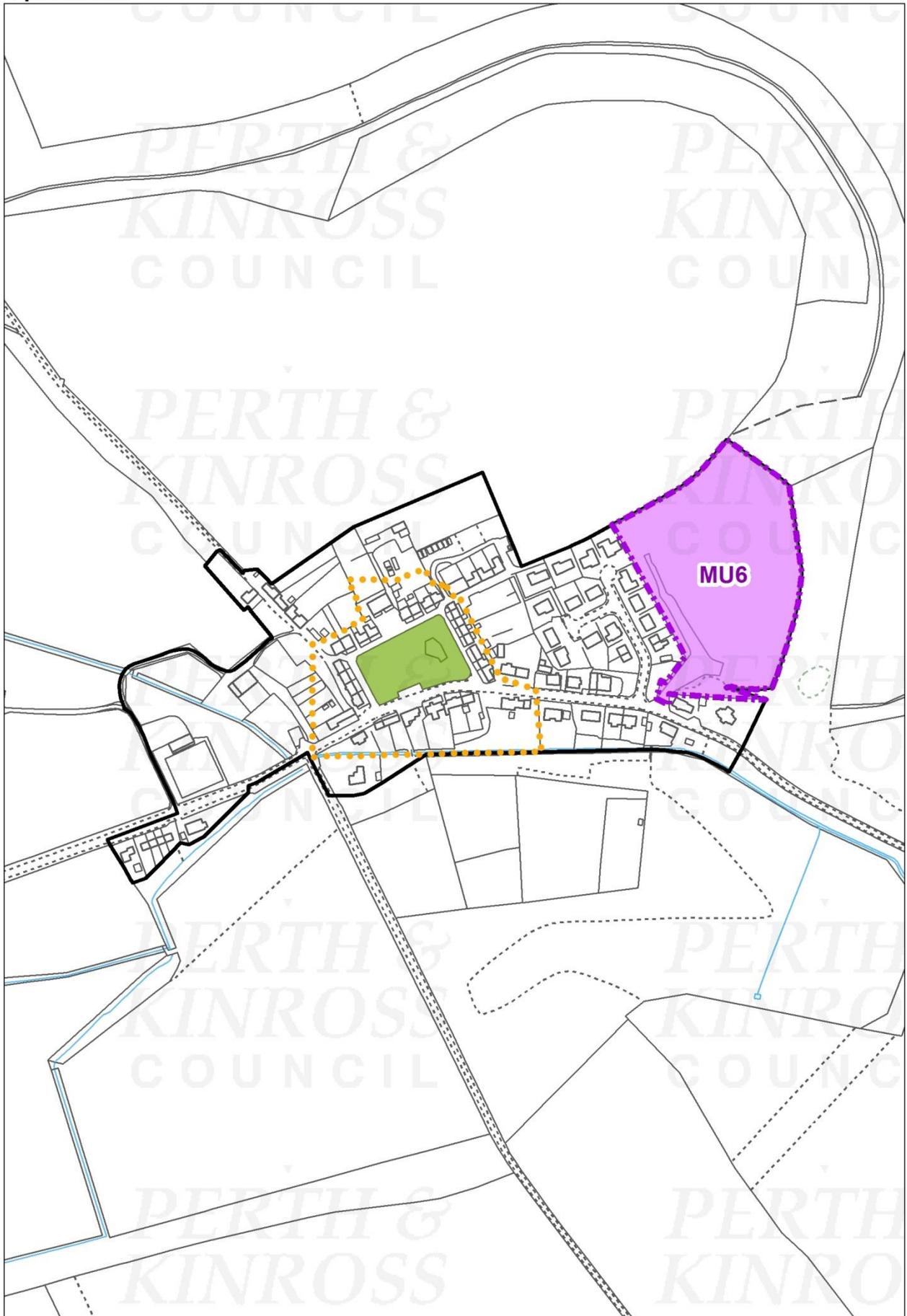
To improve the quality and range of employment land appropriate residential development will be supported where employment uses are provided on the site.

Site Specific Developer Requirements

- ⇒ Comprehensive development of the site. Class 4-6 units or serviced land compatible with neighbouring residential uses, employment requirement will be delivered in advance or in conjunction with residential development.
- ⇒ A mix of housing types and sizes including low cost housing.
- ⇒ Retention/protection and enhancement of woodland along the eastern boundary of site.
- ⇒ Archaeological potential requires investigation with mitigation if necessary.
- ⇒ Enhancement of biodiversity.



Spittalfield



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↑ Scale:
1:4,500



Glossary

Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. Social rented housing or housing which costs less than market value, including shared ownership/equity products; some affordable housing needs are also met in the private rented sector at rents below market levels.
Allocation	Land identified as appropriate for a specific land use.
Biodiversity	The variety of life on Earth at all its levels, from genes to ecosystems, and the ecological and evolutionary processes that sustain it.
Brownfield Land	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
Climate Change	A change in the 'average weather' that a given region experiences. Average weather includes all the features we associate with the weather such as temperature, wind patterns and precipitation.
Commercial Centre	These are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses. Examples of commercial centres include out-of-centre shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.
Comparison Retailing	The provision of items not on a frequent basis. These include clothing, footwear, furniture, furnishings and household equipment (excluding non-durable household goods) medical and pharmaceutical products, therapeutic appliances and equipment; - educational and recreation equipment and accessories; books, newspapers and magazines; goods for personal care.
Convenience Shopping	Broadly defined as food shopping, drinks, tobacco, newspapers, magazines, and confectionery, purchased regularly for relatively immediate consumption.
Density	The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.
Effective Housing Land Supply	Effective housing land supply is the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.
Environmental Report	Document required by the Environment Act as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.



