



Main Issues Report Monitoring Report



Local Development Plan

September 2010

Development Plan Scheme ► **Main Issues Report** ► Proposed Plan ►
Modifications ► Adoption



Perth and Kinross Council Local Plans **Monitoring Report**

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Perth and Kinross Council Local Plan Monitoring Report: Summary

Introduction

This report seeks to summarise and identify the main issues arising from the monitoring reports for the Council's existing Local Plans:

- Eastern Area Local Plan;
- Highland Area Local Plan;
- Kinross Area Local Plan;
- Perth Central/Perth Area Local Plans; and
- Strathearn Area Local Plan.

Each of these monitoring reports focused on what had changed since the adoption of the Local Plan:

- whether the projections and assumptions set out at the plan's adoption have proved to be well-founded and realistic;
- whether the sites allocated in that plan have proved viable, and if not suggestions as to why not; and
- whether the necessary investment in infrastructure had occurred and if not, whether this had an influence over development.

These monitoring reports are used as part of the Council's assessment to help identify the issues for discussion at the Main Issues Report stage of the Local Development Plan. They will also allow the Council to identify what other issues have been raised in the monitoring reports, but which are not Main Issues in themselves and may be better dealt with as Supplementary Planning Guidance.

The base date for information within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

The Main Issues

From analysis of each of the Monitoring Reports, a number of common themes occur, which are summarised below:

General Policies

The general policies have proved to be robust across the local plans except where identified with regards to different land uses below.

Housing Land

Each of the adopted Local Plans seeks to provide a minimum of a five year housing land supply to support the future growth of Perth and Kinross. Although a number of the current Local Plans are beyond their projected life the monitoring reports all show that this strategy has largely been effective

with the housing demand being met over the last 15 years and in many areas a healthy effective development land is still available.

Within the Perth Area two large sites that were expected to contribute heavily towards the housing land supply have not been developed at the rate envisaged. The pace of development at Oudenarde and Almond Valley Village has meant that sites for a large number of houses identified in the plan were not developed. Despite this an effective housing land supply in this area has been maintained. Provision of affordable housing in the Perth area also relied on these larger scale sites. The Affordable Housing Policy has been effective in meeting this identified shortfall.

The Kinross Area Local Plan sought to meet the future housing needs while protecting the local environment in particular Loch Leven. The sites identified in the Local Plan have met the housing need while the Housing in the Countryside Policy has allowed for a number of small scale developments in appropriate locations throughout the Kinross Area. The impact of new housing and drainage within the Loch Leven catchment is an issue that will continue to be addressed through the Local Development Plan. The existing drainage policies have been shown to be effective in lowering phosphate levels in Loch Leven although it has been identified that clarification of the application of these policies may be required.

The strategy for the Eastern area has been found to be effective with the majority of identified housing land supply being developed. Within Alyth and Coupar Angus it is identified that an increased land supply requires to be identified including sites that would contribute towards affordable housing provision. Outwith the main settlements the 'Housing in the Countryside Policy' has provided a number of new developments although it is recognised that the identification of further small scale development sites may be required.

The Strathearn strategy to allocate the majority of residential land in larger settlements, while retaining opportunities in the smaller settlements has been found to be successful however it is now recognised that infrastructure constraints have impacted on the delivery of the Auchterarder Expansion Development Framework and residential development in the wider Auchterarder area. Improvements to the A9 trunk road junctions at Auchterarder are a prerequisite to further development and the Council has worked in tandem with Transport Scotland and the local Development Consortium to deliver these improvements and make the identified sites effective.

Within the Highland Local Plan it was identified that the existing main settlements such as Pitlochry were restricted in the level of expansion that could be identified without having a negative impact on the surrounding landscape character. To meet the housing land requirement the Local Plan strategy sought to provide a range of small scale developments through extending existing small settlements and clachans. Land was also identified at Aberfeldy and the villages to ensure that the supply was maintained. In

addition the Local Plan polices supported the provision of residential development outwith the identified settlement boundaries justified by fit within the landscape and benefit to the local economy. Overall the strategy has met the housing needs while respecting the impact on the local environment although it is identified that demand for small scale housing in the Highland area continues to be high.

A number of development sites identified across the Local Plans have been noted as being ineffective due to flood risk. The Local Development Plan will require to consider the impact of flooding on new development sites when zoning for development.

Infrastructure constraints have been identified as restricting the development of a number of sites. These constraints include roads infrastructure and primary education provision. Throughout the lifetime of the Local Plans the Council has engaged with Scottish Water to make sites effective and this will continue through the Local Development Plan process. The high levels of residential development and population increase experienced throughout Perth and Kinross has impacted on the Primary School Estate. Funding has not been available to meet this and a Developer Contributions Policy in place to mitigate the impact of new housing development and allow for the provision of new primary schools to meet current and future demand.

Employment Land

In each of the Local Plan areas the erosion of employment land supply has been evident even in areas where demand is relatively low. Four of the five Local Plan areas identify losses of employment land to competing alternative uses such as retail and housing. Despite this a number of employment areas have been successful such as Broxden and Inveralmond in Perth. Demand in Kinross has also been high although a number of the identified employment sites are constrained. A review of existing sites and policies is identified throughout the monitoring reports as a main issue to be taken through the Local Development Plan.

Retail

Across the Local Plans the policies and strategies related to supporting existing and promoting new retail have broadly been effective. Within the Perth it is noted that the revised town centre boundary and retail polices have restricted the levels of leakage of expenditure to neighbouring shopping centres but also notes the expenditure growth lags behind the Scottish average. Stronger competition from larger centres and a growing level of vacancies in off-prime locations will require to be considered through the Local Development Plan.

Within the other Local Plan areas retailing is not one of the major issues as it is required to meet local needs. The monitoring reports each identify instances where the town centres roles have been eroded and clarification of

the town centre boundaries and residential uses on town centre sites is required.

Within the Strathearn area the town centre boundaries at Auchterarder and Crieff remain largely intact although it is identified that they require to be examined in the light of new developments. The pending outcome of the supermarket proposal in Crieff may also impact on the future retail strategy of this area.

Landscape and Local Environment

The issues identified under the landscape heading relate to the protection and conservation of natural and built assets; as well as the promotion and enhancement of developed assets such as managed open space and green network in order to meet our biodiversity obligations.

The monitoring reports all show that in general the Local Plan strategies have been effective in protecting and promoting open space and landscape improvements. It is however noted that in areas these identifications have been eroded and the promotion of landscape improvements has not always been successful. It is clear from each of the monitoring reports that the Council's open space audit should be used to help define where open space enhancement is necessary. The need to define an open space hierarchy is identified in four of the five monitoring reports and pedestrian and cycle networks are highlighted as a priority.

Conclusion

It is clear that the strategies of the current local plans have broadly been effective in supporting the future growth of Perth and Kinross. Many of these plans have extended beyond their envisaged lifetime although in many areas a healthy effective development land supply is still evident.

One of the main issues arising from the monitoring reports is the provision of a seven year effective land supply to meet future growth needs. The provision of more effective employment land and the protection of existing employment land are also highlighted as a priority. The provision of infrastructure, while not a main issue on its own, is often referred to when discussing the reasons for a lack of housing or employment land and should be addressed through the Local Development Plan.

The retention and promotion of Perth as a principle retail centre is identified as a main issue as well as supporting and protecting existing local retail centres.

Protecting and promoting open space, the local environment, biodiversity and landscape improvements are issues which have been identified throughout the monitoring reports.

Eastern Area

Local Plan 1998

Introduction

Under Part 2 section 16 of the Planning etc.(Scotland)Act 2006 Local Planning Authorities are required to keep under review the impact of policies and proposals contained within their local development plans.

Planning Circular 1 2009 requires planning authorities to publish a monitoring statement, alongside the publication of any main issues report, and this monitoring report has been produced in compliance with this requirement.

The base date for information within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

Eastern Area

The Eastern Area Local Plan was adopted in 1998. The stated purpose of the plan is to guide development and change in land use in the way that can best serve the community interest. That vision is to set a framework which provides a context for economic development, by creating opportunities for job creation both in the business/industrial sector and the tourist industry. It aimed to provide a vision for the Eastern Area for the next 5-10 years (up to 2006) based on a sustainable framework for the use of land.

Key Points

- The Eastern Area Local plan has successfully identified sufficient housing land to cater for a choice and range of housing development over the Plan period, and beyond.
- The Eastern Area Local plan has seen the extension of the industrial land at Welton Road Blairgowrie to allow retention and expansion of businesses in the area
- Allowed the development of a replacement Primary school in south Blairgowrie
- Protected the retail centre of Blairgowrie, and prevented loss of retail activity to Perth by allowing the development of the new Tesco store in the town.
- Protected the SAC and SPA in the Lunan Valley through safeguarding policies and production of the Lunan Valley catchment management plan.
- The majority of the policies contained in the Local Plan remain robust and relevant

The vision for the Plan can be summarised as:

1. To seek to ensure, where possible, that development within the Plan area is carried out in a sustainable manner
2. To identify housing land in line with Structure Plan requirements, by providing a choice of housing sites, both in terms of tenure and location, capable of meeting anticipated demand to 2006

3. To reinforce rural village community services by allowing modest building development in a manner which is compatible with the scale and character of the existing villages
4. To provide a choice of industrial sites in the principal settlements that would meet the needs of local and incoming business, with the aim of reducing the reliance on commuting to Dundee and Perth
5. To provide a framework that encourages sustainable tourism
6. To maintain the position of Blairgowrie, Coupar Angus and Alyth as the principal centres of service and commercial activity within the plan area
7. To allocate housing and other land uses in ways that seek to minimise transport cost
8. To seek to ensure the viability of rural areas by setting a framework which encourages the retention of services in rural areas and maintains population levels
9. To seek to ensure that the environmental assets of the area are maintained and enhanced
10. To maintain and enhance the high quality of living and working environment identified by the Glasgow University "Quality of Life Study" of 1990
11. To provide for the responsible use of land with due regard to the need to retain and enhance the natural heritage and biodiversity resources of the area

Strategy

Specific components of the strategy in the plan to meet the terms of the above are as set out below. Tables in the appendix show the current position for sites identified in the plan.

Housing

- Identify land for 1,112 houses
- Sites for 257 houses remain in the effective supply at 2006 (5 year supply)
- Limit housing opportunities in Blairgowrie predominantly to those with planning consent with the exception of affordable housing, which will be acceptable on infill or brownfield sites
- Additional supply to be concentrated in Alyth and Coupar Angus rather than Blairgowrie and Rattray to extend choice and range
- Allocate additional 100+ houses in Coupar Angus for mixed tenure types to encourage development by private house builders allowing for maximum choice
- Allocate land for 150+ houses in Alyth for mixed tenure to allow maximum choice
- Identify small sites for low density development in Rosemount and Darkfaulds to extend choice
- Identify 100+ sites in villages and landward settlements to widen choice, (compatible scale, and where served by public transport)
- Identify development zone in Glenshee where housing in the countryside encouraged.

Shopping

- Protect Blairgowrie, Coupar Angus and Alyth as centres of retail activity
- Support the existing small neighbourhood shopping centres, village shopping provision and small corner shops.

Industry and Business

- Retain the modern industrial sites at Welton Road, Blairgowrie and Mornity, Alyth to provide the capacity for expansion of indigenous businesses or the attraction of inward investment
- Provide 1 hectare of serviced industrial land in Coupar Angus within easy reach of the A94 relief road
- Consider opportunities for redevelopment of former industrial areas and sites
- Develop economic development strategy for Blairgowrie/Rattray, Alyth and Coupar Angus, together with social strategy to address problems of multiple deprivation
- Investigate opportunities arising from part of the Plan area being within an EU Objective 5b and Leader 2 area.
- Protect and support rural industry.

Open Space, Recreation and Tourism

- Protect and enhance existing areas of open space in its various forms, which contribute to the visual quality of the environment as well as catering for the social needs of the community
- Examine tourist strategy for the whole area
- Encourage provision of a major visitor attraction in the Blairgowrie area
- Extend visitor facilities such as roadside lay-bys/picnic sites and an improved footpath network
- As a result of the Scottish Sports Council Facilities Planning Model, the need for an additional four rink indoor bowling facility within Blairgowrie identified
- Possible dry ski slope in Blairgowrie/Rattray to complement the Glenshee facilities, which lie just outside the plan area
- Encourage improved skiing facilities within the plan area which are compatible with the nature conservation interests of the area
- Discourage the provision of additional golf courses within the Eastern Area except for the upgrading of existing facilities or where the developer can clearly establish an overriding need for additional facilities
- Improve the quality of recreational land and open space in particular to improve cycle and footpath provision
- Adequate play open space and landscaped areas in all new housing developments

Environment and Conservation

- Protect the natural and built environment in the Eastern Area balanced with the needs for development
- Protect the SAC and SPA in the Lunan Valley by introducing restrictive policies to safeguard nature conservation and landscape. Prepare a Lunan Valley catchment management plan (with other partners)
- Liaise with Cairngorm partnership to further its aims and prepare a detailed strategy for the area
- Protect the archaeological interest contained within Coupar Angus Abbey precincts
- Identify opportunities for environmental improvements within settlements in the Plan area.

Infrastructure

- Provision for a wide variety of community facilities, specifically to address the particular issues of concern in Rattray. Community regeneration strategy and economic development strategy to be developed hand in hand
- A93 identified as priority route for improvements in order to promote skiing in Glenshee
- Safeguard bypass route in Coupar Angus (phase 2)
- Encourage development in settlements best served by public transport to help maintain services and reduce dependency on the private car
- Encourage and promote cycling
- New primary school site identified in south Blairgowrie

- St Stephen's school also requires replacement
- Development strategy spreading housing opportunities to rural communities served by local schools, to assist retention of their viability
- Many settlements have inadequate drainage capacity. The Plan seeks to identify opportunities for private investment in public drainage infrastructure

Main Settlements

Blairgowrie

Almost all the identified housing sites in Blairgowrie and Rattray have been completed or are under construction. Two sites, which were identified as being safeguarded against development, have received planning consent on appeal due to an inadequate housing land supply (Rattray: Honeyberry Crescent and land North of High Street). The primary schools at St Stephen's and Hill Primary are to be relocated to a new site on the north side of the cemetery in autumn 2009. Tesco relocated from High Street to Welton Road which has the benefit of shoppers staying in town rather than travel to Perth, with a spin off benefit to other retailers in Blairgowrie. It has, however, also resulted in a reduction of the available land for business use, and this will need to be addressed in the new Development Plan. A one way traffic system has been introduced in the town centre to alleviate traffic congestion. Area designated for agricultural use within the town boundary and open spaces are under pressure for development.

A conservation area has been designated in the town centre.

Alyth

Not all the designated housing sites within the town have been developed; there are infrastructure constraints/difficulties on the majority of the remaining sites.

Coupar Angus

Coupar Angus has not seen much housing development in the plan period, although H19 and H21 are now in the process of construction, sites H20 and H22 have not come forward, largely due to ownership and infrastructure constraints. The anticipated expansion of the chicken factory, which was granted consent some years ago, has not come to fruition and the consent has now lapsed. The industrial site at Candlehouse Lane has partially been developed for a new health centre. The opportunity sites O5 (part) and O6 have consent for housing and flatted development respectively, but no start to these projects has been made. The conservation area has been extended to take account of the Abbey Scheduled Ancient Monument, and to aid the regeneration works of the town which are being spearheaded by Coupar Angus Regeneration Trust. Several shops within the town centre are closed. The sewage treatment works has been extended and capacity increased which should help facilitate development in the town.

Ardler

Sites H23 and H26 are identified for 11 and 20 houses respectively. H26 is identified subject to the upgrading of the Ardler waste water treatment plant,

and a minimum requirement for 30% affordable housing. This site was not to be released until 2001, with half being retained until 2006. Both these sites have now been developed for a total of 27 houses. The 30% affordable quota was not achieved but the waste water treatment plant was improved.

Bridge of Cally

No sites were identified in the Plan for Bridge of Cally due to the lack of an adequate drainage system, and for this reason the boundary of “village uses” policy was drawn in an attempt to limit any expansion of the village. Despite this several houses have been developed in the village, and some 7 houses have been given consent and developed outwith the boundary of the 1998 Plan. The existing caravan site is an important tourist resource in the village and has seen a recent modest extension.

Caputh

Caputh is one of the few villages in the Plan area with drainage capacity. Site H27 with capacity for 5 houses was identified, but this has not come forward and this site remains non-effective due to physical constraints.

Kettins

Site H28 in Kettins has now been developed and the absence of a public drainage system for the village and ongoing pollution issues in Kettins Burn make further development difficult. Kettins has recently had a conservation area designated, which was a recommendation of the 1998 Local Plan.

Kirkmichael

Site H29 was identified for five houses for a housing association development, and consent was given in 2006 for 10 houses on a slightly larger site. This site has now been developed.

After much protracted negotiations the site for a car park adjacent to the bridge has been acquired by the Council and is currently being developed for a car park and picnic site to complement village facilities, provide access to the Cateran trail and additional car parking in the vicinity of the local school. Consent also exists for a site comprising 6 houses within the village boundary, which have yet to be developed.

Meigle

Despite identifying three sites for a total of 65 units – namely site H30 for 20 units, site H31 for 5 units, and site H32 for 40 units – only site H31 has been developed for four units. The cost of upgrading the sewage treatment works has so far prevented development of the two larger sites. Despite a certain amount of interest in the last few years, it would appear larger numbers of units may be required to make these sites viable. Both sites H30 and H32 remain non-effective on the housing land supply.

A few small scale developments have taken place within the village boundary.

Meikleour

Site H24 is identified as an opportunity for nine houses. Planning permission has been granted for nine houses on this site, and so far eight have been constructed. The lack of a comprehensive sewerage system in the village together with localised pollution problems makes further development difficult.

Spittalfield

Spittalfield with its Outstanding Conservation Area has seen little change in the Plan period. There has been increased interest in developing areas adjacent to the village boundary.

Small settlements**Ballintuim**

Despite a generous settlement boundary there has been little interest in developing additional areas in Ballintuim. A recent consent was granted in outline for 2 houses.

Campmuir

Most of the gap sites in Campmuir have now been developed, and there is additional pressure to allow the settlement to expand, several sites outwith the boundary have also been developed, resulting in a change of character.

Carsie

Carsie has had few changes during the plan period.

Craigie

Craigie has had a number of individual houses built in the plan period, and is under increasing pressure to allow additional units, despite being in the Lunan Valley catchment area.

Craigmill

A very limited amount of development has taken place within the boundary of Craigmill.

Enochdhu

Enochdhu has seen limited development within the settlement boundary in the Plan period.

Kinloch

Lying in the Lunan Valley catchment area and having drainage constraints has meant that Kinloch has developed little in the Plan period. The caravan park which has consent for 50 units, several of which were previously occupied by gypsy travellers, has recently changed ownership and many of the units which previously occupied the site have been removed.

New Alyth

Site H25 identified for 10 houses has been developed.

Spittal of Glenshee

Spittal of Glenshee has seen a number of chalet developments both inside and outside the settlement boundary during the plan period.