Essential Civil Infrastructure	Buildings, structures and facilities supporting key public services such as hospitals, fire stations, schools, care homes, telecommunications equipment, etc. which need to be available to deal with civil emergencies.
Flood	The temporary covering by water from any source of land not normally covered by water, but does not include a flood solely from a sewerage system (Source: Flood Risk Management (Scotland) Act 2009).
Flood Risk	The combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity.
Freeboard Allowance	A height added to the predicted level of a flood to take account of the height of any waves or turbulence and the uncertainty in estimating the probability of flooding. In Perth and Kinross, the freeboard allowance is 600 mm to property floor levels and 300 mm to garden levels.
Functional Flood Plain	Areas of land where water flows in times of flood, which should be safeguarded from further development because of their function as flood storage areas. For planning purposes, the functional flood plain has a greater than 0.5% (1:200) probability of flooding in any year (Source: SPP).
Green Infrastructure	The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value.
Greenfield Sites	Sites which have never been previously developed, or are fully restored derelict land.
Housing Market Area (HMA)	A geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home ie a large percentage of people settling in the area will have sought a house only in that area.
Infrastructure	Services and facilities needed to allow development to take place. This can include roads, sewers, planting, schools, open space, bus services, community halls and waste management considerations such as mini-recycling centres etc.
Mitigation	Measures to avoid reduce or offset significant adverse effects on the environment.
Monitoring	Activities undertaken after the decision is made to adopt the plan or programme to examine its implementation. For example, monitoring to examine whether the significant environmental effects occur as predicted or to establish whether mitigation and enhancement measures are implemented and are working.
National Planning Framework	The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside. The NPF is about shaping Scotland's future and is concerned with how Scotland develops over the next 20 years and how to make that possible. The NPF identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential.



Objective	A statement of what is intended, specifying the desired direction of change.
Out-of-centre	A location that is clearly separate from a town centre but within the urban area, including programmed extensions to the urban area in approved or adopted development plans.
Precautionary Principle	The assumption that an activity or development might be damaging unless it can be proved otherwise.
Prime Quality Agricultural Land	Prime agricultural land is agricultural land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture as developed by the Macaulay Land Use Research Institute.
Retail Park	An out of town centre group of three or more stores selling primarily non-food goods, with a shared car park.
Riparian Ownership	Ownership of the land forming the side of a river channel or watercourse, this extends to culverted or piped systems running through private ground to which are attached legal and other responsibilities relating to flood prevention and land drainage.
Scheduled Ancient Monument	A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
SEA Act	Environmental Assessment (Scotland) Act 2005.
SEA Directive	Directive 2001/42/EC " <i>on the assessment of the effects of certain plans and programmes on the environment</i> ".
Social and Community Facilities	Facilities providing an important public resource for a community and which, in the case of proposed facilities, are of a scale and location appropriate to the community to be served. Such facilities are primarily those currently within Classes 10 (Non-residential institutions), and 11 (Assembly and Leisure) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as well as conventional healthcare uses and theatres.
Strategic Environmental Assessment (SEA)	Involves the preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.
Supplementary Guidance	Guidance prepared by the Council, which supplements the guidance given in the Local Development Plan, and has equal weight in decision-making.
Sustainable Development	This concept recognises that achieving economic growth has to be done in such a way that does not harm the environment or squander the natural resources we depend on, whilst at the same time distributing the wealth this creates equally to improve quality of life now and in the future.
Sustainable Urban Drainage Systems	A range of techniques for managing the flow of surface water run-off from a site by attenuation, settlement or treatment on site, and so reducing the



(Suds)	flow to receiving watercourses and conventional piped drainage systems (Source: The Water Environment and Water Services (Scotland) Act 2003).
Tourism-Related Development	Development in hospitality, leisure and retail facilities and infrastructure where the primary purpose is to attract tourism visits (overnight and/or leisure day visits) thereby generating revenues and employment within the local economy.
Town Centre	The term 'town centre' is used to cover city and town centres which provide a broad range of facilities and services and which fulfil a function as a focus for both the community and public transport. Local development plans will define the precise boundaries of the centre. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.
Transport Assessment	A Transport Assessment is a comprehensive and consistent review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to reduce any adverse consequences.
Vitality and Viability (town centres)	Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.
Water Resistant Materials	Materials which are either unaffected by flood water or recover relatively undamaged after flooding.
Watercourse	Includes all rivers, streams, ditches, cuts, culverts, dykes, sluices and passages through which water flows, including artificial watercourses and underground watercourses (Source: The Water Environment and Water Services (Scotland) Act 2003).
Wellbeing	A holistic, subjective state which is present when a range of feelings, (among them energy, confidence, openness, enjoyment, happiness, calm, and caring) are combined and balanced.
Windfall Site	The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in the development plan. For example, a bus depot may shut down or an industrial site become vacant which may provide a suitable location for housing.



Appendix 1: List of Supplementary Guidance

Supplementary Guidance consulted on at the same time as the Proposed Plan

Policy Guidance

- Affordable Housing Guide
- Housing in the Countryside Guide
- Loch Leven Special Protection Area and Ramsar Site Advice to planning applicants for phosphorus and foul drainage in the catchment - produced jointly by SNH, SEPA & PKC
- River Tay SAC Advice for Developers - produced jointly by SNH, SEPA & PKC
- A Guide to Incorporating Biodiversity into Development
- Householders' Guide to Biodiversity
- Biodiversity: A Developer's Guide
- Developer Contributions December 2011 incorporating Primary Education and A9 Junction Guidance
- Airfield Safeguarding

Design Guidance

- Pitlochry Conservation Area Appraisal - April 2007
- Coupar Angus Conservation Area Appraisal - July 2007
- Blairgowrie Conservation Area Appraisal - September 2007
- Blair Atholl Conservation Area Appraisal - October 2007
- Grandtully & Strathtay Conservation Area Appraisal - September 2008
- Perth Central Conservation Area Appraisal - September 2008
- Aberfeldy Conservation Area Appraisal - November 2008
- Crieff Conservation Area Appraisal - February 2009
- Scotlandwell Conservation Area Appraisal - June 2009
- Errol Conservation Area Appraisal - August 2009
- Perth Kinnoull Conservation Area Appraisal - April 2010
- Dunning Conservation Area Appraisal - July 2010
- Kinross Conservation Area Appraisal - July 2010
- Comrie Conservation Area Appraisal - September 2010
- Muthill Conservation Area Appraisal - January 2011
- Dunkeld Conservation Area Appraisal - June 2011
- Kenmore Conservation Area Appraisal - November 2011

Development Briefs/Masterplans/Development Frameworks

- Auchterarder expansion Townhead and North East Development Framework - March 2008
- Oudenarde Masterplan May 2001



Guidance to be published later

Policy Guidance

- Employment and Mixed Use Areas
- Open Space Provision and Developer Contributions
- Forestry and Woodland Strategy
- Green Infrastructure
- Green Belt Management Plan
- Renewable and Low Carbon Energy Generation, Climate Change, Carbon Reduction and Sustainable Construction
- Spatial Strategy for Wind
- Flood Risk and Flood Risk Assessments
- Landscape Guidance
- Developer Contributions Transport Infrastructure
- Delivering Zero Waste in Perth and Kinross
- Dunkeld-Blairgowrie Lochs Special Area of Conservation Advice to planning applicants for phosphorus and foul drainage in the catchment - produced jointly by SNH, SEPA & PKC

Design Guidance

- Placemaking Guide
- Guidance on the Siting and Design of Houses in Rural Areas
- Transport Standards Guide
- Abernethy Conservation Area Appraisal - 2011/12
- Rait Conservation Area Appraisal - 2012/13
- Longforgan Conservation Area Appraisal - 2012/13
- Cleish Conservation Area Appraisal

Development Briefs/Masterplans/Development Frameworks

- West/North West Perth Strategic Development Framework
- Berthapark
- Almond Valley Village
- Perth West
- Tulloch Marshalling Yards
- Newton Farm, Perth
- Broxden, Perth
- James Hutton Institute, Invergowrie
- Luncarty
- Ruthvenfield Road, Perth
- Stanley
- Scone North
- Binn Farm
- Borlick, Aberfeldy
- Turfhill, Kinross
- Lathro Farm, Kinross
- Gartwhinzean, Powmill
- Auchterarder
- Broich Road, Crieff



- Welton Road, Blairgowrie
- West Blairgowrie
- Forfar Road, Meikle

DRAFT



Appendix 2: Schedule of Land Ownership

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Perth and Kinross Local Development Plan.