West Myreriggs

The identification of a settlement boundary for West Myreriggs has encouraged development in the settlement, and the majority of potential sites are now either developed or have planning consent. Consent to convert the hotel to nine units has still to be implemented.

Policy Issues

Implementation of the vision

Housing

In accordance with vision 2 the plan has successfully delivered the housing requirements set out in the Structure Plan. Many of the housing sites identified in the Plan have now been developed and the five year land supply at 2004 was 516, but had fallen to 312 by 2008 pointing to possible future difficulties in meeting the increased population estimates. However six sites are still to be completed and seven sites have not had any development (as at 2008). The most common reason for sites not coming forward has been a lack of capacity in infrastructure, particularly in the villages, but ownership issues have also been a reason. The two large developments in Meikle have not been able to progress largely due to prohibitive sewerage infrastructure costs. There are still sites for over 245 houses identified in the plan which have not been developed.

Affordable housing

In accordance with vision 2 regarding housing tenure the plan contained statements about safeguarding sites in each of the Burghs and the landward area for Housing Association use, and for the construction of low cost home ownership schemes. The sites thus identified have had mixed success in delivering affordable housing, with some having only a proportion of affordable units within the development. The Council's more recent affordable housing policy which seeks to deliver 25% affordable housing on all development sites over 5 units, has also successfully delivered additional affordable units.

Rural and Village housing

In accordance with vision 3 and 8 the housing in the countryside policy and the infill within settlements framework has allowed the construction of houses throughout the plan area.

Glenshee development zone

The Glenshee development zone has been successful in allowing a limited amount of development in the area to help stem the population decline in this remote rural area.

Shopping

In accordance with vision 6 the policy framework, hierarchy and land allocation has gone some way towards protecting Blairgowrie, Coupar Angus and Alyth's position as the principal centres of service and commercial activity within the Plan area. Coupar Angus in particular, however, has seen a decline in the number of shops and the town centre is currently undergoing regeneration through the Coupar Angus Regeneration Trust with the former Co-op building being converted to housing. The relocation of Tesco to Welton Road, Blairgowrie required the displacement of existing industrial units to other nearby industrial/business sites. This has reduced the amount of serviced industrial/business land in the area. There is a positive benefit to the town however, as shoppers are now more likely to undertake their weekly shop in Blairgowrie, rather than travel to Perth or Dundee, and other retail shops in the town have also benefitted from this trend.

Village shopping

Several villages have lost their sole shop/Post Office during the Plan period. The majority of these units were converted to residential use. The loss of these facilities means the villages become less sustainable as residents are required to travel further for shopping. A few have managed to retain their Post Office and associated facilities, but this may not be directly as a result of Local Plan policies.

Industry and Business

Business land

The implementation of vision 4 and maintaining an adequate supply of serviced business land has proved to be challenging. There has been loss of business land to other uses over the life of the plan. While this reflects the land values and the locations, it is clear that the business policy has not been sufficiently robust to protect areas from development for other purposes and there has not been enough understanding of the lack of serviced land. Major affected areas of loss are as follows;

- Loss of part of Welton Road industrial land as a result of supermarket development in Blairgowrie
- Just over half of site I1 in Coupar Angus to provide a new medical centre at Candlehouse Lane, around 0.7 hectares
- Haugh Road Blairgowrie is currently at appeal, seeking residential development on 60% of the site

Employment Land Audit

The Council produces an annual audit of employment land to monitor land supply and help review policies and proposals. The audit contains detailed information and updates the supply to reflect the current position. In the Eastern planning area the total current supply is 27.46 ha with 19.03 ha being constrained and 8.14 ha marketable. However of this only 0.21 ha is immediately available. (2008)

The adopted plan recognises that much of the identified employment land was not immediately available and required to be serviced. While some of this has come forward, some land is still constrained and requires to be serviced. Overcoming these constraints will be a challenge for the new Local Development Plan.

Ryden Study

The Council commissioned a study by Ryden to investigate industrial and business land. This has concluded that only 1.7% of zoned land is currently available and there is only 1.5 years supply in the Council area.

Open Space, Recreation and Tourism

In accordance with vision 5 and 9 the plan has protected, consolidated and improved the open space framework identified in the Plan. The most significant loss of open space has been at the former playing field area in the south of Blairgowrie, immediately north of the cemetery, which is now being developed as a replacement Primary school site. However replacement playing fields are being provided, which will more than compensate for this loss, being both larger and better designed.

Environment and Conservation

In accordance with visions 9-11 the plan has been successful in balancing the need to protect the environment with the need for development. Coupar Angus conservation area has been extended and conservation areas have been designated in Blairgowrie and Kettins. The indicative forestry strategy is now being progressed through an alteration to the Structure Plan. Consent has been given for the reopening of Wester Bleaton quarry.

Infrastructure

Some of the education, leisure and drainage recommendations outlined in the Plan have been brought forward and are detailed in the appendix. However, there has been less success with some of the roads recommendations.

Education

There are 11 primary schools within the Eastern Area. Of these six are at 80% capacity or above, four at 70-80% capacity and the remaining one at less than 70% capacity (2008/9 education year).

Due to the rural nature of the area, the furthest outlying primary schools tend to have more space available. The Council has recently introduced a policy regarding contributions towards education provision for housing developments.

A new primary school community campus is currently being developed adjacent to the cemetery in southern Blairgowrie; this will replace both St

Stephen's and Hill primary schools, and is scheduled to be open in autumn 2009.

The table below shows current primary school capacity (non-denominational schools only)

80% + Capacity – Schools which are at 80% capacity or above and would require a contribution from all new development.

70 – 80% Capacity – Schools which are between 70 – 80% capacity and may require a contribution depending upon the size of the development.

70% or less Capacity – Schools at less than 70% capacity and unlikely to require to pay a contribution.

Blairgowrie High Cluster	
Alyth Primary	70% or less Capacity
Burrelton Primary	80% + Capacity
Coupar Angus Primary	80% + Capacity
Glendelvine Primary	80% + Capacity
Hill Primary	80% + Capacity
Kettins Primary	70% or less Capacity
Kirkmichael Primary	70 – 80% Capacity
Meigle Primary	80% + Capacity
Rattray Primary	80% + Capacity
Straloch Primary	70% or less Capacity
Strone of Cally Primary	70% or less Capacity

Issues for the Local Development Plan

Housing

- Should the undeveloped or partly-developed sites shown in the appendix be carried forward into the new local development plan?
- Investigate ways to overcome the infrastructure constraints to enable sites to be developed.
- The requirement to increase the amount of effective housing land to maintain the supply and meet the increased Structure Plan targets.
- Incorporate the Council's affordable housing policy into the plan.
- Housing sites have often been constructed at different (usually higher) densities from those suggested in the plan. Appropriate density ranges are more useful for house site and should be incorporated into the new plan.

Shopping

- How to maintain and support local shopping facilities in the towns and villages.

Industry and Business

- The need for a realistic policy framework that will protect serviced and available employment land from being developed for other purposes while recognising modern market requirements particularly in relation to retailing and housing.
- To identify a supply of employment land that that is capable of development in the short term.

- To investigate ways of removing development constraints on employment sites.

Open Space, Recreation and Tourism

- The identification of smaller areas of open space particularly in villages where there is no open space designation.
- To revisit open space boundaries and adjust where appropriate.
- To incorporate the appropriate findings of the open space audit into the local development plan.

Environment and Conservation

- Avoidance of duplicating items which are covered by other legislation or plans, whilst keeping users of the Local Development Plan aware of the requirement take account of protected species and habitats.
- Meeting our biodiversity obligations.

Infrastructure

- Ensure consistency in policy framework and identification of facilities.
- Work with Scottish Water to ensure drainage capacity available throughout the area. Constraints apply in most settlements creating barriers to development.
- Welton Road Industrial estate cannot continue to expand without an upgraded access. A link road may be required to Coupar Angus road.
- Link from Perth Road to South Beeches in Blairgowrie needs to be completed to enable good access to the new primary school.
- Coupar Angus bypass link road has not been delivered. The Local plan will need to review this issue.
- Ensure education capacity, particularly in primary school provision.

Appendix

Housing

Figures for completions taken from Housing Land supply Audit 2008

Blairgowrie and Rattray Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 1	Beeches South, Blairgowrie	(240)	Site is largely completed (41)
H 2	Balmoral Road Rattray	(32)	Site complete (0)
H3	High Street Rattray	(89)	Site complete (0)
H 4	Former cinema, Boat Brae	(18)	Site complete (0)
H5	Marfield house, Rattray	4(20)	Consent for 46, (42) still to build
H 6	Perth road East, Blairgowrie	(15)	Site complete (0)
H 7	Perth Road West, Blairgowrie	(26)	Site complete(0)
H 8	Coupar Angus Road, Boat Brae	(10)	Site complete(0)
H 9	Brucefield Road, Rosemount	6 (6)	Site complete(0)
H 10	Littlewood House, Rosemount	(6)	Site complete (0)

Blairgowrie and Rattray Housing Opportunities (Housing Association)

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 11	Coupar Angus Road, Quarry, Blairgowrie	40(40)	Site complete(0)

Alyth Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H12	Burnfield works	(22)	Site complete (0)
H13	Strathmore terrace	0(30)	Site has consent (34)

Alyth Housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 14	Losset Road	5(55) consent for 15	5 built (10)
H15	Barony Sawmill	(15)	Site complete (0)
H16	Albert Street	(25)	Site complete (0)
H17	Springbank Road	0(35)	flood issues on part site. Currently ineffective (35) (Infrastructure)
H18	West Quarter	14(20)	Under construction (3)

Coupar Angus Housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 19	Pony park	0(15)	Combined with H21 consent for 35, 32 left to build
H20	Pleasance Cottage	0(30)	ineffective site (30) (Ownership & Marketability)
H21	Larghan	3(10)	Combined with H19(see above)
H22	Causewayend	(6)	ineffective site (ownership/inf) (6)

Villages Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H23	Ardler (Franklin St/Wallace Street)	11(11)(2 sites)	Site complete(0)
H24	Meikleour	8(9)	Work complete on majority of site(1)
H25	New Alyth	10(10)	Site complete (0)

Villages Housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H26	Ardler (Franklin Street)	27(20)	Site developed (0)
H27	Claypott farm Steading, Caputh	0(5)	ineffective site (5) (Physical (on site)
H28	Kettins	5(5)	Site developed (0)
H29	Kirkmichael	0(5)	Has consent for incr numbers(Housing Association) under construction (10)
H30	Meigle(Airlie Road)	0(20)	20 ineffective site(inf) (20)
H31	Meigle (Dundee Road)	0(5)	Detailed consent for 4 (5)
H32	Meigle	0(40)	ineffective site(inf) (40)

Industry and Business
Coupar Angus and Alyth Business land
Opportunities

Site Ref	Location	Proposal	Current position (undeveloped land in bold)
I1	Candlehouse lane, Coupar Angus	1ha	Roughly half of the site has been developed as a health centre, the remainder of the site is available (0.4ha)
I2	Mornity Industrial, Alyth	0.35ha	To be developed for industrial, office, storage and distribution and for non food retailing (restricted to not more than 500m square floor area) 0.35ha

Open Space, Recreation and Tourism
Eastern Area Open space
Proposals

Site Ref	Location	Proposal	Current position
T1	Upper Glenshee	Roadside lay-by/picnic site	More information required on the implementation of this proposal.
T2	Wester Bleaton Quarry	Roadside lay-by/picnic site	Quarry has consent to re-open, unlikely car park/picnic site is compatible with this
T3	Beech Hedge	Roadside lay-by/picnic site	More information required on the implementation of this proposal.
T4	West of Blairgowrie	Encourage provision of Heritage trail	More information required on the implementation of this proposal.
18	Kirkmichael	Picnic site/carpark	Consent granted June 09

Eastern area Tourism opportunity

Site ref	Location	Proposal	Current Position
T5	Achalader	Holiday village	Consent has lapsed,

			and not been renewed
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**Community Facilities
Eastern Area Community and Leisure Uses
Proposals**

Site Ref	Location	Proposal	Current position
Proposal 14	South Blairgowrie	New Primary School site	Former site is now been developed for housing.(42 units, one built at 2008) Primary school is Under construction, on adjacent site due to change in size of site required scheduled to open 2009
Proposal 19	Ardler	Former primary school should be retained for community use	Site not used at present, Council actively seeking to market, possibly for housing

**Eastern Area
Opportunity sites for mixed uses**

Site Ref	Location	Suitable Uses	Current position
O1	Quinns Cinema Blairgowrie	Housing, community facilities, commercial, car parking	Planning application for housing currently - under consideration (20 units)
O2	Station Hotel Blairgowrie	Housing, Community facilities, Tourist facilities, Commercial	Site has consent for change of use to restaurant
O3	Alyth Auction House	Housing, Community facilities, Tourist facilities, Commercial	Consent given to convert to 4 houses
O4	Carpet factory , Alyth	Housing, Community facilities, Tourist facilities, Commercial	Part of site has outstanding application for demolition and erection of 9 flats, under consideration

O5	Nortel, Coupar Angus	Recreation, Housing, Community facilities, Tourist facilities, Commercial	Consent given for 16 houses, not yet built,(of which 4 affordable) Remainder of site currently has application for 4 commercial units- not determined
O6	Lamb & Gardner, Coupar Angus	Recreation, Housing, Community facilities, Tourist facilities, Commercial	Consent granted for 35 flats & car parking in 2008, 3 built at 2008, (32 remaining)
O7	Upper Mill Street Blairgowrie	Recreation, Housing, Community facilities, Tourist facilities , car parking	Site developed for housing (92 units)- complete

Environment and Conservation

Issue from vision	Implemented
Protect the natural and built environment in the Eastern Area balanced with the needs for development	Policy framework in plan
Initial strategy for community woodlands	Indicative forestry strategy

Transport and communications Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
R1	Coupar Angus	Reserve line of A923 town centre relief road	Not yet provided, line may be adjusted because of extended Abbey area to be preserved
Propo sal 13	Central Blairgowrie	Traffic management study of central Blairgowrie to re- organise traffic flows	Completed, town now has one way system in operation

Eastern Area Landward Area drainage/water supply Recommendations

Site Ref	Location	Recommendations	Current position
Rec 2i	Meigle	Sewerage improvements needed to implement development opportunities in the Plan	No significant progress on upgrade of treatment works means sites have been unable to come forward

Rec 2 ii	Scottish Water should investigate with prospective developer of H28 the provision of a sewage treatment works for Kettins	To allow development to take place	Site has been developed
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Highland Area

Local Plan 2000

The following main issues have been identified from the work carried out for the monitoring report

1. The housing land supply needs to be increased particularly in Pitlochry and Aberfeldy
2. The supply of affordable housing needs to be increased particularly In Aberfeldy
3. Flexible clear policy guidance is needed to support employment uses in the landward area
4. The open space hierarchy for the plan area needs to be clearly defined
5. Develop and expand policy for wind and hydro power

Introduction

Under Part 2 section 16 of the Planning etc. (Scotland) Act 2006 Local Planning Authorities are required to keep under review the impact of policies and proposals contained within their local development plans. Planning Circular 1 2009 requires planning authorities to publish a monitoring statement, alongside the publication of any main issues report, and this monitoring report has been produced in compliance with this requirement.

The base date for information contained within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

At the time of writing the Cairngorms National Park Authority were consulting on extending the park boundary to include a northern part of the local plan area centred around Blair Atholl.

The Local Plan seeks to meet the strategic aims and priorities of the Corporate Plan and Structure Plan through a strategy which seeks to enhance the quality and diversity of Highland Perthshire's environment and economy. The Plan also recognises that, in dealing with land use issues, it is necessary to take account of the inter-relationship between social, economic and environmental considerations in order to provide an achievable and sustainable Plan. The key aims of the Local Plan can be summarised as:-

- To set the land use framework for promoting sustainable economic development.
- To maintain and enhance the quality of the Highland Perthshire's natural heritage and built environment.

The aims of the Local Plan reflect the Council's commitment to the pursuit of sustainable development by delivering environmental, economic and social services in a way which contributes to enhancing the quality of life for everyone in the community while protecting the environment both now and for future generations.

The Highland Area Local Plan (HALP) was adopted in 2000. The purpose of the plan was to guide development and change in land use in a way that can best serve the community interest. It was intended that the plan would provide a land use framework to 2006 in line with the then Tayside Structure Plan 1993.

The Local Plan Vision

The principal components of the HALP strategy are as follows:

1. To direct most development to appropriate locations within or adjacent to the existing settlements in the Plan area where there are good transport links.
2. To identify small-scale development opportunities in most of the settlements in the Plan area and also to allow small-scale housing in smaller rural communities.
3. To identify housing land capable of providing the Structure Plan requirements.
4. To meet the need for affordable housing in the Plan.
5. To protect and enhance the landscape and natural and built heritage of the area.
6. To encourage the existing tourist industry to improve the quality and range of its facilities.
7. To identify sufficient industrial and business land to meet market requirements.
8. To protect the existing shopping and commercial functions of towns and also rural shops.
9. To protect the best quality agricultural land in the Plan area.
10. To ensure that development does not take place on areas exposed to frequent or extensive flooding.

The Local Plan Strategy

Housing

The Tayside Structure Plan 1993 set out the general scale and distribution for Highland Perthshire for the period 1993-2006 to be incorporated into the Local Plan.

- 660 houses on sites of 5 or more (although 255 of the housing requirement had been constructed when the plan was published leaving just over 500 houses to be built during the plan period)
- The suggested distribution was as follows:
 - Pitlochry – 200
 - Aberfeldy – 150
 - Landward Area – 160
- Identify land for 205 affordable/low cost houses, with the following distribution proposed:
 - Pitlochry – 50 houses

- Aberfeldy – 47 houses
 - Birnam – 36 houses
 - Acharn – 6 houses
 - Ballinluig – 10 houses
 - Blair Atholl – 22 houses
 - Kenmore – 6 houses
 - Kinloch Rannoch – 8 houses
 - Little Ballinluig – 15 houses
 - Logierait – 5 houses
- Housing in the Countryside – continue to allow houses in appropriate locations

Shopping

- Pitlochry – retailing geared to tourist market
- Aberfeldy – good range of independent shops
- Protect and enhance existing centres – mix of uses such as shops, offices, restaurants, public houses and hotels will be encouraged

Industry and Business

- The Structure Plan identifies 1ha industrial land in Aberfeldy and 2ha in Pitlochry
- The Local Plan designation for employment sites is for both industrial and business land.
- Small scale business activities encouraged within villages
- Agriculture – protect best quality agricultural land from irreversible development and assist diversification
- Forestry – new woodlands supported provided they are in accordance with Tayside's Indicative Forestry Strategy. Sustainable forestry encouraged. Encourage community woodland schemes.
- Minerals – look to strategic framework (under review) in the Structure Plan

Open Space, Recreation and Tourism

- Protect important areas of open space in towns and villages
- Ensure appropriate levels of amenity and recreational open space
- Develop path networks around settlements for walkers, cyclists and horse riders and the less able
- Improve and provide car parking to enable access to cultural and recreational opportunities
- Adequate accommodation and facilities
- Emphasis on improving quality of facilities
- Opportunities for chalet development but discourage further caravan sites
- May be a need for further roadside facilities along the Perthshire Tourist route such as lay-bys, picnic sites and tourist information.

Environment and Conservation

- Nature Conservation
 - policy protection for all designated sites
- Landscape
 - Emphasis on need to protect the natural and built environment.
 - Promote higher design standards in areas of scenic beauty.

- Protection of Lunan Valley Catchment Area, which is of international importance.
- Built heritage
 - New Conservation Areas proposed in Aberfeldy, Blair Atholl, Pitlochry and Strathtay.
 - Environmental improvements proposed in Aberfeldy, Blair Atholl, Kenmore, Pitlochry and other parts of the plan area.
- Cairngorms Partnership Area/National Park
 - Consideration of an extension of national park into HALP area.
- Flooding
 - identification of areas affected by flooding.
- Renewable Energy – no policy criteria within HALP

Infrastructure

- Drainage
 - capacity in public water and drainage systems in only three settlements – Pitlochry, Aberfeldy and Killiecrankie
 - SEPA concerns over further septic tank systems in Balnaguard, Grandtully and Weem/Boltachan
 - Recommendation to water authority (NoSWA) to prioritise improvements to waste water treatment works (WWTW) in locations where additional investment has potential to release maximum development.
- Water Supply
 - Recent investment has removed constraint that affected a number of settlements.
- Education
 - Generally capacity not a problem (2000)
 - Pressures on Aberfeldy Primary/Breadalbane Academy to improve facilities
- Roads and Transport
 - Recommendation to Scottish Government to investigate methods of improving road safety on A9 trunk road
 - Supports non-commercial rest areas but no new commercial roadside services adjacent to protect by-passed communities and to safeguard the undeveloped nature of the A9
 - Public transport – investigate provision and encourage and promote improvements
 - Encourage more use of rail facilities for passenger and freight
 - Identification of sites for rail use in Birnam, Blair Atholl and Killiecrankie
 - Cycling – policy supported including Millennium National Cycle Route.

Main Settlements

Aberfeldy

Seven sites were identified for housing, two of which were not developed. At site H5 there was no interest to develop and at site H9 it was identified that there was no drainage capacity. In addition to those identified within the plan four additional sites for 27 dwellings received consent on windfall sites within the town. The Plan recommended improvements at the WWTW however to date these have not been undertaken. Due to changing land uses within the town centre some slight boundary adjustments may be need to be considered. Primary education constraints with Breadalbane Primary at projected 80% + capacity (a new primary and secondary school is committed)

Birnam/Dunkeld

Three sites were identified for housing all of which are either completed or under construction. One additional site for five dwellings was approved as windfall development. No further land supply in the settlements. Due to changing land uses within the town centre some slight boundary adjustments may be need to be considered. Primary education constraints with Royal School of Dunkeld Primary at projected 70% or less capacity.

Pitlochry

Six sites were identified for housing all of which are complete or under construction with three additional windfall sites for 47 dwellings receiving consent. In addition to the designated housing sites Town Centre Opportunity site TC2 was developed for flats. Site 02 has been developed for a medical centre, care home and community hospital. Topography constraints and flooding issues within the area affect site O3 which remains undeveloped. Drainage constraints have been raised in connection with development of opportunity site O4 for industrial/business use though two units have been developed. The site boundary for H13 for residential development extended outwith the settlement boundary at the southwest side of Moulin. Primary education constraints with Pitlochry Primary at projected 80% + capacity.

Acharn

Two sites designated for housing, no interest has come forward for their development or any additional windfall development. Opportunity site O5, which was identified for Business/Tourist use, has also received no interest. Drainage constraints have been identified.

Ballinluig

Housing site H24 was developed however the site extended outwith the settlement boundary therefore consideration to be given to settlement boundary extension to reflect consent. Local Plan recommended the upgrade of the WWTW, 2008 application for the replacement of the foul sewer pumping station was approved.

Balnaguard

Housing site H25 not been developed. Previous applications have been refused.

Blair Atholl

Three sites identified for housing, two of which have been completed. Site H26 has not been implemented due to flooding issues. Existing application for two dwellings on the site is in the appeal process. Opportunity site O6 was identified for business or residential use however constraints relating to drainage and contamination still an issue; and access was also an issue into the site however works have been undertaken to create a new access point. The Local Plan recommended the upgrade of the waste water treatment works and improvements have taken place. Primary education constraints with Blair Atholl Primary at projected 70% or less capacity.

Bruar/Pitgowan

Opportunity site O7 was identified for business/tourist use with some residential and associated parking. The site has been developed for additional parking at the House of Bruar.

Croftinloan/Donavoured/East Haugh/Ballyoukan

No sites were identified for housing with the plan however during the life of the plan 24 applications for 57 additional dwellings have come forward all within the settlement boundary. Only two of these applications extended into the designated area of open space. The proposal at Donavoured House Hotel for a change of use from a hotel to residential use extended to outwith the settlement boundary to the west.

Fearnan

A chalet development was approved at the western edge of the settlement which extended outwith the boundary. Consideration of settlement boundary extension to incorporate consents.

Fortingall

Development retained within settlement boundary with increased tourist accommodation associated with the hotel. Environmental improvements identified at the Yew and Standing Stone have been implemented.

Grandtully/Strathtay/Little Ballinluig

Two sites identified and developed, one of which for affordable housing. Three additional windfall residential sites delivered 18 new private dwellings. An area of open space identified to the north of Strathtay adjacent to the river has been lost to residential use, which was allowed on appeal. Primary education constraints with Grandtully Primary at projected 80% + capacity.

Inver

Development retained within settlement boundary with caravan sites as identified in Local Plan retains use.

Kenmore

One site identified for housing H30 (affordable) which has not been constructed though planning permission granted. Opportunity site O8 was identified for residential or tourist use, drainage constraints have been identified within the site however there is currently an application in for the erection of commercial, leisure development and associated works pending determination. The following sites have received permission which has extended beyond the settlement boundary:

- Portglas – full site boundary of residential property at western boundary
- Inchadney – residential development at southern boundary
- Residential development at South Shore Road, south of the River
- Incorporate recreation centre at Mains of Taymouth

Primary education constraints with Kenmore Primary at projected 80% + capacity.

Killiecrankie

One site H31 no interest in developing however access issues identified. Rail freight site application for development of 2 dwellings on site has been allowed at appeal therefore rail freight use no longer applicable.

Kinloch Rannoch

Three sites identified within the plan, two completed or under construction. At site H32 there has been no interest in developing. Primary education constraints with Kinloch Rannoch Primary at 80% + capacity.

Logierait

Two sites identified for housing, the private housing site has been completed however the affordable housing site has had no interest in developing. Development at Cuil-an-Daraich including three residential dwellings adjacent to Logierait to the northwest. Primary education constraints with Logierait Primary at projected 70% or less capacity.

Murthly/Gellyburn

Three sites identified for residential development including development at former hospital. Sites either completed or under construction. The open space/parkland setting of the hospital site has been retained but may need to be redefined to reflect planning permissions. Opportunity site O9 was identified for business/tourist or residential development, there has been no interest in developing, known constraints include drainage and contamination issues.

Tummel Bridge

Two housing sites identified in plan but no interest in developing either site.

Aldclune

Two dwellings have been approved within settlement boundary.

Amulree

Development associated with hotel to provide staff accommodation. New bridge constructed to carry A822 over River Braan improving local road infrastructure.

Ardtalnaig

Development undertaken within settlement boundary including the demolition of an existing house and erection of two in its place.

Butterstone

Minor domestic alterations - no additional residential or other land use developed.

Calvine/Struan/Old Struan

Within settlement boundary three applications for residential development with nine additional houses through windfall sites. Primary education constraints with Struan Primary at projected 70% or less capacity.

Camserney

Two applications for residential development within settlement boundary. Three single dwellings plus an eco-village development for seven dwellings have received permission adjacent to the western boundary. Consideration of settlement boundary to reflect permissions.

Coshieville

Within settlement boundary six applications were received for eight additional dwellings through windfall sites.

Dalguise

Various permissions granted at Dalguise which extended outwith settlement boundary:

- dwelling house at Kirk Park to the south
- dwelling allowed at appeal at site to south of Middle Dalguise
- development at Belmout house
- To north of Middle Dalguise development at Dalguise House including bunk houses and sewage treatment works upgrade.

Other residential development approved within settlement boundary.

Dowally

Within settlement boundary three applications for three single dwellings have received permission, including one in outline.

Dull

Development within settlement boundary for nine additional dwellings in windfall sites. Outwith settlement boundary to the south east development of 11 holiday cottages at Highland adventure safaris.

Guay

Development within settlement boundary for five additional dwellings on windfall sites. Application was approved for the recreation centre, training centre and chalet development at Memorial Camp which extended outwith the boundary to the north. Outwith settlement boundary to the northwest at Guay Cottages an additional dwelling received permission.

Inchmagrannachan

Outwith settlement boundary development of holiday accommodation at Inchmagrannachan Farm.

Keltneyburn

Application for the redevelopment of The Steading for residential development which extended beyond the settlement on the northwest boundary.

Kindallachan

Within settlement boundary approval for seven additional dwellings in windfall sites.

Kincraigie

Within settlement boundary an application for an additional dwelling approved. Application for extension of garden ground at No.1 Kincraigie, which extended beyond settlement boundary to the east.

Kinnaird

Within settlement boundary six additional dwellings approved. Dwelling approved adjacent to the settlement at Kinnaird farm.

Lawers

To east of Ben Lawers hotel consent for six additional dwellings which extended beyond settlement boundary.

Moulinearn

No development

Old Bridge of Tilt

Within the settlement boundary six additional dwellings received consent.

Pitnacree

Within the settlement boundary two additional dwellings received consent.

Stix (also Styx)

Application redevelopment of Stix hamlet into six dwellings approved.

Tulliemet

No development within settlement boundary. Application approved at Wester Auchnaguie Farm for six dwellings outwith settlement.

Tulloch of Ballechin

No development.

Trochry

Within settlement boundary two dwellings approved at Meikle Trochry Farm and one dwelling approved at Trochry Mill.

Weem/Boltachan

Within settlement boundary 11 dwellings received permission including a dwelling allowed on appeal at Boltachan.

Highland Area Policy Issues

Issues from planning appeals

Generally the policy framework has been supported at appeal however the following policy issues have been raised by decisions

Development Adjacent to Settlements

- Appeal Ref: P/PPA/340/597, PKC planning Ref: 07/01371/OUT
Proposal contrary to Policy 45 (settlement adjoining or outwith existing settlement boundaries) and Policy 54 (Housing in the Countryside).
Material Considerations - not justified in terms of 2005 HIC Policy; appearance of site has changed since adoption of LP and Reporter did not believe it would lead to further encroachment of built development in the countryside, nor would it harm the amenity of the settlement or the surrounding countryside, therefore granting consent justified by well contained nature of site and its visual relationship with the surrounding settlement.
- Appeal Ref: P/PPA/340/644, PKC Planning Ref: 07/00730/OUT
Contrary to Policy 45 (development outwith or adjacent to settlements boundaries) – Reporter concluded that the proposal would make a valuable contribution to the range of social and community facilities and perform as a useful tourism function in Murthly and that such positive benefits should override the fact that the site falls outwith the settlement boundary.

Rail freight land use designation

- Appeal Ref: P/PPA/340/551, PKC Application Ref: 06/00945/OUT
Proposal considered contrary to Policy 98 as the site is zoned in DP for railway use but since adoption of local plan there has been a change in circumstances as Network Rail has sold the site and made a statement that it foresees no likelihood of railway need for the site.

Small scale residential and compatible uses (small settlements and clachans)

- Appeal Ref: PPA-340-372, PKC Application Ref: 04/00447/FUL for the erection of a dwelling which was refused as contrary to Policy 99 –

Reporter concluded that the proposal adequately met with Policy 99 in that the proposal respected the existing pattern of building and open space within the settlement and the setting and amenity of adjacent properties and therefore appeal was allowed.

- Appeal Ref: P\PPA\340\694, PKC Application Ref: 08/00606/OUT for the erection of a dwelling house which was refused as contrary to Policy 99 – Reporter concluded that the proposal adequately met Policy 99 in that the proposal was considered not to be out of keeping with the general character and density of existing development and was satisfied that the new house would respect the setting and amenity of adjoining dwellings and therefore the appeal was allowed.

Implementation of the Vision

The following text sets out how the each strategy of the Local Plan Vision have been implemented through policy, proposals and development within and through the plan. Appendix B which sets out the principal components of the Local Plan strategy and demonstrates how these can be linked with relevant policies and proposals.

Housing

In accordance with vision 1 which sought to direct most development to existing settlements the HALP designated 39 sites throughout the area for housing development with additional sites identified for opportunities for mixed use including residential e.g. TC1 and TC2 Pitlochry. 27 of the sites identified proved effective as demonstrated in Tables 1-4 of Appendix A with either development completed, under construction or consent for residential development in place. 12 of the sites were deemed as ineffective as demonstrated in Tables 5-7 of Appendix A with either no interest in development or other outstanding issues which made the site difficult to develop.

In addition to the provision of larger development sites within settlements vision 2 sought to identify small scale development opportunities primarily to enable small scale development in rural communities. Within the plan 10 sites were identified for small scale development (five or fewer houses) with an additional 58 sites (see table 8 in Appendix A) that came forward as windfall/additional sites within designated settlements in the Highland Area Local Plan area.

The Local Plan identified 39 sites with capacity for 680 new residential units. The Structure Plan requirement for the period 1993-2006 was 660. It was noted within the strategy above that 255 of the housing requirement had been met since 1993 leaving just over 500 houses to be built in the next 10 years.

In order to meet the housing land requirements of the Structure Plan the following relevant strategies were proposed:

- Identify slightly less land in Pitlochry than the Structure Plan suggests recognising the difficulty of identifying suitable sites that do not adversely affect the unique landscape setting.
- Identify more land in Aberfeldy and the villages than the Structure Plan suggests as a means of making up the shortfall and increasing choice

In order to meet the structure plan requirements as identified within vision 3 the Local Plan identified the subsequent breakdown of distribution:

- Aberfeldy – 178 houses (150 in SP)
- Birnam – 42 houses
- Pitlochry – 83 houses (200 in SP)
- Landward – 191 houses (160 in SP)

As shown in Tables 1 and 5 of Appendix A, of the sites designated for housing in Aberfeldy only 92 have been delivered so far out of the 178 identified. In Birnam (Table 2) the 42 houses identified were effective with no ineffective land supply. For Pitlochry (Table 3) 129 houses were delivered, 103 of these were identified for housing in the Local Plan with a Town Centre site at TC2 that was developed for 16 flats. In terms of the Landward sites provision was identified within the plan for 307 houses within smaller settlements throughout the plan area. Table 4 shows that sites for 228 houses proved effective with 79 proving ineffective (see table 7).

In addition to the designated housing sites, provision for housing was also identified with Opportunity sites providing the potential of 136 additional dwellings.

The supply of housing land delivered through the Local Plan was 515 from sites designated within the Local Plan and an additional 253 units through windfall sites giving a total provision of 768 units.

Housing in the Countryside

Since the adoption of the Housing in the Countryside Policy 2005 it has been used in the determination of 164 outline/full planning applications, with 126 approved (three approved contrary to officer recommendation), 36 refused and two allowed at appeal. The level of applications received reflects a continued demand for rural housing in Highland Perthshire and the policy has been successful in allowing appropriate rural housing development.

Affordable Housing

In accordance with vision 4 the Plan identified 205 affordable/low cost housing units, the breakdown of which is indicated under the Local Plan Strategy above. Table 10 in Appendix A shows the designation of sites and their implementation. During the life of the plan 160 affordable housing units were completed but there is still a high unmet demand.

Shopping

In accordance with vision 8 the Local Plan sought to protect existing shopping and commercial function of towns and rural shops through a relevant policy framework. The framework of the settlements of Aberfeldy, Birnam/Dunkeld and Pitlochry, sought to ensure retention of suitable town centre uses such as shops, offices, restaurants, public houses and hotels and discourage other uses that would adversely affect vitality and viability of the town centres. Retail developments outwith the designated town centre areas at the main settlements Aberfeldy, Birnam/Dunkeld and Pitlochry will be resisted unless it is demonstrated that they meet local needs and do not adversely affect the town centre. In addition alterations to shopfronts and signage should be in keeping with surrounding settlements and residential development would be encouraged in upper floors. Two town centre sites were identified within the plan in Pitlochry. Site TC1 Atholl Road has not been developed however Site TC2, the former bus depot at Rie Achan Road, was developed for 16 flats. Overall the policy has been successful in protecting the existing shopping and commercial function.

The policy framework for villages sought improvements to existing village shopping facilities as well as environmental improvements (see section on **Environment and Conservation**) and small scale business activities (see section on **Business and Industry**)

The town centres identified within the plan have remained vibrant but might need some slight boundary adjustments to reflect changes in landuse. Further clarity is also required on residential and unacceptable uses within the town centres.

Perth and Kinross Retail Study

A retail study was undertaken for the whole Perth and Kinross area by Ryden in 2006. The study indicated that for the highland area there was no particular capacity argument but there may be an appropriate distribution and sustainability argument for new convenience floorspace within the area.

The study identified that Pitlochry didn't have a particularly active market for a market town but retail with tourism within the area led to comparatively high rent within the town.

Industry and Business

In accordance with vision 7 which sought to identify sufficient industrial and business land to meet market requests, the Local Plan designated suitable existing and proposed areas for industrial, business or tourist uses (see policies 61, 69, 79 and 90). These policies have largely retained this range of uses with only the inclusion of Class 2 business within the industrial site in Birnam. Proposals that would have been contrary to the policies and would

have introduced other land uses such as residential have not been successful. Therefore business land in the settlements of Aberfeldy, Birnam/Dunkeld, Pitlochry, Blair Atholl and Inver (identified in Table 13 in Appendix A) has been retained demonstrating the success of the Local Plan policies in this instance.

Within the Local Plan nine sites were identified as opportunities for industrial, business or tourist use (see Tables 11-17 of Appendix A). Half of these sites proved limited in terms of development due to existing constraints relating to issues such as flooding, drainage, contamination and access.

In addition no interest for development has come forward for the site designated for industrial, business or tourist uses at Acharn (see Table 12 of Appendix A).

Employment Land Audit

The Council produces an annual audit of employment land to monitor land supply and help review policies and proposals. The audit contains a lot of detailed information and updates the supply to reflect the current position. In the Highland planning area the total current supply is 14.2ha with 13.24ha being constrained and 0.96ha marketable.

Primary Land Uses

Vision 9 of the Local Plan sought to protect the best quality agricultural land. There is no evidence to suggest that this strategy has not been achieved, e.g. through appeal decisions etc, however in some instances it was deemed that rural diversification was considered an appropriate contribution to the rural economy. In Highland Perthshire diversification projects included tourist accommodation, an eco-village, farm shop, food production and warehousing.