All site sizes are approximate

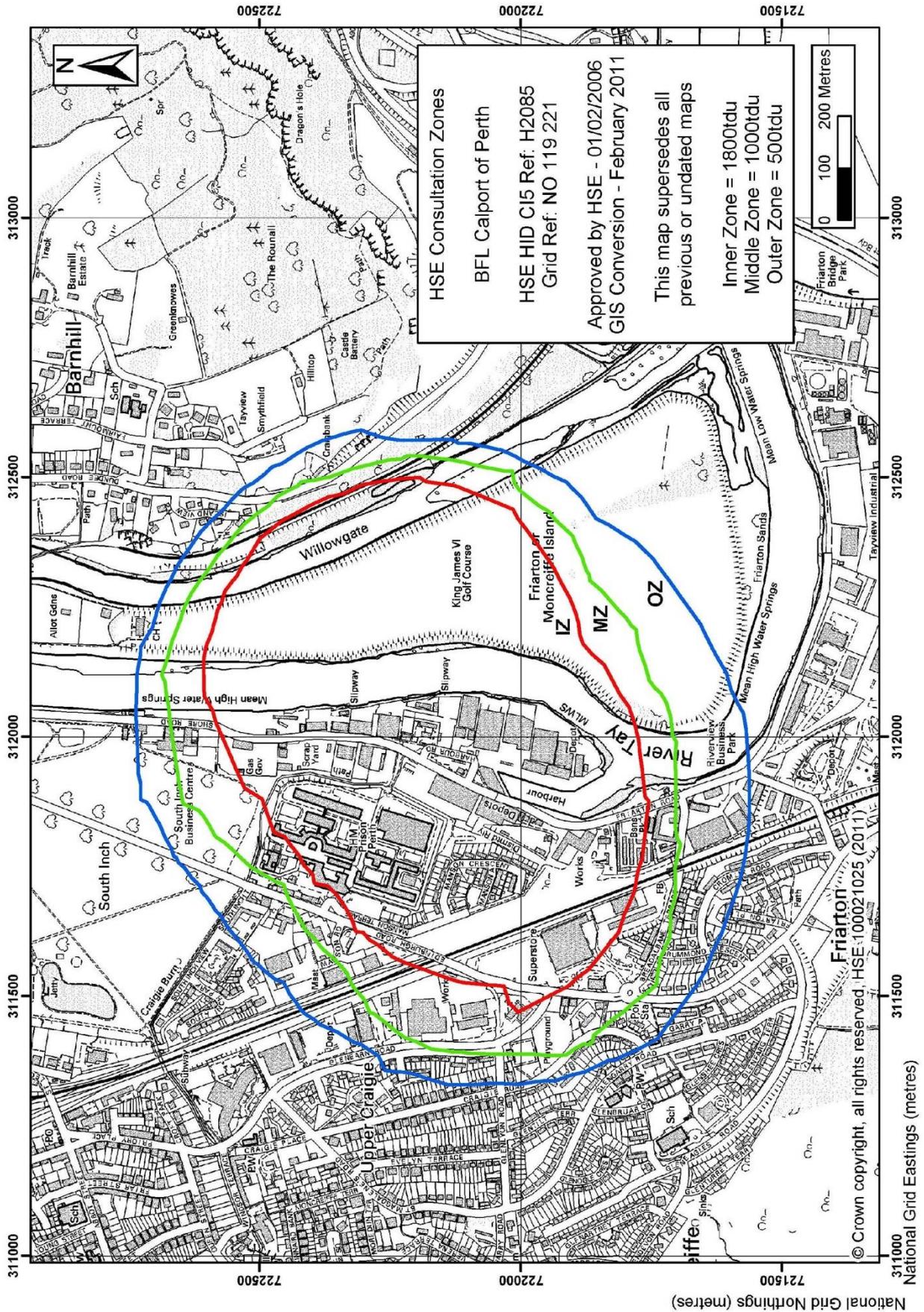
Site Reference	Description of Land Owned by the Planning Authority
E2	Ground at Broxden Park and Ride, Broxden Avenue, Glasgow Road, Perth PH2 0PL <i>Perth & Kinross Council's ownership of the site extends to 0.26 ha</i>
E3	Industrial Ground, North Muirton Industrial Estate, Arran Road, Perth PH1 3DB. <i>Perth & Kinross Council's ownership of the site extends to 10.89 ha.</i>
E18	Site, Clashburn Road/Junction Road, Kinross. <i>Perth & Kinross Council's ownership of the site extends the whole site, 5.11 ha.</i>
H1	(i) Car Park, Charles Street, Perth PH2 8LF; (ii) Former Kinnoull JFC Social Club, 1 Charles Street, Perth PH2 8JZ. <i>Perth & Kinross Council's ownership of the site extends to (i) 0.090 ha & (ii) 0.046 ha.</i>
H2	Former St John's RC Academy PS, Stormont Street, Perth PH1 5NW. <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.33 ha.</i>
H4	Ladeside Footpath, Fairfield, Perth. <i>Perth & Kinross Council's ownership of the site extends to 0.21 ha.</i>
H24	Ground (Small Plot), Inchtute Park, Moncur Road, Inchtute PH14 9RW. <i>Perth & Kinross Council's ownership of the site extends to 0.02 ha.</i>
H27	Ground (2 Plots) at Tayview, Luncarty PH1 3HE. <i>Perth & Kinross Council's ownership of the site extends to 0.11 ha.</i>
H61	Play Area, Cairns Park, New Alyth PH11 8NW. <i>Perth & Kinross Council's ownership of the site extends to 0.26 ha.</i>
H64	Public Open Space, Elm Drive, Blairgowrie. <i>Perth & Kinross Council's ownership of the site extends to 0.52 ha.</i>
H73	Ruthvenfield PS & Playing Field, Ruthvenfield, Perth PH1 3JP <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.37 ha.</i>
H75	Former Kinross High School, 8 High Street, Kinross KY13 8FQ. <i>Perth & Kinross Council's ownership of the site extends to 2.91 ha.</i>
MU1	Attenuation Ponds Site, Glasgow Road, Perth. <i>Perth & Kinross Council's ownership of the site extends to 2.26 ha.</i>
MU4	Strip of ground adjacent to A94, Scone Park & Ride, Scone, Perth <i>Perth & Kinross Council's ownership of the site extends to 0.03 ha.</i>
MU7	Strip of ground alongside access road to North Forr, Broich Road, Crieff <i>Perth & Kinross Council's ownership of the site extends to 0.07 ha.</i>
MU8	Strip of Ground, Newburgh Road, Abernethy. <i>Perth & Kinross Council's ownership of the site extends to 0.11 ha.</i>