Open Space, Recreation and Tourism

Open Space

In the most part the areas designated as open space within the Local Plan have retained their land use however permission was granted for residential use in the following settlements:

- Croftinloan – two consents within or partially within the area of open space.
- Grandtully – permission granted on appeal

Within Murthly, despite the development of the former hospital site for residential development, much of the larger areas of parkland and open space have been retained. The open space that is identified within the site should be redefined to reflect permissions granted.

Recreation

The Local Plan designated the car park at Dunkeld in order to ensure its retention and encourage appropriate improvement. Two applications were received for the site one for the provision of recycling facilities and the other to demolish and rebuild the public toilets therefore making appropriate enhancements to the site in accordance with the plan.

Tourism

Vision 6 sought to encourage the existing tourist industry in Highland Perthshire as well as improve the quality and range of facilities. The implementation of this vision has been successful, in particular in the Breadalbane area along the Tay River from Strathtay to Dull where a number of applications for tourist related activities have been approved. Tourist uses such as paintballing, off road safari, rafting and other outdoor adventure pursuits have been supported to improve the quality and range of tourist facilities in the area. The provision of additional tourist development has increased demand for housing to accommodate the necessary staff particularly in Kenmore.

The Local Plan included a policy framework for caravan sites to encourage improvement to existing sites and facilities and a criteria were new sites would be considered favourably. The plan designated existing caravan sites in the following settlements:

- Aberfeldy
- Birnam
- Blair Atholl
- Kenmore
- Inver
- Pitlochry
- Tummel Bridge

All of the caravan sites identified have retained their designated use therefore providing tourist accommodation with the area. In addition to the above there is an existing large caravan site at Faskally, the designation of this site should be considered for the new Local Development Plan.

In Blair Atholl permission was granted for a Gateway Centre to encourage and improve tourism within the area and thereby seeking to improve tourist facilities.

Opportunity O8 site at Croft-na-Caber in Kenmore was designated as a potential site for residential or tourist development as part of comprehensive development scheme. The site currently has consent for the conversion and extension of the existing hotel to form 10 timeshare apartments, swimming pool and gymnasium. Current applications for residential staff accommodation and the erection of commercial and leisure development are still pending, however a previous application for a replacement water sports and recreation facility was refused and dismissed at appeal as the development was considered to affect landscape interests, had road safety issues and was

overdevelopment of the site. It is likely that these issues could be addressed in future schemes.

In order to promote alternative types of tourist accommodation the local plan included a policy framework for chalets and timeshare development to encourage these types of developments. A number of applications have been received in relation to this policy and the policies have been successful in allowing this type of rural development where appropriate.

Environment and Conservation

In accordance with Strategy 5 the local plan identified areas of natural heritage and through a policy framework sought to protect sites designated under the Habitats or Birds Directive, as Ramsar Sites, SSSIs, Natural Nature Reserves, National Scenic areas, or Areas of Great Landscape Value as well as local designations where local biodiversity and greenspace are recognised as important.

Within Fearnan, the character of the backland area of strip fields and rigs was recognised as part of the character of the area and therefore was designated as an area where development proposals within the sites would be resisted. The Local Plan policy has been successful in preventing development from eroding the former rig field system.

With regards to vision 5 in terms of the built environment and heritage, a number of environmental improvement proposals were identified in the plan to improve the environmental quality of the existing settlements. The following schemes were completed within the life of the plan:

- 1) Birnam – Gladstone Terrace and Station Road
- 2) Dunkeld – High Street/The Cross
- 3) Pitlochry – Old Station Yard (open space & associated improvements)
- 4) Kenmore – centre improvements
- 5) Fortingall – Standing Stone surroundings improved
- 6) Fortingall – Yew tree surroundings improved and interpretation provided

Improvements schemes were proposed for the following but have not yet been undertaken:

- 7) Aberfeldy – Dunnolly, Kenmore Road (car park and river access improvements)
- 8) Kenmore – Croft-na-Caber car park (improvements as part of an opportunity development site)
- 9) Blair Atholl – Station and Old Forecourt (environmental improvements and landscaping associated with opportunity site for business, shopping, tourist, leisure or residential use)
- 10) Blair Atholl – square
- 11) Grandtully – Canoe Centre (general environmental improvements)

Significant areas of tree cover were designated within Pitlochry as they were considered to make a significant contribution to the area's character. The

policy proved successful with no proposals coming forward that would impact upon these areas. An issue for the new Local Development Plan is whether there is a requirement for this designation to continue.

Built Heritage - Conservation Areas

In addition to environmental improvements in accordance with vision 5 to protect and enhance the built environment the Local Plan indicates that Conservation Areas should be designated in Aberfeldy, Blair Atholl, Pitlochry and Strathtay. Conservation Areas have now been designated for all four settlements.

Flooding

In order to seek to achieve vision 10, a policy framework was established within the plan indicating that development within areas liable to flood would not be supported. Where flood risk was identified as an issue, applicants would be required to submit a flood risk assessment. In some instances this has led to sites designated within the local plan being considered unviable or constrained for development such as Opportunity 3 Dundarrach site, Perth Road, Pitlochry where it was identified that approximately 50% of the site would be likely to be affected by a 1 in 100 year flood event.

Proposal 1 of the plan indicated that the Council would investigate and if appropriate implement Flood Prevention schemes at Weem, Logierait and Birnam. While the scheme at Weem has been implemented, investigations at Birnam have found firstly that the initial scheme was not viable and a localised scheme in Birnam was not viable. Investigations in respect of Logierait have not commenced.

Infrastructure

Drainage

The Local Plan recommended improvements to the Aberfeldy wastewater treatment works. To date several applications have been received with regards to proposed alterations and improvements however all have either been withdrawn or returned with no approved applications for improvements.

At Blair Atholl an application was received in 2002 for the upgrading of the existing waste water treatment plant which was approved.

At Ballunluig a 2008 application was approved for the replacement of the foul sewer pumping station.

Education

There are 10 primary schools in the Highland area. Half of these are at capacity. The schools in this area tend to be of a smaller size therefore taking less development to reach the capacity level. With the exception of Breadalbane Academy there are no future schools or extensions proposed

within this area at present. (note education contributions policy currently under consideration will be useful).

Breadalbane Academy Cluster	
Breadalbane (Primary)	80% + Capacity
Glenlyon Primary	70% or less Capacity
Grandtully Primary	80% + Capacity
Kenmore Primary	80% + Capacity
Kinloch Rannoch Primary	80% + Capacity
Royal School of Dunkeld Primary	70% or less Capacity

Pitlochry High Cluster	
Blair Atholl Primary	70% or less Capacity
Logierait Primary	70% or less Capacity
Pitlochry (Primary)	80% + Capacity
Struan Primary	70% or less Capacity

Roads and Transport

In terms of cycling, no specific applications have been submitted however Perth and Kinross Council has prepared a draft Core Paths Plan which provides a detailed plan for a path, cycle and bridleway network throughout the whole Council area.

Three sites were identified within the Local Plan for rail freight use:

- Birnam – no development or proposals have come forward
- Blair Atholl – no development or proposals have come forward
- Killiecrankie – application for two dwellinghouses was allowed on appeal.

Issues for the Local Development Plan

Housing

- Housing land supply is low in main settlements such as Pitlochry and Aberfeldy
- At Croftinloan development pressure for residential properties has led to a requirement for measures to protect the settlement from development that would lead to loss of character
- Affordable housing, still in deficit in Aberfeldy, however the affordable housing policy to enable 25% provision on sites throughout the area should seek to ensure continued delivery of affordable housing
- The level of applications for rural housing continues to be high, and a review of the Housing in the Countryside Policy seeks to ensure appropriate locations and development of housing in the countryside.
- Design of housing, and in particular what is deemed as high quality, together with the identification of density, access and any other design requirements e.g. landscaping, reflecting local character for site

specific. This may be more appropriate as part of supplementary planning guidance.

Shopping

- Policy framework to protect and enhance existing centres
- Identify acceptable uses within designated town centre areas e.g. residential uses in struggling centres
- Slight adjustments to town centre boundaries to reflect changing land uses

Industry and Business

- Establish demand for additional sites for industrial and business land use in particular marketable employment land particularly on the main settlements
- Remove employment land designation where there has been no take up such as Acharn
- Encourage small business start up in smaller settlements
- Rural economy – supplementary planning guidance in respect of diversification projects
- Develop a flexible policy framework which provides clear guidance to promote acceptable employment and tourist related development in the landward part of the plan area

Open Space, Recreation and Tourism

- Define open space hierarchy
- Retain policy framework to protect and enhance open space
- Protection of Faskally caravan site for continued use
- Retain policy framework to improve tourist accommodation and facilities.

Environment and Conservation

- Retain policy framework for local nature conservation designations – national and international sites would be protected under separate measures
- Retain outstanding improvements schemes unless developed for another use
- Conservation Areas improvement schemes to be undertaken

Infrastructure

- Education capacity level constraints addressed through Education Developer Contribution Policy for new housing
- Improvements to A9 trunk road
- Rail freight designations, discuss requirement with Network Rail given appeal decision at Killiecrankie
- Identification of area of flood risk an issue at site specific level – retain policy framework for flood risk.
- Develop and expand policy framework which deals with wind and hydro power

Appendix A

Housing Land Supply and Demand

Local Plan Effective Land Supply

Those sites that were identified for residential development within the Local plan for development and for which development has either been carried out or has a current planning application.

Aberfeldy

Table 1

Reference	Location	Number	Comments/Issues
H1	Kenmore Road	8 private	completed
H2	Moness Place	26 private	completed - 22
H3	Moness Avenue	11 private	competed
H4	Tayside Place	7 HA	completed
H10	Duntaylor Avenue	40 private	under construction

Birnam/Dunkeld

Table 2

Reference	Location	Number	Comments/Issues
H6	Old Tea Room, Little Dunkeld	26 HA	completed
H7	Perth Road, Birnam	6 Private	completed
H11	Stell Park, Birnam	10 Private/HA	under construction detailed application (10HA, 7 private)

Pitlochry

Table 3

Reference	Location	Number	Comments/Issues
H8	Bonnethill Road	8 Private	completed
H13	Duff Avenue	5 Private	completed
H14	East Moulin Road	20 private/HA	under construction – 10HA built
H15	East Moulin Road(old school)	30 private/HA	completed – 37 houses/flats
H16	Robertson Crescent	20 private/HA	completed – 19 (9 priv, 10HA)
H17	Dysart Brae	20	under construction – issues and constraints regarding access and sewerage been resolved
TC2	Bus Depot, Rie Achan Road		Developed into 16 flats

Villages

Table 4

Reference	Location	Number	Comments/Issues
H18	Shilford, Grandtully	5 private	completed
H19	Old Hotel Gardens, Kinloch Rannoch	5 private	under construction
H20	Claisandear, Logierait	5 private	completed
H21	Kinclaven Road, Murthly	25 private	under construction
H24	Buail Bhan, Ballinluig	30 (33% affordable)	completed – 20 affordable
H27	Old A9, Blair Atholl	5	2 built (application for 2)
H28	Tulloch Road, Blair Atholl	12 affordable	Complete – 13 HA
H29	Little Ballinluig, Grandtully	15 affordable	completed
H30	Taymouth Drive, Kenmore	6 affordable	detailed app – 8
H33	The Bake House, Kinloch Rannoch	6	completed
H35	Murthly Hospital grounds, Murthly	100	under construction
H36	Hospital grounds, Murthly	14	completed

Local Plan Non-effective Land Supply

Those sites that were identified for residential development within the Local plan but where development has not been carried out.

Aberfeldy

Table 5

Reference	Location	Number	Comments/Issues
H5	Bank Street	6 private	No interest in developing
H9	Borlick	80 (40 private/40 HA)	Lack of drainage capacity

Pitlochry

Table 6

Reference	Location	Number	Comments/Issues
TC1	Atholl Road		Site suitable for a variety of town centre

			uses including shops, offices, restaurants, public houses, hotels and residential – no development
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Villages

Table 7

Reference	Location	Number	Comments/Issues
H22	Eddergoll, Acharn	6 affordable	No interest in developing
H23	Kenmore Road, Acharn	5	No interest in developing
H25	Aberfeldy Road, Balnaguard	10	06/02407/FUL refused – dismissed on design grounds 09/00528/FUL – application for erection of 9 houses submitted.
H26	Garryside, Blair Atholl	30 (33% affordable = 10)	Flooding issues 06/00643/OUT – 2 residential dwellings – application returned – Appeal in progress (P\PPA\340\533)
H31	Shiel Brae, Killiecrankie	5	Access issues – no interest in developing
H32	B846, Kinloch Rannoch	10 (25% affordable)	No interest in developing
H34	Claisandear (West), Logierait	5 affordable	No interest in developing
H37	Strathtummel Road, Tummel Bridge	3	No interest in developing
H38	The Aqueduct, Tummel Bridge	5	No interest in developing

Additional/Windfall land for housing within settlements

Throughout the life of the plan those sites that have been developed or are subject to a planning application for residential development in addition to those sites identified within the local plan.

Table 8

Settlement	Name	Number
Aberfeldy	Kenmore Street, Eilean Riabhach	9 (PV)
Aberfeldy	Kenmore Street, Orchard Brae	8 (PV)

Aberfeldy	Taybridge Road, Craighuill Hostel	5 (PV)
Aberfeldy	Taybridge Road, Lawers View	5 (PV)
Aldclune	The Retreat	1 (PV)
Aldclune	Land Adjacent To Linnegairn	1 (PV)
Amulree	Stable block at Amulree Hotel	1 (PV – restricted occupancy)
Ardtalnaig	Ben View	2 (PV)
Birnam	St Mary's Road	5 (PV)
Bridge of Tilt	Old Bridge of Tilt	6 (PV)
Calvine	Old Struan	6 (PV)
Calvine	Land to east of Craigmhor	3 (PV)
Calvine	Farm Steading	1(PV)
Camserney	Croftnamuick	1 (PV)
Coshievile	Various sites	8 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land east of U165	5 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Donavoured farm house	2 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land at the Kennels	3 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	The Stable block	3 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land at Croftinloan House	16 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Croftinloan farm	4 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Croftinloan School	2 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Tarskavaig	3 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Tigh Geal, East Haugh	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land adjacent to Auldray	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Upper Ballyoukan	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land NW of Mains of Ballyoukan	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land West of Croftinloan School	6 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Former swimming pool	2 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Land SE of The Bungalow	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	West Haugh of Dalshain	4 (PV)

Croftinloan/Donavoured/East Haugh/Ballyoukan	South of Beech hedges	1 (PV)
Croftinloan/Donavoured/East Haugh/Ballyoukan	Donavoured House Hotel	1 (PV)
Dalguise	Various Sites (6 separate sites)	5 (PV)
Dowally	Gleann Feidh	1 (PV)
Dowally	Old Mill	1 (PV)
Dull	East of Rose Cottage	1 (PV)
Dull	East of Dull Church	2 (PV)
Dull	Dull farm	1 (PV)
Dull	Land north of old dairy	1 (PV)
Dull	Land north of Glenconner	1 (PV)
Dull	Land to east of Meadow Cottage	1 (PV)
Dull	Comairche	1 (PV)
Dull	Lilac Cottage	1 (PV)
Grandtully	Taycladdoch	5 (PV)
Guay	Land south of Guay	4 (PV)
Guay	Former hall	1 (PV)
Keltneyburn	The Steadings	4 (PV)
Kincraigie	Land East End of Kincraigie	1 (PV)
Kindallachan	Kindallachan	6 (PV)
Kindallachan	Land to north of The Log Cabin	1 (PV)
Kinloch Rannoch	Bunrannoch Hotel	6 (PV)
Kinloch Rannoch	Old Hotel Gardens, The Square	5 (PV)
Kinnaird	Land to north of A924	4 (PV)
Kinnaird	Land east of Carngeal	2 (PV)
Lawers	Ben Lawers Hotel	2 (PV)
Lawers	Ben Lawers Farm	1 (PV)
Lawers	Lawers	2 (PV)
Old Bridge of Tilt	Dower house, Middlebridge	1(PV)
Old Bridge of Tilt	Land to east of River Tilt	5 (PV)
Pitlochry	Higher Oakfield	12 (PV)
Pitlochry	Rie-Achan Road, Farmhouse Restaurant	18 (PV)
Pitlochry	Tom-Na-Moan Road	17 (PV)
Pitnacree	Garden Cottage	2 (PV)
Stix (also Styx)	Styx cottage	6 (PV)
Trochy	Meikle Trochy Farm	2 (PV)
Trochy	Trochy Mill	1 (PV)
Weem/Boltachan	Rockleys, Weem	5 (PV)
Weem/Boltachan	Weem Farm, Weem	2 (PV)
Weem/Boltachan	Weem Bunkhouse	2 (PV)
Weem/Boltachan	Weem Wood	1 (PV)
Weem/Boltachan	Land South of Hainan,	1 (PV)

	Boltachan	
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Sites included in the Housing land Audit as housing completions outwith settlement boundaries:

Table 9

Settlement	Name	Number
Ballinluig	Mains of Dalcapon	5 (PV)
Bridge of Gaur	Camusericht Farm	9 (PV)
Fortingall	Drumcharry	9 (PV)
Grandtully	Laidneskea	5 (PV)
Grandtully	West Park Farm	8 (PV)
Keltneyburn	Milton of Coshieville	5 (PV)
Logierait	Cuil-an-Daraich	8 (PV)
Tulliemet	Wester Auchnaguie Farm	6 (PV)

Affordable housing

Table 10

Area	Local Plan Numbers	Built (Against target)
Pitlochry	50	36
Aberfeldy	47	34
Birnam (inc. Little Dunkeld)	36	10 (Stell Pk) 24 (Old Tea Room) = 34
Acharn	6	0
Ballinluig	10	20
Blair Atholl	22	13
Kenmore	6	8
Kinloch Rannoch	8	0
Little Ballinluig	15	15
Logierait	5	0
Total	205	160

Industry and Business

Opportunity Sites - Pitlochry

Table 11

Site Ref	Location	Proposal	Current position
O2	Armoury area, Pitlochry	Leisure, tourist, business and open space in woodland setting	Constraints – access, topography and some areas of contamination. Planning permission for medical centre, care home and community hospital – will take up all of the area with development potential. No development

			proposals/planning applications for western section of this site.
O3	Dundarrach Site, Perth Road, Pitlochry	High amenity mixed uses which include business, leisure or tourist uses	Constraints – access, ownership, drainage and flooding. Approximately 50% of the site is affected by the 1 in 100 year flood event. No business/industrial development planning applications received for this site.
O4	Stack Yard, Foss Road, Pitlochry	Industrial/business or tourist use providing it can be suitable screened from A9	Constraints – drainage. Development of 1 st industrial unit is underway and impending development of 2 nd unit. Restriction on business uses that may create a lot of traffic at the junction with the A9.