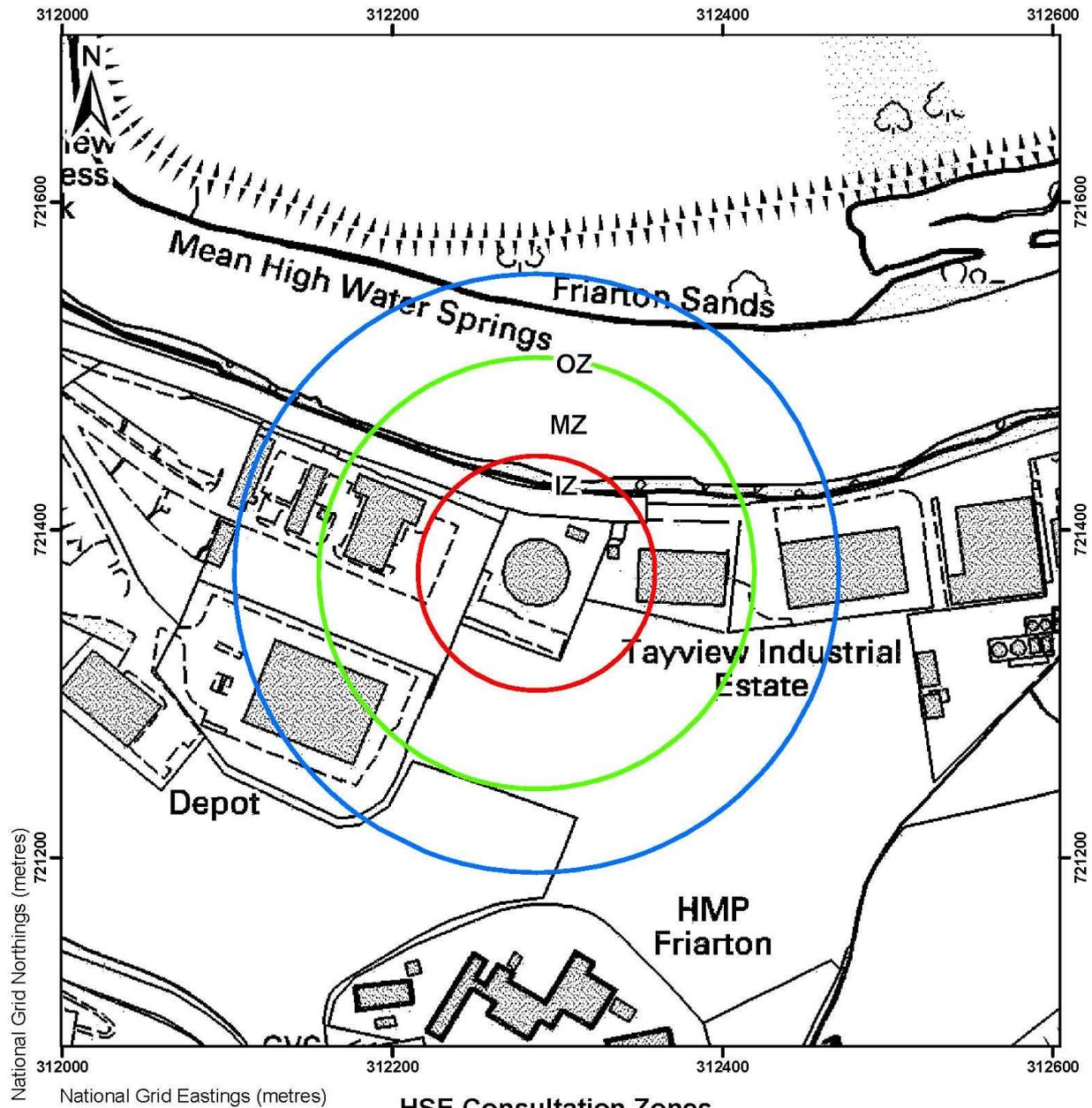


Op1	Former Caledonian Road PS, Caledonian Road, Perth PH2 8HH. <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.34 ha.</i>
Op2	(i) Thimblelow Car Park, High Street, Perth; (ii) Car Park, Paul Street, Perth; (iii) City Mills Car Park, West Mill Street, Perth; (iv) Mill Wynd Car Park, West Mill Street, Perth. <i>Perth & Kinross Council's ownership of the site extends to 0.94 ha.</i>
Op4	(i) Perth Theatre & Car Park, 185 High Street, Perth; (ii) Mill Street Car Park (West), 27/28 Mill Street, Perth; (iii) Mill Street Car Park (East), Mill Street, Perth. <i>Perth & Kinross Council's ownership of the site extends to 0.17 ha.</i>
Op8	Ground, Nether Friarton, Perth PH2 8DG. <i>Perth & Kinross Council's ownership of the site extends to 2.36 ha.</i>
Op9	(i) Bus Station & Shops, 59 Leonard Street, Perth; (ii) Ground, Pomarium Street, Perth. <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.59 ha.</i>
Op20	Strip of Ground, Glenburn Road, Auchterarder. <i>Perth & Kinross Council's ownership of the site extends to 0.01 ha.</i>
Op21	Ground at Broich Road, Crieff, PH7 3SD. <i>Perth & Kinross Council's ownership of the site extends to 3.81 ha.</i>
Op22	Former Glebe School, Abbey Road, Scone, Perth PH2 6LW. <i>Perth & Kinross Council's ownership of the site extends the whole site, 3.81 ha.</i>
Op23	Dunning Primary School, Station Road, Dunning PH2 0RH. <i>Perth & Kinross Council's ownership of the site extends to 0.36 ha.</i>
Op24	Former Kinross Town Hall and Library, 108-114 High Street, Kinross, KY13 8YS. <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.07 ha.</i>



Appendix 3: HSE Consultation Zones





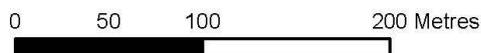
HSE Consultation Zones

Transco, Perth Holder Station, Friarton, Perth,
PH2 8DJ

HSE HID CI 5 Ref: H1649
Grid Ref: NO 123 214

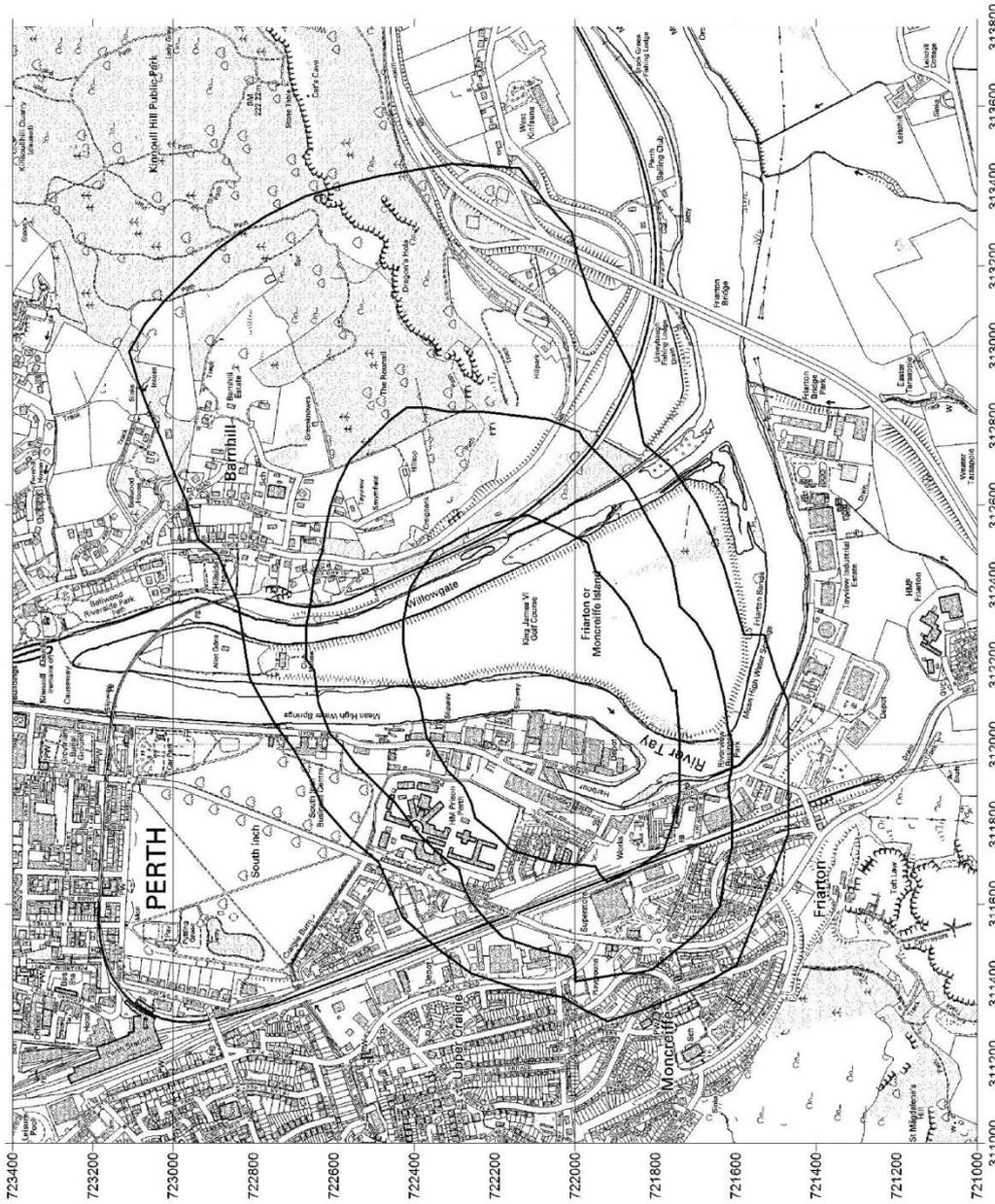
Prepared - April 2007
This map supersedes all previous or undated maps

IZ = Inner Zone
MZ = Middle Zone
OZ = Outer Zone



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HSE Consultation Zones
 Daltrade Ltd,
 Shore Road, Perth,
 Scotland PH2 8BD
 Site Grid Reference NO 117 218
 HSE HID CI 5 Ref. #3372
 Case Refs: S14/361/1404/1993
 CIS Location ID: 6254
 Approved by HID CI 5 1 February 2006

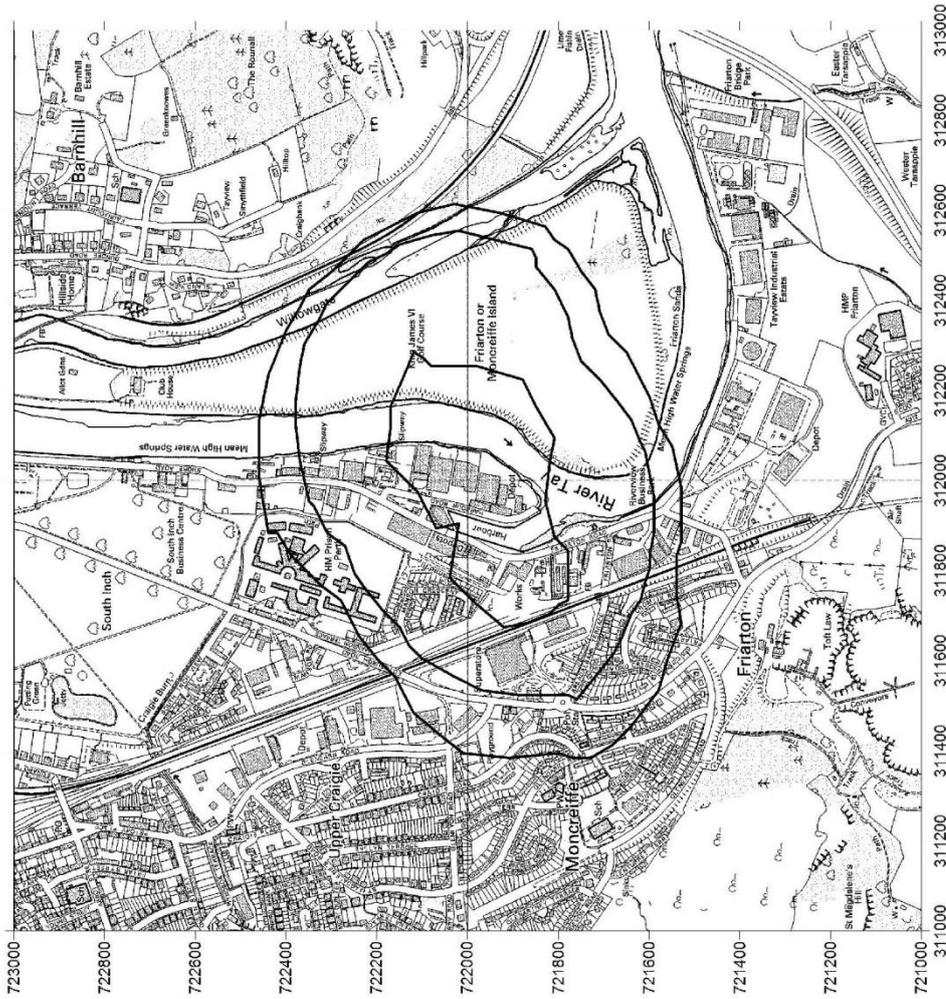
This map supersedes all previous or undated maps
 Original scale 1:10,000 (plotted scale may differ)
 Dimensions in metres