Village Opportunity Sites

Table 12

Site Ref	Location	Proposal	Current position
O5	Manufactory, Acharn	Business or tourist use	Constraints – drainage. No business/industrial development planning application for site. No demand/interest in developing site for past 20 years.
O6	Goods Yard, Off Foss Road, Blair Atholl	Business or residential use	Constraints – drainage, contamination and access. Access has been overcome with new access point allowing access to the widest section. No business/industrial development planning applications received for this site.
O7	Between Bruar/ Pitagowan	Business/tourist with some residential with associated parking.	Developed as additional parking for House of Bruar
O8	Croft-na-Caber, Kenmore	Currently used as car park – opportunity for residential or	Constraints – drainage. No business/industrial development planning applications received for this site. (see table 17)

		tourist use.	
O9	Goods yard, Murthly	Business/tourist or residential (affordable)	Constraints – drainage and contamination. No business/industrial development planning applications received for this site. Derelict land.

Business & Industrial Designated Land

Table 13

Location	Policy	Designation	Current position
Aberfeldy - Breadalbane Terrace, Dunkeld Road,	Policy 61: Industrial/ Business Uses	Classes 4,5 & 6	Brownfield site. Most of the site sublet and in use. Scope for further development. Two planning applications came forward for single dwellings within the site which have been refused as contrary to policy. All other planning applications that have been received are in accordance with the designated use.
Birnam/ Dunkeld	Policy 69: Industrial/ Business Uses	Classes 4,5 & 6	All development planning applications submitted related to business and industrial use except one for Class 2 veterinary surgery which was deemed appropriate.
Pitlochry	Policy 79: Industrial/ Business Uses	Classes 4,5 & 6	No proposals submitted contrary to policy – business and industrial related use.
Blair Atholl – Blair Atholl Sawmill Yard, B8079	Policy 90 Industrial, Business and Tourist Uses	Classes 4, 5 & 6	Constraints – drainage and likely contamination. Existing employment land – new industrial units, road deport and sawmill yard. Potential for further development to front and rear of site.
Inver	Policy 90 Industrial, Business and	Classes 4, 5 & 6	Used by Forest Enterprise. No applications submitted to alter or change use.

	Tourist Uses		
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Leisure, Tourist, Business and Community Uses

Aberfeldy - Opportunity Site

Table 14

LP Reference	Location	Proposal	Comments
Opportunity 2	Breadalbane Academy	Combined education and leisure campus	06/01421/FUL - Erection of 250 pupil primary school with 50 child nursery, 600 pupil secondary school with associated community use facilities including public library and replacement of existing recreation centre – Approved and currently <u>under construction</u> .

Birnam/Dunkeld - Opportunity site

Table 15

LP Reference	Location	Proposal	Comments
O1	Playing field, Birnam	Leisure, centre/ community uses	05/01858/OUT- erection of a leisure centre (in outline) – Approved. 08/02332/OUT - Renewal of consent – Approved. 01/00263/FUL - Erection of a medical centre – Approved and <u>completed</u> .

Pitlochry - Opportunity Sites

Table 16

LP Reference	Location	Proposal	Comments
O2	Armoury Area	Leisure, tourist, business and open space in woodland setting (some small scale residential	04/02582/FUL - Erection of a medical centre, care home and community hospital, formation of car parking and associated works – Approved and <u>completed</u> . (Outline consent granted - 04/00718/OUT)

		development)	
03	Dundarrach Site	High amenity mixed uses which include business, leisure or tourist uses (housing may be included but not as main use)	No applications. Flooding issues.
O4	Stack Yard/Local Access Site	Industrial/ Business or tourist use providing it can suitably screened from A9	04/00722/NID - Construction of two industrial units, formation of vehicular access and external pedestrian link through the tree banking – Approved and <u>completed</u> .

Villages - Opportunity Sites

Table 17

LP Reference	Location	Proposal	Comments
O5	Manufactory, Acharn	Business or tourist uses	No interest
07	Between Bruar/ Pitgowan	Business/ tourist with some residential and associated parking	Used as a formal car park for House of Bruar
08	Croft-na-caber, Kenmore	Car park – residential or tourist development may be acceptable but not as main use	01/00274/FUL - Replacement water sports and recreation facility – Refused by Council (contrary to Policy 30, overdevelopment of site, detrimental to road safety and inadequate parking) – Appeal Dismissed. 01/00275/FUL - Conversion, alterations, demolition and extension of/to existing hotel to form 10 timeshare apartments,

			swimming pool and gymnasium – Approved (06/01124/FUL – renewal of consent) 08/01577/FUL Erection of commercial, leisure development and associated works – Pending decision 08/02357/FUL – Erection of residential staff accommodation – Pending decision
09	Goods Yard, Murthly	Business/ tourist use or residential (affordable)	No interest

Environment

Aberfeldy - Environmental Improvements

Table 18

LP Ref.	Location	Improvement Scheme	Comments
E1	Dunolly, Kenmore Road	Car park and river access improvements	No action

Birnam/Dunkeld - Environmental Improvements

Table 19

LP Ref.	Location	Improvement Scheme	Comments
E2	Birnam Terrace, Gladstone Terrace and Station Road, Birnam	Conservation Area enhancement scheme	Complete 00/00528/FUL - Enhancement of Birnam Conservation Area (road and landscaping works) at Junction Of Perth Road/ Station Road
E3	High Street/The Cross, Dunkeld	Conservation Area enhancement scheme	Complete

Pitlochry - Environmental Improvements

Table 20

LP Ref.	Location	Improvement Schemes	Comments
E4	Old Station Yard	Open space and associated improvements	Completed

Villages - Improvement Schemes

Table 21

LP/Site Ref.	Location	Improvements	Comments
I1	Station and Old Forecourt, Blair Atholl	Opportunity site for business, shopping, tourist, leisure or residential use with associated environmental improvements and landscaping	no action – station been redecorated and currently used as homeware shop
I2	Standing Stone, Fortingall	Surroundings improved	complete
I3	Yew, Fortingall	Surroundings improved, interpretation provided	complete
I4	Canoe Centre, Grandtully	General environmental improvements and provision of new toilets and changing accommodation	06/00280/FUL - Proposed permission for 10 occasional use touring caravan pitches – approved

Appendix B

Principal components of the local plan strategy

In order to show how the strategy has been linked into the local plan the following tables seek to demonstrate the relevant policies and proposals which sought to fulfil the corresponding strategies and any issues which have subsequently be identified through their implementation.

Number/colour	Component
1	To direct most development to appropriate locations within or adjacent to existing settlements in the Plan area where there are good transport links
2	To identify small scale development opportunities in most of the settlements in the Plan area and also to allow small scale housing in smaller rural communities
3	To identify housing land capable of providing the Structure Plan requirements
4	To meet the need for affordable housing in the Plan
5	To protect and enhance the landscape and natural and built heritage of the area
6	To encourage the existing tourist industry to improve the quality and range of its facilities
7	To identify sufficient industrial and business land to meet market functions of towns and also rural shops
8	To protect the existing shopping and commercial functions of towns and also rural shops
9	To protect the best quality agricultural land in the plan area
10	To ensure that development does not take place on areas exposed to frequent or extensive flooding

Land use from plan

Strategy	Land Use framework	Settlements	Issues
1	Residential and compatible uses, Village uses, Village character small settlements and clachans	All	Generally successful and has been supported on appeal though there has been interpretation of its meaning. Could be improved by clearer design guidance to achieve greater consistency
2	Small Settlement boundaries	See separate table and points raised in Conclusion 1.	Total of 223 housing sites come forward (though HiC) on sites of less than 5 most outside settlement boundaries (83 within).
3	Undeveloped housing sites without planning permission	<ol style="list-style-type: none"> 1. H5 Bank Street Aberfeldy 2. H9 Borlick Aberfeldy 3. H14 East Moulin road Pitlochry 4. H26 Garryside Road Blair Atholl 5. H31 Sheil Brae Killiecrankie 6. H22 Eddergoll Acharn 7. H23 Kenmore road Acharn 8. H25 Aberfeldy Road Balnaguard 9. H32 B846 Kinloch Rannoch 10. H34 Claisander west Logierait 11. H37 Strathtummel Road Tummel bridge 12. H 38 The 	<ol style="list-style-type: none"> 1. No interest in developing 2. Lack of drainage capacity 3. Developed up to the number in the plan but 50% of the site remains to be developed. 4. Adversely affected by flooding. 06/00643/OUT – 2 residential dwellings – application returned – Appeal in progress (P\PPA\340\533) 5. No interest in developing 6. No interest in developing 7. No interest in developing 8. 06/02407/FUL refused, appeal

		<p>aqueduct Tummel bridge</p>	<p>dismissed design issues need design input. 09/00528/FUL – application for erection of 9 houses submitted. 9-12 No interest in developing</p>
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Strategy	Land Use framework	Settlement/s	Issues
5	Parkland setting retained	Murthly	Much of the larger areas of parkland and open space have been retained. The site now is covered by planning permissions and the need for the local plan policy has been removed (the open space that is identified should be redefined to reflect permissions)
5	Restrictions on development	Fearnan	Policy has prevented development eroding the former rig field system (appeal sustained to the west of rose cottage)
3 7 6	Mixed residential/business use	1. Blair Atholl, 2. Buar/Pitagowan 3. Murthly	1. Developed for house and yard space 2. Developed for car park 3. Not developed
8	Town centres	1. Aberfeldy 2. Dunkled/ 3. Birnam 4. Pitlochry	Centres have remained vibrant might need some slight boundary adjustments. Clarity required on residential and unacceptable uses

8		Town centre development sites	1. Pitlochry Atholl road (TC1) 2. Pitlochry Bus Depot (TC2) Flats constructed	1. No development 2. Developed for flats
7		Industry/Business	1. Aberfeldy 2. Birnam 3. Blair Atholl 4. Pitlochry 5. Inver	Need to identify more employment land/ Extensions at Inver? Policy required to allow employment uses in landward area
Strategy		Land Use framework	Settlement/s	Issues
1		Rail freight uses	1. Birnam 2. Blair Atholl 3. Killiecrankie	1. not used 2. not used 3. planning permission for housing Policy has not been particularly useful. Has little validity when tested. Need to revisit with railways
1		Car Parks	Dunkeld	Car parks retained
6		Caravan sites	1. Aberfledy 2. Birnam 3. Blair Atholl 4. Kenmore 5. Inver 6. Pitlochry 7. Tummel Bridge	Faskally not identified
6	7	Leisure, tourist, business and open space in a woodland setting	Pitlochry	Permission granted for holiday apartments at Port Na Craig house
6	7	Leisure, tourist, business and open space in a woodland setting	Pitlochry	Health centre constructed needs to be recorded site no longer an opportunity

6	7	High amenity mixed development, business, tourist, leisure with some housing	Pitlochry	May be flood risk
6	7	Industrial business or tourist uses	1. Pitlochry 2. Acharn	1. Part developed for business units 2. No interest consider deleting
1		Aberfeldy education campus	Aberfeldy	School being constructed extend site to include open space.

Strategy		Land Use framework	Settlement/s	Issues
5		Environmental improvements/ car parking	1. Aberfeldy E1 2. Birnam E2 Gladstone terrace 3. Dunkled E3 4. Pitlochry E4 5. Kenmore 08 Croft na caber 6. Kenmore centre improvements 7. Blair Atholl Station and old forecourt 8. Blair Atholl square 9. Fortingall standing stone 10. Fortingall Yew 11. Grandtully canoe centre	1. no action 2. complete 3. complete 4. complete 5. no action 6. complete 7. no action 8. no action 9. complete 10. complete 11. no action
5	6	Open space with leisure/community uses	Birnam	Doctors surgery constructed on part of site need better definition of community uses (scrutiny committee). Planning permission granted for leisure centre
5		Public private open space	1. Aberfeldy 2. Birnam/Dunkled 3. Pitlochry 4. Blair Atholl 5. Croftinloan etc 6. Fearnan 7. Fortingall 8. Grandtully 9. Kenmore 10. Kinloch Rannoch 11. Tummel Bridge	Need to check boundaries 5. 2 consents have been granted in or partially within an open space area 8. consent granted on appeal for a dwelling on an area of open space at Grandtully

Strategy	Land Use framework	Settlement/s	Issues
6	Open space with tourist development	Blair Atholl	Planning permission granted for gateway centre (check on site)
5	Areas of tree cover	Pitlochry	Seems to have worked? Still needed?
5	Proposed Conservation Areas	Aberfeldy Blair Atholl Pitlochry Strathhtay	Now designated, enhancement schemes

Kinross Area

Local Plan 2004

Summary

The Kinross Area Local Plan Monitoring Report reviews the impact of the policies and proposals in the KALP 2004 against planning decisions across the plan area since its adoption. It provides a summary of planning decisions and compares how they reflect the aims of the plan. The outcomes identify the issues which should be considered in the writing of the Local Development Plan.

Introduction

Under Part 2 section 16 of the Planning etc. (Scotland) Act 2006 Local Planning Authorities are required to keep under review the impact of policies and proposals contained within their local development plans. Planning Circular 1 2009 requires planning authorities to publish a monitoring statement, alongside the publication of any main issues report, and this monitoring report has been produced in compliance with this requirement.

The base date for information within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

The Local Plan seeks to turn the strategic aims and priorities of the Corporate Plan, the Structure Plan and the Loch Leven Catchment Management Plan into a land use framework. The Plan also recognises that, in dealing with land use issues, it is necessary to take account of the inter-relationship between social, economic and environmental considerations in order to provide an achievable and sustainable Plan.

The 2 key aims of the Local Plan can be summarised as:

- To seek to assist the ecological recovery of Loch Leven.
- To set the land use framework for promoting economic self sufficiency.

The aims of the Local Plan reflect the Council's commitment to the pursuit of sustainable development by delivering environmental, economic and social services in a way which contributes to enhancing the quality of life for everyone in the community while protecting the environment both now and for future generations.

The Kinross Area Local Plan was adopted in 2004. The purpose of the plan was to guide development and change in land use in a way that can best serve the community interest. It was intended that the plan would provide a land use framework to 2008 in line with the Perth and Kinross Structure Plan 2003.

The Local Plan Vision and Strategy

The principle components of the Local Plan strategy are:

1. Above all seek to ensure that land use planning plays its part in the integrated approach **to ensuring the ecological recovery of Loch Leven**;
2. To identify sufficient **industrial and business land** to provide local employment and thus increase self sufficiency in employment terms;
3. To direct the **majority of development to appropriate locations** within or adjacent to the existing settlements in the Plan area particularly where walking, cycling and public transport may play a significant role in meeting the increased need to travel;
4. To identify sufficient **housing land** to provide the Structure Plan requirements;
5. To assist the provision of **affordable housing**;
6. To protect the existing **shopping and commercial function** of Kinross and Milnathort and also protect rural shops;
7. To encourage the **tourist industry** to improve the quality and range of facilities in a sustainable manner;
8. To protect and enhance the **landscape and natural heritage** of the area;
9. To protect and enhance the **built heritage** of the area by encouraging improved design in all new development;
10. To improve **recreation facilities** in line with the needs of the projected population;
11. To ensure that development does not take place on areas exposed to frequent or extensive **flooding**;
12. To protect significant areas of prime **agricultural land** in the Plan area.

The Local Plan Strategy

Housing

The Perth and Kinross Structure Plan sets out the general scale and distribution of land for housing that the Local Plan must seek to accommodate for the period 2000 to 2020. For the plan area this amounts to 565 houses for the period 2000 – 2013 to provide a 5 year land supply in 2008 with the majority being directed towards the main settlements of Kinross and Milnathort. Small scale developments of less than 5 houses are an important part of the housing supply and account for approximately 25% of completions.

- 565 houses (Although only 435 required 2000 – 2010)
- The suggested distribution was as follows:
 - Kinross – 175
 - Milnathort – 191
 - Landward Area – 114
- Housing in the countryside – continue to allow houses in appropriate locations with regard to the more stringent drainage requirements within the Loch Leven Catchment Area which may restrict housing opportunities.

Shopping

- Main focus of retail is Kinross with a small subsidiary centre in Milnathort;
- Continue emphasis on comparison goods shopping for the local catchment;
- Motorway servicing and tourist related retail will be focused at the Granada Service Centre at Turfhill.

Industry and Business

- Structure Plan target of 19.6ha of business land;
- Business land directed towards Kinross western edge and Milnathort;
- Small scale business opportunities in villages encouraged;
- Additional 3ha of land is required to meet Structure Plan target;
- Agriculture – protect best quality agricultural land from irreversible development and assist diversification;
- Forestry – New woodlands supported provided they are in accordance with Tayside's Indicative Forestry Strategy. Sustainable forestry encouraged. Encourage community woodland schemes especially adjacent to watercourses around Loch Leven;
- Minerals – seeks to protect important mineral deposits by preventing sterilisation and allowing mineral extraction in advance of other development.

Open Space, Recreation and Tourism

- Confirmed need for an additional 8.1 hectares of recreational open space including parking and changing in Kinross and Milnathort;
- Development of new playing field complex;
- Investigate non-motorised recreational uses on Loch Leven;
- Identifies a number of smaller recreational improvements within the landward area villages;
- Protects important areas of open space in towns and villages;
- Allow caravan and chalet developments in appropriate locations with regard to the more stringent drainage requirements within the Loch Leven Catchment Area which may restrict these opportunities;
- Develop a visitor attraction in Kinross focussing on the historical, cultural and natural history attributes of Loch Leven;
- Develop a walking/cycling route round Loch Leven.

Environment and Conservation

- Nature Conservation
 - policy protection for all designated sites
- Loch Leven
 - Policies to protect and enhance the ecological importance across the whole of the catchment
- Landscape

- Emphasis on need to protect the natural and built environment.
 - Promote higher design standards in Areas of Great Landscape Value
 - Protection of Loch Leven catchment area
- Built Heritage
 - Policies to protect Scheduled Ancient Monuments, archaeological sites, Listed Buildings and Conservation Areas
 - New conservation area proposed in Scotlandwell
- Flooding
 - Inter-agency group to identify and tackle flooding issues
- Renewable Energy
 - Policies containing criteria against which proposals can be assessed as an interim measure pending future development of policies on renewable energy

Infrastructure

- Drainage
 - Within Kinross drainage capacity for 400 dwellings including equivalent other development such as social/economic/health and education
 - The split for drainage capacity is:
50% Kinross
35% economic development, social, health and educational facilities
15% connection of outlying settlements and development to Kinross
 - Within Milnathort capacity for equivalent 100 dwellings
 - Land allocations may not become effective until drainage is upgraded
 - Loch Leven catchment has issues with drainage capacity
 - Promotion of private drainage systems in the Landward Area where required
- Water Supply
 - No identified constraints
- Education
 - Kinross High School and most Primary Schools have capacity issues
 - Direct housing to where capacity is available
 - Expand Milnathort and Fossoway Primary Schools
 - Expand Kinross High School
- Roads and Transport
 - Creation of Park and Ride facility in Kinross
 - Promote improvement of public transport and other means of travel
 - Roads priority is the Kinross Southern Relief Road
 - Cycling is supported by the plan and the *North Sea and Kingdom of Fife Cycle Route*

Housing

Kinross & Milnathort

The Local Plan identified 11 sites for housing development within Kinross & Milnathort. An additional 6 opportunity sites were identified for mixed use development. Ten of the identified housing sites have proved to be effective with 7 of the sites completed (H1, H2, H30, H3, H4, H6 & H7). The remaining sites have outline applications approved or full applications which have not started on site. H5 Milnathort, Bridgefauld Road Phase 2 is not as yet the subject of a planning application but it is still considered an effective site although it is noted there could be flooding and access issues regarding its development.

Sites Op1 & Op2 were identified for a total of 74 units. Application 05/01475/FUL is for a total of 84 units and construction has begun with 69 units still to be completed. Site Op3 is identified for a health centre and the additional land being used for housing. Permission has been granted for a health centre and 41 dwellings, construction has started. Site Op4 has been identified as an ineffective site due to the current land use constraints. Seven affordable houses have been completed to the south of the site under 00/01578/FUL. Site Op5 is the old Kinross town hall and is proposed for conversion to a variety of uses including residential this has not been developed to date. Site Op6 is identified for Class 4 Business or high density housing. Under 03/01666/FUL permission was granted for two houses.

Kelty Bridge/Maryburgh

H13 is identified for 20 houses, under 04/00706/FUL, and 19 Houses were subsequently approved and developed. There have been a number of outline applications for housing in Kelty Bridge/Maryburgh and at present only 2 full applications have been granted and completed. There is scope for further infill development within the existing settlement boundary and with the existing outline applications there is enough development available so as not to warrant an alteration to the boundary.

Kinnesswood

Two sites are identified in the Local Plan for housing development H14 & H20. H14 has been completed with 22 Houses. A current application is being determined on H20 for 8 houses, it is identified for 6 in the Local Plan. The area to the north of H20 is proposed to be gifted for community use. There have been few other housing developments with two houses being completed on Gamekeepers Road. There is limited scope for further development sites within the existing settlement boundary.

Scotlandwell/Kilmagadwood

Two sites are identified for housing development H17 & H15. H17 is identified for a maximum of 15 houses. It currently has consent for 19 houses on site (06/00851/FUL) and a pending proposal for 16 houses (08/01059/FUL). H15 is identified for 10 houses and as yet no application has been made on this site. Permission has been given for an additional 5 dwellings on infill land and

there have been a number of applications to develop the land within the southern boundary of Kilmagadwood each of which has failed.

Wester Balgedie

H16 is identified for 7 houses and permission was granted for 6 (02/01341/REM), these have been completed. A proposal for 8 houses on the site of Wester Balgedie Farm is currently under determination.

Balado

H19 is identified for 30 houses. Two applications for Outline Planning Permission were been submitted in respect of this site 07/01226/OUT & 08/01707/OUT. There have been no other housing proposals within the settlement boundary.

Powmill

H21 is identified for 11 houses and outline consent for residential development (04/02463/OUT) has been approved. Permission has been granted for the redevelopment of Gartwhinzean Farm to 12 units (06/01947/FUL) but no work has started on site. Five housing applications have been approved on infill sites with a single dwelling (07/00555/FUL) currently being determined.

Rumbling Bridge

H32 is identified for 4 houses and an application has been approved for 4 dwellings (07/01403/FUL) that is under construction. Four houses were granted outline consent on appeal adjacent to the nursing home on land identified as Private and Public Open Space Policy 75. Five further dwellings have been granted permission on infill sites including the replacement of an existing house with three new houses (02/01223/FUL).

Opportunity 6 – Small Settlements

Balado Crossroads – Inset Map 14

Identified in the Local Plan for a maximum of 10 dwellings, with a requirement to provide a public drainage system with capacity to accommodate surrounding development as well as the existing properties. Structure planting along the A977 is also required. As yet no applications have come forward.

Blairforge – Inset Map 15

Identified in the Local Plan for a maximum of 2 dwellings. An application for 2 dwellings (04/00868/FUL) has been approved within the policy boundary.

Carnbo – Inset Map 16

Identified in the Local Plan for a maximum of 5 dwellings with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development as well as the existing properties in accordance with Policy 12. There has been a large number of planning applications for development in Carnbo which have far exceeded the maximum of 5 identified in the Local Plan. It was established that the maximum number would only apply to Greenfield sites. There are currently permissions for 5 new dwellings

on Greenfield sites within the settlement policy boundary. 2 of these consents are outline only.

04/01283/OUT – 1 Dwellinghouse – Permission Lapsed

04/01280/OUT – 1 Dwellinghouse – Renewal of Application

05/00651/FUL – 3 Dwellinghouses – Complete

Further permission for a steading conversion to 4 units also exists which has been completed (05/02389/REM). 08/00739/PN is a current application for the demolition of a dwellinghouse (Pitcairnie) which lies to the south of the steading conversion. It is unclear whether an application will be lodged to redevelop this site for further housing.

The following applications are currently under determination: 08/00605/FUL – Erection of 2 dwellinghouses Land Adjacent to Churchmouse Cottage, Carnbo, 08/00687/OUT – Erection of 2 dwellinghouses (in outline) Land Adjacent to Churchmouse Cottage, Carnbo.

If each of these permissions and proposals were built this would take the total of new housing in Carnbo to 13 dwellinghouses, 4 on brownfield land and 9 on greenfield land. A further application for 6 dwellings (08/01210/FUL) was refused.

The main question here is the maximum of 5 units and the ability of Carnbo to absorb this volume of development in such a short period of time. There are currently 20 dwellinghouses in Carnbo so this level of development as proposed would almost double the size of the existing village. A cohesive drainage strategy has not taken place in Carnbo and each individual application has created its own drainage solution. (See policy section for drainage issues)

Craigowmill – Inset Map 17

No development number specified. Two planning applications: for 6 dwellings (98/01546/FUL) that has been approved; and for 2 dwellings (09/00404/FUL) that has not yet been determined.

Cuthill Towers – Inset Map 18

Site identified under H23 for conversion of existing buildings and 15 new build. Application for conversion of existing buildings to 15 dwellings plus 4 new build (02/0015/FUL) has been completed. A further application for 8 dwellings (05/00681/FUL) has been approved.

Drunzie – Inset Map 19

Identified in the Local Plan for a maximum number of 10 dwellings with a requirement for the provision of a public drainage system and the provision of a children's play area. The following applications have been approved:

06/01929/OUT – House

05/01302/FUL – House

05/01396/FUL – Conversion House

08/00348/FUL – 10 Houses

Through determining the planning applications it has been deemed that the provision of a children's play area is not required in Drunzie.

Easter Balgedie – Inset Map 20

No development number specified. Approved proposal for a replacement farm house (01/00193/FUL) and a single dwelling (06/00042/FUL). An application for a single dwelling has not yet been determined (08/01803/FUL).

Gairney Bank – Inset Map 21

Identified in the Local Plan for a maximum of 8 dwellings with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development as well as the existing properties. Also requirement for structure planting along the M90. Approved application for 3 dwellings (05/01453/FUL), 2 completed.

Gairneybridge/Fruix – Inset Map 22

Identified in the Local Plan for a maximum of 10 dwellings including conversion with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development as well as the existing properties in accordance with Policy 12. The maximum number relates to consents granted after 17 August 2001. Permission was granted for 5 dwellinghouses (05/01633/FUL) but development has not commenced. An application for 21 dwellings on the existing caravan park (08/00866/FUL) is currently under determination.

Hattonburn – Inset Map 23

Identified in the Local Plan for a maximum of 20 new dwellings plus conversion (max 30) with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development as well as the existing properties in accordance with Policy 12. Proposal for 22 dwellings, 19 new build and 3 conversions, approved (05/01622/FUL) development has not commenced. An extension to form a granny flat has also been approved (02/01206/FUL).

Mawcarse – Inset Map 25

No development number specified. Applications approved for 10 dwellings through separate applications:

07/00136/FUL – 4 House Plots

07/01195/REM – House

07/01133/REM – House

07/02572/FUL – House

06/00927/FUL – 2 Houses (allowed on Appeal)

00/00768/OUT – House

All development within the linear pattern of the existing settlement.

Middleton – Inset Map 27

Identified in the Local Plan for a maximum number of 10 dwellings including conversion with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development as well as the existing properties in accordance with Policy 12. The redevelopment of the existing farm buildings is encouraged. A single application has been submitted for a dwellinghouse (08/01014/FUL) but has not yet been determined.

Upper Tillyrie – Inset Map 29

No development number specified. A single proposal for 16 dwellings (08/01124/FUL) has not yet been determined.

Opportunity 7 – Rural Development Opportunities

Lochran Sidings – Inset Map 24

Identified in the Local Plan for Class 4 Business and a maximum of four dwellings with a requirement for the provision of a public drainage system with capacity to accommodate surrounding development. Three dwellings have been completed (03/00779/FUL, 04/00046/FUL, 04/00748/FUL) and a further 4 have outline permission (02/01532/OUT, 02/01531/OUT, 08/01163/OUT). Permission has been granted for a Class 6 Storage unit (06/01094/FUL) that has not been built. To the north of Lochran Sidings lies an area which is being used for Traveller's accommodation known as Greenacres.

Ochil Hills Hospital – Inset Map 28

Identified for a variety of uses including a maximum of 25 dwellings and conversion, Hotel/Leisure or Institutional use. Outline permission has been granted for 35 new build dwellings (05/02085/OUT) as the existing buildings are unsuitable for conversion.

Housing in the Countryside

Since the adoption of the Housing in the Countryside Policy 2005 it has been used to determine 91 planning applications in the Kinross Area. 39 out of 91 have been approved as full/reserved matters applications; 11 have been approved contrary to the policy. A single permission has been allowed on appeal.

Kinross Area Policy Issues

Comments have been noted on the following policies:

Policies 10 – 12 Drainage within Loch Leven Catchment Area – There seems to be difficulties in interpreting or understanding these policies. Guidance is required in light of the changing environmental situation and changes in treatment technology. The policies require the use of Section 75 agreements in all cases and SEPA/SNH typically require a large volume of detail to be included in these agreements. It has been suggested that this needs to change and that a condition should suffice with any proposal or if required a S75 agreement requiring compliance with the approved plans. The Council is required to be responsible for monitoring the consents but difficulties are arising in how this monitoring is undertaken.

Policy 49 Portmoak Airfield Safeguarding Zone – Need to set down guidelines and specifications for reports accompanying developments within the safeguarding zone. Not clear on whom would be suitable qualified person. CAA guidance on this would be helpful.

Policy 61 Loch Leven Catchment Area Habitats and River Management Improvements – Any opportunities in this area should be discussed with the relevant agencies i.e. SNH, RSPB at an early stage.

Policy 64 Housing in the Countryside – Appeal Ref: P/PPA/340/591, PKC Application Ref: 06/01874/FUL; this proposal was refused as it does not accord with Policy 64 (HIC) of the adopted LP and does not strictly accord with 2005 HIC policy. At appeal the Reporter concluded that the proposal does meet with the spirit and purpose of the HIC policies. It was also noted council granted consent for a house (05/01623/FUL) in June 2006 on a neighbouring site where it was noted that it did not fully fall in line with the definition of the 2005 policy. The Reporter took this as an indication that the Council regarded Kinnaird as an appropriate location for some development.

Policy 81 Village Uses & Policy 91 Public and Private Open Space – Appeal Ref: P/PPA/340/688, PKC Application Ref: 07/02366/OUT Relevant LP policies - 81 & 91. Part of the site is in area zoned as public or private open space. Reporter found that there seemed to be no sign that the Council intends to acquire the land for public use or any indication that any other agency will secure the recreational public use of this neglected former garden ground. Reporter concluded that LP objectives would not be significantly prejudiced and that the other material considerations (visual impact, alternative likely future uses, and whether planning conditions could satisfactorily resolve any serious difficulties) could support allowing the appeal.

Policy 95 Background Policy – Policy 95 identifies settlements in the Loch Leven catchment area where housing development will be supported subject to the introduction of a publicly maintained drainage system with capacity for the entire village; and before development can take place 50% of the existing houses are required to be connected. This policy has been tested through numerous appeals within the small settlement of Carnbo and the reporter in each case has taken a differing view on this policy. Appeal P/PPA/340/368 for 3 houses the applicant stated that as a result in changes to Water Authority guidelines on the adoption of small scale waste water treatment plants it was highly unlikely that a small settlement such as Carnbo could comply with the requirements of Policy 95. The Water Authority was initially prepared to adopt schemes that serve 6 or more houses. In March 2004 this was changed to a minimum of 30-34 houses. To meet this target where the system would be adopted by the Water Authority is not possible due to the restriction on new housing numbers and the fact that Policy 95 only applies to small settlements. The Reporter agreed with the policy and the principle that an overall drainage solution was required in Carnbo to mitigate existing drainage problems, this appeal was dismissed.

A subsequent appeal P/PPA/340/388 argued the same as the above and the Reporter acknowledged that due to the proposal being on brownfield land it should be treated differently to greenfield sites as proposed through P/PPA/340/368. It was agreed that brownfield sites had a degree of friction with Policy 95 but as SEPA had raised no objection the appeal was allowed. A further appeal decision again for a greenfield site determined that Policy 95 was not competent and as SEPA had no objection to the use of an individual septic tank the appeal was allowed.

Overall this policy has not been successful: it has not helped that SEPA did not raise objections to individual septic tanks which effectively ruled out the requirement to provide an overall drainage solution to these small settlements. This issue should be kept under review.

Implementation of the Vision

The following text sets out how each strategy of the Local Plan Vision has been implemented through policy, proposals and development within and through the plan.

Housing

In accordance with Vision 3 to direct the majority of development to appropriate locations within or adjacent to the existing settlements in the Plan area particularly where walking, cycling and public transport may play a significant role in meeting the increased need to travel, as well as Vision 4 to identify sufficient housing land to provide the structure plan requirements.

In response to this the Local Plan designated the majority of new development to existing settlements such as Kinross and Milnathort with a range of smaller scale provision in the smaller villages in the landward area. Twenty sites were identified throughout the area for housing with a further 9 opportunity sites providing a range of housing and compatible uses.

At the time of adoption 15 sites were identified as being effective providing 125 dwellings. Eight of these sites were identified in the Local Plan the others reflected planning applications. An additional 15 development sites were identified in the Local Plan, some of which were constrained, to provide a total indicative capacity of 338 dwellings. Eight additional opportunity sites were identified which did not count towards the Structure Plan housing requirement.

In addition to the provision of larger development sites within the settlements a number of small scale development opportunities were identified, primarily to enable small scale development in rural communities. Within the plan 13 small settlements were identified which have development opportunities.

The Structure Plan requirement from 2000 – 2013 is 565 dwellings. The effective land supply was currently 125 dwellings and the Local Plan identifies sites for an additional 463 dwellings. This provided an effective 5 year land supply at the end of the plans life in 2008.

These additional allocations are distributed as follows:

- Kinross: 138
- Milnathort: 138
- Fossoway: 11
- Portmoak: 57
- Remainder of Rural Kinross-shire: 119

Housing numbers relating to applications received for identified sites

Kinross & Milnathort:	LP identified: 276
	Received: 275 (2 Outline approvals with no numbers are not included)

Kelty Bridge:	LP identified: 20 Received: 19
Kinnesswood:	LP Identified: 28 Received: 30
Scotlandwell:	LP Identified: 25 Received: 19
Wester Balgedie:	LP Identified: 7 Received: 6
Powmill:	LP Identified: 30 Received: 2 Outline permissions with no numbers
Rumbling Bridge:	LP Identified: 4 Received: 4
Small Settlements	
Balado Crossroads	LP Identified: 10 Received: 0
Blairforge	LP Identified: 2 Received: 2
Carnbo	LP Identified: 5 Received: 10
Craigowmill	LP Identified: Not Specified Received: 8
Cuthill Towers	LP Identified: Conversion + 15 new Received: Conversion to 15 + 12 new
Drunzie	LP Identified: 10 Received: 13
Easter Balgedie	LP Identified: Not specified Received: 3
Gairney Bank	LP Identified: 8 Received: 3
Gairneybridge/Fruix	LP Identified: 10 including conversion Received: 26
Hattonburn	LP Identified: Less than 30 Received: 22

Mawcarse LP Identified: Not specified
Received: 10

Middleton: LP Identified: 10
Received: 1

Upper Tillyrie LP Identified: Not specified
Received: 16

Rural Development Opportunities

Lochran Sidings LP Identified: 4
Received: 6 + Travellers site

Ochil Hills Hospital LP Identified: 25 + Conversion
Received: 35

The Local Plan designations above total 519 new dwellings plus conversions and other small scale opportunities not identified.

Permissions or applications under consideration total 535 dwellings with additional outline permissions where numbers are not defined.

Shopping

In accordance with Vision 6 the Local Plan sought to protect the existing shopping and commercial function of Kinross and Milnathort and also to protect rural shops. Three areas in Kinross; Kinross western edge; and Milnathort are designated principally for retail uses. With Kinross and Milnathort the presumption is against non-retail uses on the ground floor and that large scale development outwith these designated areas will be restricted unless it meets local needs.

There has not been a large change in the shopping/retail provision in the Kinross area. An application was approved for the change of use of a dwelling to commercial use (02/01337/FUL) in Milnathort. In Kinross permission was granted for a change of use from florist to tearoom & retail outlet (05/00362/FUL). A current application to increase the floorspace of the Somerfield Store at Station Road from 936m² to 1,955m² (09/00802/FUL) is currently under consideration.

Work is currently under way to determine whether sufficient demand exists for an additional supermarket at Kinross. Should this be the case, further work will be required to investigate whether any suitable sites exist.

Within the landward area there has been little retail development. Policy 51 Rural Diversification has had the most impact and has brought forward a number of farm shops around Loch Leven. Two farm shops/cafes have permission: one at Channel Farm outside Kinross (04/01869/FUL); and the other at Lochend Farm outside Scotlandwell (04/00882/FUL). At Scotlandwell

permission was granted to convert the staff quarters of the Well County Inn to a coffee shop/restaurant (03/01772/PPLB).

Most retail should continue to be directed towards Kinross and Milnathort and the continuation of farm diversification should continue to be encouraged in areas where it is deemed appropriate in policy terms.

Industry/Business

Vision 2 of the Local Plan sought to identify sufficient industrial and business land to provide local employment. It is also identified that the lack of available business and industrial land within the Kinross and Milnathort area has inhibited the expansion of locally based companies and the ability of the area to attract inward investment. The Structure Plan requirement for the Local Plan area is 19.6ha of business/industrial land and it is agreed that the Council will undertake a search to identify a minimum of 3ha of further industrial land.

Two policies relate to business/industrial land: Policy 71 for Kinross and Milnathort and Policy 82 relating to Rural Business Use.

Kinross & Milnathort

Four sites are identified for industry/business use within Kinross and Milnathort.

Site I1: Distribution depot (04/00596/FUL) and an office, showroom, workshop and storage building (07/01571/FUL), currently 1.85ha of land remains undeveloped. The site is constrained by contamination, ownership, drainage and the requirement for a link road. A commitment has been given towards the link road in the Council's capital budget. Once in place this site will become effective.