N ↑

0 200 400 600

Inner Zone = 1800 tdu
 Middle Zone = 1000 tdu
 Outer Zone = 500 tdu





HSE Consultation Zones

Morris Young (Perth) Ltd,
Harbour Road,
Perth, Scotland.

Site Grid Reference NO.117 218
 HSE HID CI 5 Ref: #3461
 Case Refs: S14/361/1127/1994

CIS Location ID: 14164
 Approved by HID CI 5 1 February 2006

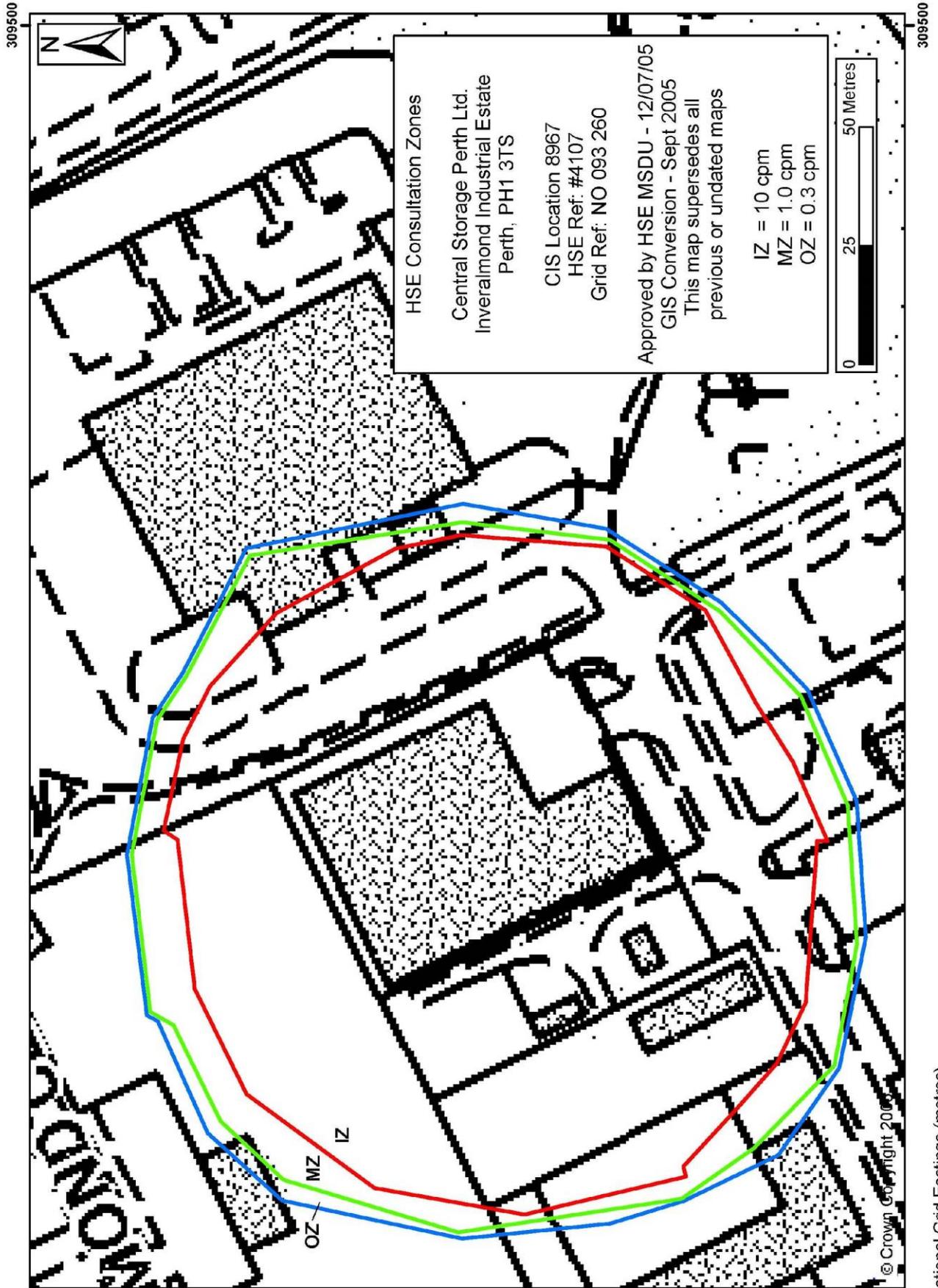
This map supersedes all previous or undated maps
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 Dimensions in metres