Site I2: Northern part of the site has been used for a park and ride facility and also permission granted for housing. No business/Industrial proposals received. 5.90ha of land remains constrained due to drainage, access and contamination.

Site I5: No business/industrial applications received, current application for 21 dwellings (07/00716/FUL) is not yet determined, planning permission for residential previously refused in 2003. 0.66ha of land remains undeveloped and is constrained due to drainage, ownership and contamination. The applicant concedes that there is a demand for business/industrial land but contends that this site is not the right place for this use. It is indicated that the site has lain vacant for 26 years and the 3 office buildings that have already been constructed on site are presently 50% full and have never been fully occupied.

Site I6: No applications received. Application for 5 industrial units approved on neighbouring site (04/02400/FUL). 4.6ha remains undeveloped and is constrained by drainage, access, ownership and contamination.

An application is currently being determined on the existing Kinross Motor Auction site for 72 houses and 125 flats (05/02457/FUL). This site is constrained by drainage/flooding issues and it is being looked to the developer to provide a contribution towards developing equivalent business land elsewhere to offset the loss of this site. No legal framework is in place for this contribution. A further piece of work could investigate whether this could be extended to apply to all new development that seeks a change of use away from business/industrial land.

Discussions are currently underway to develop a comprehensive Masterplan for South Kinross which includes the Todd and Duncan works. This masterplan seeks to develop housing on this site which again would result in the loss of a large area of business/industrial land.

Rural Business Use

Two sites are identified for rural business use. Land at Powmill has permission for a house and office development (03/00605/FUL). The house is complete but the office has not started. 1.89ha of land remains undeveloped. A site at Rumbling Bridge has permission for the erection of a nursery and 5 chalets (08/01412/REM) on the identified site.

Employment Land Audit

The Council produces an annual audit of employment land to monitor land supply and help review policies and proposals. The audit contains detailed information and updates the supply to reflect the current position. In the Kinross planning area the total current supply is 17.40ha with 13.05ha being constrained and 0.70ha marketable. 1.22ha land is immediately available.

Perth and Kinross: Industrial and Business Land and Property Market Appraisal October 2008

The Council commissioned Ryden to complete an appraisal of industrial and business land across Perth and Kinross. This study concluded that only 1.7% of zoned land is currently available and there is only 1.5 years supply in the Council area. This up with the land audit indicated above.

Open Space/Recreation/Tourism

Open Space

In the most part, areas designated as open space in the Local Plan have retained their land use however permission was granted for 4 dwellings on appeal at Rumbling Bridge (07/02366/OUT). The Reporter concluded that the open space was related to the use of the Gorge and that small scale housing on this site would not impact on the amenity of the area. Open space standards for new development are identified through Policies 41 and 42,

which encourage the provision of new or further play facilities where a deficiency exists.

Recreation

In line with Vision 10 to improve recreation facilities in line with the need of the projected population the Local Plan supports, through Policies 37 and 38 the identification and improvement of Rights of Way and recreation provision. Policy 39 indicates a priority towards the provision of Community Woodland schemes in the area surrounding Kinross and Milnathort.

Tourism

Vision 7 seeks to encourage the tourist industry to improve the quality and range of facilities in a sustainable manner. It is recognised through the Local Plan that the area is not fully capitalising on the significant numbers of visitors passing by Kinross on the M90. Through policies 34, 35 and 36 the Local Plan encourages new tourist related development, proposals for extensions to existing caravan sites and the formation of new chalets and timeshare developments.

The Local Plan identifies a large scale tourist development at Cavelstone for 35 timeshare units with associated golf course, leisure and equestrian facilities. So far no applications have been received for this development but interest has been expressed in a smaller scale chalet development and associated shop within the identified area.

A number of chalets have been approved (08/01412/REM) with an associated nursery on business land at Rumbling Bridge.

An application is currently under consideration to replace an existing caravan site at Gairneybridge/Fruix with 21 houses (08/00866/FUL). The applicant has stated that outside of the annual 'T in the Park' weekend there is no demand for caravan and camping sites in the area.

Environment & Conservation

In accordance with Vision 8 the Local Plan seeks to protect and enhance the natural heritage of the area. Through its policy framework it seeks to protect sites designated both under the Habitats or Birds Directive, as Ramsar Sites, SSSI, Natural Nature Reserves, National Scenic Areas, Areas of Great Landscape Value as well as local designations where biodiversity and Greenspace are recognised as important.

Loch Leven is one of the main environmental considerations in the Local Plan area. It is the largest eutropic freshwater loch in lowland Scotland. Loch Leven has problems with a high level of phosphates, which promotes the growth of blue-green algae. A commitment was made to reduce the level of phosphates entering Loch Leven by requiring that each new development should either connect to the existing sewerage system; or where a private drainage solution

was proposed should be required to provide mitigation measures capable of removing from the catchment area 125% of the phosphates likely to be generated by the development, thus reducing the total phosphate level in the Loch.

This policy has had the effect of reducing the phosphate level in the Loch; a management plan for Loch Leven is kept under review, and will be a consideration when next reviewing the Local Plan.

Infrastructure (Education, Community Facilities, Drainage)

There are six non denominational primary schools in the Kinross area. There is an identified capacity issue in Kinross with five of the six primary schools at capacity and the other near capacity. A new secondary school is currently under construction in Kinross, the existing secondary school site will become vacant and the future use of this site is uncertain. There are no proposals for new schools or extensions to existing schools proposed in the area at present.

Primary Schools – Non Denominational

Kinross High Cluster	
Blairingone Primary	70 – 80% Capacity
Cleish Primary	80% + Capacity
Fossoway Primary	80% + Capacity
Kinross Primary	80% + Capacity
Milnathort Primary	80% + Capacity
Portmoak Primary	80% + Capacity

Drainage

There is an identified drainage issue in the Kinross area. The existing treatment works at Milnathort is at or near capacity, which limits capacity for development in the area. Scottish Water requires to develop a strategy for opening up the capacity of this treatment works in order to make future land allocations effective.

In some identified small settlements in the landward area, the plan sought to create new village drainage schemes on the back of new development. Due to a number of factors this has mainly been ineffective and has resulted in most new developments in villages being connected to individual septic tanks. Work will need to be carried out with Scottish Water and SEPA to further investigate solutions to the current drainage issues across Kinross.

Community Facilities

Opportunity 3 and C5 identifies Lathangie for the provision of a Primary Care Centre, Community School and Housing on surplus land. This development is under construction.

Roads and Transport

In terms of cycling R1 identifies the creation of a multi-user route linking into the Fife cycle route; R2 identifies a strategic multi-user route from Kinross into Clackmannanshire; and R3 identifies the completion of a Kinross-shire link to the National Cycle Network.

Various multi-user routes are proposed around the landward villages in the plan area.

Perth and Kinross Council have prepared a draft Core Path Plan, which provides a detailed plan for a path, cycle and bridleway network through the whole Council area.

The round Loch Leven path has been part completed and the remainder will be developed in the future.

A link road from Station Road to the southern boundary on the western edge of Kinross is proposed. At present only part of this road is in place. A commitment has been made by the Council to provide the remainder of the link in the future.

Issues for the Local Development Plan

Housing

- Housing supply is low in main settlements such as Kinross and Milnathort.
- Affordable Housing: there is still a deficit in Kinross and Milnathort, however an affordable housing policy to enable 25% provision on sites throughout the area should seek to ensure continued delivery of affordable housing.
- Application levels for rural housing continue to be high for the area; a review of the Housing in the Countryside Policy seeks to continue to ensure appropriate locations for and development of housing in the countryside.
- Design of housing, and in particular what is deemed as high quality, identification of density, access and any other design requirements e.g. landscaping, reflecting local character for site specific. (This may be covered separately in the Council's Place Making Guide.)

Shopping

- Policy framework to protect and enhance existing centres.
- Identify acceptable uses within town centre areas e.g. residential uses.
- Update town centre boundaries to reflect changing land uses.

Industry and Business

- Retain a policy framework that will continue to protect serviced and available employment land from being developed for other purposes
- Establish demand for additional sites for industrial and business land use, in particular marketable employment land

- Create a policy framework that will protect serviced and available employment land from being developed for other uses while recognising market requirements, particularly retailing
- Identifying a supply of employment land that that is capable of development in the short term
- Identifying ways of removing development constraints on employment sites
- Link Road to improve access to the western edge of Kinross
- Lack of serviced Business/Industrial Land
- Encourage small business start up in smaller settlements
- Rural economy – SPG to give guidance on diversification projects

Open Space, Recreation and Tourism

- Define open space hierarchy
- Retain policy framework to protect and enhance open space
- Promote Loch Leven tourist development
- Retain policy framework to improve tourist accommodation and facilities

Environment and Conservation

- Retain policy framework for local nature conservation designations.
- Review Loch Leven Catchment Management Plan.

Infrastructure

- Review Milnathort waste water works capacity
- Policies on drainage in small settlements in the Loch Leven catchment area
- Link Road to open up the western edge of Kinross
- Review the use of surplus Council buildings once new community campus opens
- Education capacity level constraints - Supplementary Planning Guidance
- Identification of area of flood risk an issue as SEPA flood maps inaccurate at site specific level – retain policy framework for flood risk.

Appendix A – Supporting Information

Kinross Area Local Plan – Housing Sites

Local Plan Effective Land Supply

Local Plan residential sites for which development has either been carried out or has a current planning application.

Kinross & Milnathort

Ref.	Number	Current Position
H1	Phase 1 – 25 Max Phase 2 - 21	02/00216/FUL – 25 Houses - Complete 04/01441/FUL – 17 Houses - Complete
H2	27	00/00826/OUT – 27 Houses - Complete
H30	7	04/02338/FUL – 6 Affordable - Complete
H3	20	99/01337/FUL – 17 Houses - Complete
H4	16	97/01487/FUL – 7 Houses - Complete
H5	27	No applications
H6	6	00/0522/REM – 6 Houses - Complete
H7	10	00/00948/FUL – 10 Houses - Complete
H8	28	07/00442/OUT – Residential – Nothing on Site
H31	5 Max	08/00805/REM – 5 Houses - Nothing on Site
Opp 1 - H10	28	08/01101/OUT – Residential - Nothing on Site
Opp 4 – Op1	Mixed Use, Max 50	05/01475/FUL – 84 Houses – 69 Still to be completed
Opp 4 – Op2	24	05/01475/FUL – 84 Houses – 69 Still to be completed
Opp 4 – Op3	Mixed Use	05/00750/FUL – 41 Houses 04/02340/FUL – Medical Centre
Opp 4 – Op4	Mixed Use	02/00866/NID – Skatepark 00/01578/FUL – 7 Affordable - Complete
Opp 4 – Op5	Mixed Use	Unknown
Opp 4 – Op6	Mixed Use	03/01666/FUL – 2 Houses

Keltybridge

Ref.	Number	Current Position
Proposal 11 - H13	20	04/00706/FUL – 19 Houses - Complete

Kinnesswood

Ref.	Number	Current Position
Proposal 11 - H14	22	98/01674/FUL – 22 Houses - Complete
Proposal 12 - H20	6	08/00677/FUL – 8 Houses Not Yet Determined

Scotlandwell

Ref.	Number	Current Position
Proposal 11 - H15	10	Effective site – No Application
Proposal 11 - H17	15 Max	06/00851/FUL – 19 Houses 08/01059/FUL – 16 Houses Not Yet Determined

Wester Balgedie

Ref.	Number	Current Position
Proposal 11 - H16	7	02/01341/REM – 6 Houses - Complete

Balado

Ref.	Number	Current Position
Proposal 11 - H19	30	07/01226/OUT – Residential 08/01707/OUT – Residential

Powmill

Ref.	Number	Current Position
Opp 5 - H21	11	04/02463/OUT – Residential – Nothing Built

Rumbling Bridge

Ref.	Number	Current Position
Opp 5 - H32	4 Max	07/01403/FUL – 4 Houses – Construction underway.

Opportunity 6 - Small Settlements**Balado Crossroads**

Ref.	Number	Current Position
Inset Map 14	10 Max	No Applications – Ineffective site

Blairforge

Ref.	Number	Current Position
Inset Map 15	2 Max	04/00868.FUL – 2 Houses

Carnbo

Ref.	Number	Current Position
Inset Map 16	5 Max	05/00651/FUL – 3 Houses - Completed 06/02516/FUL – House - Completed 04/01283/OUT – House/permission lapsed 04/01280/OUT – House/Renewal 08/01486/OUT 05/02389/REM – 4 Houses - Completed

Craigowmill

Ref.	Number	Current Position
Inset Map 17	Not Specified	98/01546/FUL – 6 Houses 09/00404/FUL – 2 Houses (NYD)

Cuthill Towers

Ref.	Number	Current Position
Inset Map 18 - H23	Conversion + 15 new	02/00015/FUL – Conversion to 15 + 4 New - Completed 05/00681/FUL – 8 Houses

Drunzie

Ref.	Number	Current Position
Inset Map 19	10 Max	06/01929/OUT – House 05/01302/FUL – House 05/01396/FUL – Conversion House 08/00348/FUL – 10 Houses

Easter Balgedie

Ref.	Number	Current Position
Inset Map 20	Not Specified	01/00193/FUL – New Farmhouse 06/00042/FUL – House 08/01803/FUL – House (NYD)

Gairney Bank

Ref.	Number	Current Position
Inset Map 21	8 Max	05/01453/FUL – 3 Houses – 2 Completed

Gairneybridge/Fruix

Ref.	Number	Current Position
Inset Map 22	10 including conversion	05/01633/FUL – 5 Houses – Nothing Built 08/00866/FUL – 21 Houses (NYD)

Hattonburn

Ref.	Number	Current Position
Inset Map 23	Conversion + 20 new. Total not to exceed 30.	05/01622/FUL – 22 Houses – Not Started 02/01206/FUL – Granny Flat Extension

Mawcarse

Ref.	Number	Current Position
Inset Map 25	Not Specified	07/00136/FUL – 4 House Plots 07/01195/REM – House 07/01133/REM – House 07/02572/FUL – House 06/00927/FUL – 2 Houses (Appeal) 00/00768/OUT - House

Middleton

Ref.	Number	Current Position
Inset Map 27	10 Max	08/01014/FUL – House (NYD)

Upper Tillyrie

Ref.	Number	Current Position
Inset Map 29	Not Specified	08/01124/FUL – 16 Houses (NYD)

Opportunity 7 - Rural Development Opportunities

Lochran Sidings

Ref.	Number	Current Position
Inset Map 24	<ul style="list-style-type: none"> • Class 4 Business • Housing 4 Max 	Greenacres Travellers Site 06/01094/FUL – Class 6 Storage – Not Built 02/01532/OUT – House 02/01531/OUT – House 03/00779/FUL – House - Complete 04/00046/FUL – House - Complete 04/00748/FUL – House - Complete 08/01163/OUT – 2 Houses

Ochil Hills Hospital

Ref.	Number	Current Position
Inset Map 28	<ul style="list-style-type: none"> • Residential conversion & Maximum of 25 houses • Hotel or Leisure • Institutional use 	05/02085/OUT – 35 Houses

Additional/Windfall land for housing

Throughout the life of the plan those sites that have been developed or are subject to a planning application for residential development in addition to those sites identified within the local plan.

Settlement	Name	Number
Kinross	122 South Street Milnathort Kinross	05/01321/FUL - 12 (PV)
Blaringone	The Meadows Vicar's Bridge Road	05/00243/FUL – 1 House
Crook of Devon	Site Of Southern Most River Bank Lodge Main Street	03/02133/FUL – 1 House
Crook of Devon	Riverside Lodges Main Street	07/01831/FUL – 4 Houses
Crook of Devon	Mill Cottage	07/02528/OUT – 2 Houses
Crook of Devon	Land Opposite Devonbank Drum	06/00995/OUT – 3 Houses
Crook of Devon	Muirfield Hatchery Drum	07/00312/OUT - 4 Houses

Crook of Devon	Muirfield Hatchery Drum	08/02077/OUT – 2 Houses
Glenalmond	Land Adjacent To Levensglenn Nursing Home	05/00975/REM – 1 House
Keltybridge/Maryburgh	Land North Of Maryburgh Maryburgh Blairadam	08/00019/OUT – 4 Houses
Keltybridge/Maryburgh	Land Adjacent To Drive (Criochna House) At Maryburgh Blairadam	00/00585/OUT – 1 House
Keltybridge/Maryburgh	Land North Of Winchester Keltybridge	08/00853/FUL – 1 House
Keltybridge/Maryburgh	Dullomuir Farm Blairadam Keltybridge	07/01375/OUT – Steading Conversion
Kinnesswood	Land To North Of 1 Gamekeepers Road	03/00269/FUL – 1 House
Kinnesswood	Plot B Land Adjacent To The Faulds Gamekeepers Road	05/01687/FUL – 1 House
Powmill	Land South Of Craigton Farm Road Gairney Burn Lane	03/00605/FUL – 1 House
Powmill	Plot 5a Powmill Farm Rumbling Bridge	07/00555/FUL – 1 House (NYD)
Powmill	Ivy Cottage	08/01641/FUL – 2 Houses
Powmill	Gartwhinzean Farm	06/01947/FUL – 12 Houses
Powmill	Cleddans	07/00365/FUL – 1 House
Powmill	Devonshaw	06/00496/FUL – 1 House
Rumbling Bridge	Land South Of Merryhills	04/01312/FUL – 1 House
Rumbling Bridge	Megsfauld Blairhill	03/02074/FUL – 1 House
Rumbling Bridge	Rumbling Bridge Nursing Home	07/02366/OUT – 4 Houses (Appeal)
Rumbling Bridge	Birkfield	02/01223/FUL – 3 Houses
Scotlandwell/Kilmagadwood	Glebe Field Kilmagadwood	05/01686/REM – 2 Houses
Scotlandwell/Kilmagadwood	Land To South Of Wellside Garage Lochgelly Road	02/00329/FUL – 1 House
Scotlandwell/Kilmagadwood	Land To Rear Of Tighe Na Tobar And Spion Kop Leslie Road	06/00383/FUL – 1 House
Scotlandwell/Kilmagadwood	The Leslie Bank Off Leslie Road	00/00080/OUT – 2 Houses
Scotlandwell/Kilmagadwood	Butts Acre Leslie Road	07/02749/FUL – 1 House
Wester Balgedie	Wester Balgedie Farm	09/00195/FUL – 8 Houses (NYD)

Kinross Area Local Plan – Employment Land

Kinross & Milnathort

Site Ref.	Location	Proposal	Current position (undeveloped land in bold)
I1	Clashburn Road	Use Class 4-6: Business, General Industrial, Storage or Distribution	04/00596/FUL - distribution depot with ancillary office accommodation. 07/01571/FUL - single storey office/showroom/workshop/storage building with parking and concrete yard. Constraints - Contamination, Ownership and Drainage. Requires provision of proposed link road from the north. Derelict Land. 1.85 ha of land remains undeveloped.
I2	Station Road	Use Class 1(restricted), 4, 6, 10 & 11: Shops, Business, Storage or Distribution, Non – residential Institutions, Assembly and Leisure.	Constraints - Drainage, Access and Contamination. Currently agricultural land. No business / industrial development planning applications have been received for this area although PP (FUL) has been received for houses on the northern section. GS Brown own the land to the north and have applied to build houses on the northern tip of this site, to replace land that PKC want to build a park and ride on. Derelict Land. 2008 Removed from SVDLS and Employment land developed partial as per application re dwelling houses boundary amended. 5.90 ha of land is constrained.
I5	Old Station	Use Class 4: Business	07/00716/FUL - Erection of 21 dwellinghouses (Not Yet Determined). Constraints - Drainage, Ownership and Contamination. Planning permission for residential houses on eastern section refused in 2003. Derelict buildings have been removed from back of site. Derelict Land. 0.66 ha of land remains undeveloped.
I6	Stirling Road	Use Class 4-6: Business, General Industrial, Storage or Distribution	No applications received. Constraints - Drainage, Access, Ownership and Contamination. Existing access through yard to Websters Building Supplies and Forth Wines. Currently rough open land. One planning application for 5 industrial units (04/02400/FUL) adjacent to employment land has been approved. Open space. 4.6 ha of land remains undeveloped.