0 100 200 300 400

Inner Zone = 1800 tdu
 Middle Zone = 1000 tdu
 Outer Zone = 500 tdu

N ↑

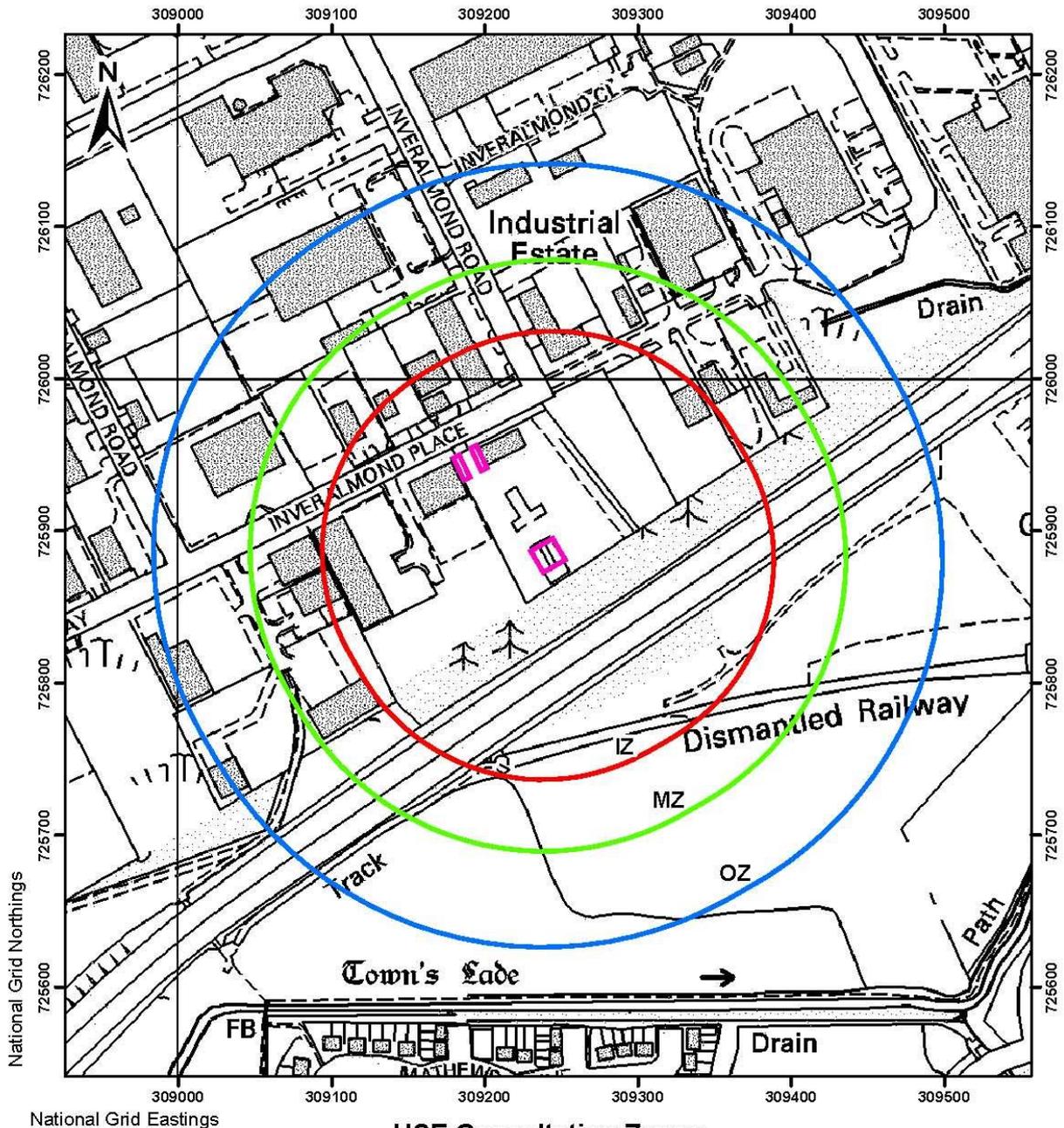




National Grid Northings (metres)

National Grid Eastings (metres)





HSE Consultation Zones

Macgas Ltd, Inveralmond Road, Inveralmond Industrial Estate
Perth, PH1 3TW

CIS Location 6379
HSE Ref: HL/605
Grid Reference: NO 092 258

Prepared - October 2002
This map supersedes all previous or undated maps

IZ = inner zone
MZ = middle zone
OZ = outer zone



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Perth Settlement Map

Site Reference	LDP Land Uses	Policy Reference	LDP Land Uses	Policy Reference	Designations	Policy Reference
	Settlement Boundary		Transport Infrastructure	Policy TA1	Scheduled Ancient Monument	Policy HE1
	Residential		New Road		Conservation Area	Policy HE3
H1 - H73	Housing - proposal	Policy RD1	Town and Neighbourhood Centre (Perth prime retail core)	Policy RC1	Green Belt	Policy NE5
	Significant Housing Planning Consent		City Centre Secondary Uses	Policy RC2		
Op1 - Op9	Opportunity - proposal	Policy ED1A	Commercial Centre	Policy RC3		
E1 - E3	Employment - proposal	Policy ED1A	Indicative Landscaping	Policy CF1		
	Employment - existing	Policy ED1C	Open Space	Policy NE6		
	Motor Mile	Policy ED1B	Perth Lade Green Corridor			
MU1	Mixed Use - proposal		Countryside Adjacent to Perth	Policy EP9		
	Cross Tay Link Road band of search		Waste Management Site			

For pipeline consultation zones, Special Areas of Conservation, Historic Gardens and Designed Landscapes and Sites of Special Scientific Interest please refer to the Perth Area Landward Map.

Almondbank Description, Spatial Strategy Considerations and Infrastructure Considerations are in section 5.5.