Landward Area

Site Ref.	Location	Proposal	Current position (undeveloped land in bold)
No unique ref	Powmill, Land South Of Craigton Farm Road, Gairneyburn Lane	Rural Business Use	Constraints - Drainage and Topography. Minor business development - House has been developed but owner may not initiate office development. The rest is currently grazing land and unlikely to be used for further development. 1.89 ha of land remains undeveloped.
No unique ref	Rumbling Bridge, Birkfield, A977	Rural Business Use	08/01412/REM – Erection of Nursery & 5 Chalets. Constraints - Access, Topography and Contamination. Small site adjacent to A977. Derelict Land. 0.70 ha of land remains undeveloped.

Proposals on Existing Business Land

Site Ref.	Location	Proposal	Current position
No unique ref	122 South Street, Milnathort	Warehouse	05/01321/FUL – 12 Houses to replace warehouse (Approved)
No unique ref	Scottish Motor Auctions Bridgend Kinross	Motor Auction Site	05/02457/FUL - Proposed residential development and ancillary works (72 dwellinghouses and 125 flats) (Not Yet Approved)

Kinross Area Local Plan Monitoring

Additional Development not identified in the Local Plan

Retail Development

02/01337/FUL – 98 Stirling Road, Milnathort – Change of use of dwelling to commercial use

04/01869/FUL – Channel Farm, Kinross – Creation of Farm Shop/Café

05/00362/FUL – 19 South Street, Kinross – Change of use from Florist to Tearoom & Retail Outlet

03/01772/PPLB – Well Country Inn, Lochgelly Road, Scotlandwell – Conversion of staff quarters to coffee shop/restaurant

04/00148/OUT – Glendale, Drum – Erection of building for Class 1 Retail on ground floor – No Full Application Submitted

04/00882/FUL – Lochend Farm, Scotlandwell – Farm Shop

Industrial Development

04/02011/FUL – Fossoway Manse, Mainstreet, Crook of Devon – Change of use to Class 4 Business use & Erection of storage unit

Office Development

03/00605/FUL – Land South of Craigton Farm, Gairney Bridge lane, Powmill – Erection of House and Office

02/00869/FUL – Former Railway Goods Shed, Auld Mart road, Milnathort – Erection of a new office block

Hotel/Leisure Development

04/01388/FUL – Findatie Farm, Kinross, KY139LY – Development of 14 Chalets

08/01412/REM – Birkfield, Rumbling Bridge – Erection of a Bursery & 5 Chalets

Other Developments

05/00136/FUL – 188 High Street, Kinross – Change of use from Residential to Pilates Studio

Perth Area

Local Plan 1995

Perth Central Area

Local Plan 1997

The following main issues have been identified from the work carried out for the monitoring report

1. The supply of effective housing land needs to be increased
2. The affordable housing policy needs to be incorporated into the Plan
3. Consideration should be given to the use of density ranges when allocating housing sites
4. Consider the incorporation of the retail park into the city centre
5. Clearly identify the acceptable level and type of retailing in business or industrial areas
6. Review of city centre development sites
7. The requirement to create a realistic policy framework that will protect serviced and available employment land from being developed for other purposes while recognising modern market requirements, particularly in relation to retailing.
8. To identify a supply of employment land that is capable of development in the short term.
9. To investigate ways of removing development constraints on employment sites.
10. To identify the core area of the harbour and consider the use of an article 4 direction to control uses within the core to those with a harbour function.
11. The identification of a new bridge across the Tay, north of Inveralmond roundabout
12. The identification of junction improvements on the A9/A85 Crieff Road
13. The identification of a footbridge across the bypass
14. The identification of a footbridge across the River Tay, north of the city centre
15. To investigate the AGLV designation and its replacement with a green belt as identified in the structure plan.

Introduction

Under Part 2 section 16 of the Planning etc. (Scotland) Act 2006 Local Planning Authorities are required to keep under review the impact of policies and proposals contained within their local development plans. Planning Circular 1 2009 requires planning authorities to publish a monitoring statement, alongside the publication of any main issues report, and this monitoring report has been produced in compliance with this requirement.

The base date for information contained within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

Perth Area Local Plan

The Perth Area Local Plan was adopted in 1996 with an alteration dealing with housing land adopted in 2000. The stated purpose of the plan is to draw together an optimum framework for the use of land in the Perth Area, to recognise and reconcile the real and potential conflicts between land uses and between the demands for development and conservation and provide a vision for Perth for the next 5-10 years.

The objectives of the Plan can be summarised as the following:

- 12. To develop Perth city and its immediate hinterland as the prime focus for economic activity within Perth and Kinross**
- 13. To reinforce rural and village community services by allowing for modest building in scale with the character of established villages**
- 14. To identify housing land capable of providing Structure Plan requirements**
- 15. To maximise affordable housing within all new housing developments**
- 16. To provide an adequate supply of business and industrial land in Perth and the surrounding area and in line with the Structure Plan requirement**
- 17. To improve the quality of recreational land and open space in particular to improve cycle and footpath provision**
- 18. To protect the natural and built environment in the Perth area balanced with the needs for development**
- 19. To ease congestion in Perth and open up the east of the river for development**
- 20. To protect historic village plans and architectural character**

Perth Central Area Local Plan

The Perth Central Area Local Plan was adopted in 1997. The stated purpose of the Plan is to guide development and change in land use in the way that can best serve the community interest. The Plan had a notional life span up to 2006.

Perth Central Area Local Plan vision statement

Through the Central Area Local Plan:- The Council aims to retain and enhance the functions of the town centre as a place to shop, live, work and relax by

10 Promoting Vitality by

- Encouraging more people to live in the town centre
- Providing spaces for people to meet
- Providing opportunities for community and leisure facilities

11 Promoting Viability by

- Supporting the primary business and retail core
- Providing opportunities for retail development
- Providing opportunities for mixed development
- Providing opportunities for tourist attractions

12 Promoting Visual Excellence by

- Further environmental improvements
- Introducing facelift schemes
- Greater attention to high design standards in new development

13 Promoting a Vehicle Free Environment by

- Further pedestrianisation
- improving pedestrian and cycle routes
- promoting public transport and 'Park and Ride' for commuters

Strategy

Specific components of the strategy in the plans to meet the terms of the above are as set out below. Tables set out in the appendix show the current position with the sites identified in the plan.

Housing

- Identify land for 3,900 houses.
- Sites for 1,500 houses were expected to be in the effective supply at 2006.
- Strategy to distribute housing around the key routes into the Perth and at locations close to the city. Almond Valley is the major extension to Perth with major village extensions at Inchtute, St Madoes, Errol, Abernethy, and Scone. Oudenarde new settlement on the site of the former hospital at Bridge of Earn.
- Strategy to provide further housing in the Perth Central Area through conversion or reuse with new build where the buildings are not capable of retention.
- Maximise affordable housing in housing developments. Priority locations are identified as Dewars, Almond Valley, Oudenarde, and Inchtute.

Shopping

- Protect Perth as the major centre for retailing in Perth & Kinross and beyond and retain the existing shopping hierarchy.
- Support the existing small neighbourhood shopping centres, village shopping provision and small corner shops.
- New shopping facilities supported at Ruthven Park (Perth western edge), Almond Valley, Oudenarde/Kintillo, St Madoes, Inchtute and Luncarty.

Industry and Business

- To maintain the position of central Perth as the principal focus for commercial, leisure and service activity within Perth and Kinross.
- Identify 22 ha of industrial land. Recognition that much of the land requires to be serviced and is not immediately available.
- Major industrial/business land release is to be around the bypass with Broxden to be developed as a corporate park for high amenity office and associated uses.
- Protect and support the harbour.
- Protect and support rural industry.
- Investigate further the potential of Bridge of Earn Hospital and Errol airfield for business uses.

Open Space, recreation and Tourism

- Improve the lade
- Urban tree planting schemes on the southern edge of the city.

- A new park in Bridge of Earn
- Adequate play open space and landscaped areas in all new housing developments
- Recreational provision in the landward area particularly access to hill land and valley of the Tay
- Provision of an additional golf course to the west of Perth
- Provision of a touring caravan site in the vicinity of the city
- High quality tourist/conference centre

Environment and Conservation

- Protect the natural and built environment in the Perth area balanced with the needs for development
- Extend the Area of Great Landscape Value
- Support the creation of a Local Nature Reserve on the Tay Estuary
- New or extended conservation areas in Dunning, Abernethy and Errol
- Initial strategy for community woodlands
- New hard rock quarry

Infrastructure

- Improve pedestrianisation in Perth city centre and provide an additional multi-storey car park
- Ease congestion in Perth and open up the east of the river for development. A new bridge over the River Tay is recommended and bypasses for the villages on the A94
- Roads to open Almond Valley Village and the west end of Inveralmond Industrial Estate and a pedestrian crossing of the bypass
- Drainage and water supply schemes to bring forward development.

Main Settlements

Note general areas were identified for investigation for housing development during any review of the plan in Abernethy, Bankfoot, Balbeggie, Bridge of Earn and Scone. This work will be taken forward through the LDP as part of the development of the strategy for the plan.

Abernethy

The construction of the new primary school removed the development constraint and allowed the housing sites to be developed with the exception of site H40 on station road. While there is still some drainage capacity the new school is now at capacity.

Almondbank / Pitcairngreen

The site at Pitcairnfield (Alt H26) is identified as an opportunity for future housing development but it is still used for storage and distribution purposes. Access issues have not been resolved and the part of the site lies in a flood risk area. Though further assessment work is still required it is likely that the site will not be able to accommodate the 150 houses envisaged.

Balbeggie

Only one site (H54) has been developed for four houses. Planning permission has been granted to develop site H53 for eight houses. The remaining site H52 may not be capable of development due to the narrow roads which lead to it. Drainage and education constraints apply.

Bankfoot

Only one site for 4 houses has not been developed (H57) and this has now been laid out as open space. Development has been permitted on the south side of the village (for business and housing) and a new church and hall has been constructed on the west side of the village, which has extended the village boundary. The car park at Coronation Park has been provided. Flooding has been a problem in the village during the life of the plan. Drainage and education constraints apply.

Bridge of Earn

The two sites identified for housing have been developed although Alt H2 has only been able to accommodate 10 houses due to flood risk. The school improvements have been completed though the school is now at capacity. The new park and the park improvements have been completed. The village shops have not been constructed and the site has been developed for housing. A gospel hall and cemetery extension have been granted consent outside the southern village boundary and a housing consent has also been granted on the site of the former chicken sheds.

Burrelton / Woodside

Drainage improvements allowed some infill housing development to be built (8 houses on the former Mars garage site was the largest single site) and permission has also been granted for the development of 36 affordable houses on site H58. Site Alt H15 has a difficult access but the Mars site development now provides a way into this area. Drainage and education constraints apply to any other development. The improvements to Gray Park have been completed and there is mature vegetation on the southern approach to the village. Consent for housing has been granted on the former station site to the north and west of the village boundary

Dunning

The housing sites identified in the plan have all been developed and some limited infill has also taken place. Findonny farm lies next to the southern village boundary and is used by a successful meat business.

Errol

Work has commenced on the large housing development Alt H62 which has an extended boundary. The bus garage H32 has not been developed. The school has been redeveloped and currently has capacity though this will be utilised. The conservation area has been designated though an enhancement scheme has still to be implemented.

Invergowrie

The housing site at Bullionfield works has been developed and the Scottish Crop Research Centre has been granted permission to develop an agri-park on the outside of the settlement boundary. The settlement lies within the Dundee housing market area.

Forgandenny

The housing site H63 has been developed. A significant amount of development particularly in relation to the school has taken place outside the settlement boundary.

Grange

Site Alt 12b is under construction but no interest has been shown relating to Alt 12c. There has been little consolidation of the fragmented growth. Though there is drainage capacity, education is a constraint. Planning permission has been granted subject to a section 75 agreement for residential development at Errol airfield.

Glenfarg

The housing site H42 has been developed and the open space O31 has been completed and extended. The woodland planting and walkway on the southern and western edge of housing site Alt H11 has been completed but no permission has been issued for the development of the site. The proximity of pipelines severely constrains any further development.

Guildtown

None of the identified sites have been developed though they are the subject of a planning application.

Inchtute

Planning permission has been granted for the development of the whole of housing site Alt H13 and some 120 houses have been constructed. The community facilities will not now be constructed on site but instead existing village facilities will be improved.

Longforgan

The housing sites identified in the plan have all been developed. There is still a need to investigate public park provision.

Luncarty

Site Alt H25, the former bleachworks, has been developed for 101 houses. Site H34 has been developed for 9 houses. The former Home farm steading has been converted to a pub/restaurant and hairdressers. The tree belts and open space framework that runs through the village have been strengthened.

Methven

The Council has decided to grant permission for a large housing development on the east side of the village subject to a section 75 agreement. However, to

obtain access to the A85 the site has had to be extended eastwards and the new area will need to be shown in the new plan.

Oudendarde

Work has now started on the development of the site and 75 affordable houses have been constructed. The site will be a major source of housing supply in the short and medium term and should be shown in the new plan.

St Madoes / Glencarse

The large housing development on the west side of the village has been completed and there is still some capacity in the drainage system. Further expansion is restricted by the need to retain the setting of Pitfour castle.

Scone

Site Alt H14 is now around 70% completed and there is likely to be some education and drainage capacity available when the site has been developed. Further development is restricted by the capacity of the existing river crossings and a new bridge north of Perth city centre would solve these problems.

Stanley

Stanley Mills has been restored and provides a high quality residential development with scope for further mixed development on the site. Only one of the identified housing sites has been developed (H46). There is education and drainage capacity for further development.

Wolfhill

The housing site on the west side of the village has still not been developed but there is now drainage capacity which may be able to accommodate some further development.

Perth

The majority of development sites in the plan have been completed. However the largest housing site at Almond Valley Village has yet to commence pointing to the difficulties and long lead in times with this type of large scale city expansion. Employment development has continued to move from the city centre to the outer areas in particular to Inveralmond, North Muirton, Kinfauns and Broxden. However the Council Offices at Pullar House and the concert hall have provided major additional employment in the city centre. The retail and office development between these new developments has still to be built. The pavement cafes particularly around St John's Square in association with environmental improvements and extended pedestrianisation have been a particular success. Significant amounts of land identified for business uses have been developed for other purposes, particularly housing, and there is continued pressure for retail development in out of centre locations particularly in industrial estates. These issues will have to be addressed by the new plan. There has been some development of cycle and walking routes in the city but there are physical barriers to further extension, particularly the river and the bypass. The setting of the city has remained largely unaffected

by recent development but the peripheral areas may need to be revisited in light of the pressures for further expansion.

Policy Issues

Perth Central Area

Issues from planning appeals

Generally the policy framework has been supported at appeal however some issues have been raised by decisions

1. The decision to allow an appeal at 26 George Street raised some questions relating to class 2 & 3 uses in the prime retail area. The Reporter felt that existing non-retail uses would not count as part of the bunching if they did not fall in classes 2 & 3 though he added that this might not have been the intention of the policy. He also indicated that the draft plan was unrealistically strict in trying to excluding further non-retail uses and that this was contrary to national policy. He was also of the view that George Street had become a secondary shopping street.
2. The decision to allow an appeal at 88-90 Scott Street did not support the 50% quota for affordable housing in the Perth city centre finding that it would deter housing development.

Issues from Policy framework

This has generally proved to be robust and the land use framework has remained broadly as shown in the Plan. However the city centre area needs to be extended to include the retail park to take into account the issues raised by the retail park extension and the definition of edge of centre. The railway station should also be included given the synergy it has with the bus station and city centre generally. A logical western boundary for the city centre would be the railway line. The policy to encourage more people to live in the city centre has been successful and in particular residential has become a more prominent use in the southern part of the plan area. Some adjustments need to be made to the policy framework to reflect this. The South Inch car park should also be included within the city centre since that is the area that it serves.

Conservation Area

Most of the Local Plan area now lies in the Perth Central Area Conservation Area and will have to be shown in the new plan. The appraisal work carried out will be able to feed into the new plan.

Perth Area Local Plan

Study Areas

The study area zoning and policy framework was not particularly useful when considering acceptable after uses for the sites as it contained limited guidance. The required studies were not undertaken or completed for a

variety of reasons. The former bottling plant at Inveralmond has been redeveloped for a mixture of uses. Perth quarry is still operating and Errol airfield is still largely a partly developed and fragmented former wartime airfield. The land at North Muirton will not be required for a new bridge.

Implementation of the vision

Housing

In accordance with vision 3 the plan has successfully delivered the housing requirements set out in the Structure Plan. In accordance with vision 10 the plan has provided opportunities that have enabled people to live in the city centre. The majority of housing sites identified in the Plan have now been developed and the five year land supply at 2006 was 2,495 which had fallen to 1,610 by 2008 (pointing to future difficulties in meeting the increased population estimates). However, 36% of the sites are still to be completed and 22% have not had any development. The principal reason for sites not coming forward is a lack of capacity in infrastructure, particularly in the villages, and ownership issues have also been a reason. The two large developments, namely Oudenarde and Almond Valley Village (each with over 1,000 houses), have been very slow in coming forward emphasising the long lead-in times required. Housing construction at Oudenarde only started in 2007 while Almond Valley still has to obtain planning permission and there are as yet unresolved access and other issues. The strategy of developing the major villages has been implemented and will deliver over 1,000 houses. There are still sites for over 3,000 houses identified in the plan which have not been developed.

Affordable Housing

In accordance with vision 4 the plan contained statements about maximising the amount of affordable housing in all new housing developments. In practice this proved difficult to achieve without a specific target. The plan also contained priority locations for affordable housing but these have yet to deliver the substantive part of their allocations since they relied on Almond Valley and Oudenarde delivering 500 affordable houses and only 75 affordable houses have been constructed at Oudenarde. The specific sites identified for affordable housing mainly in Perth city have been developed and this area has also been the main source of windfall sites in accordance with vision 10.

Rural and Village housing

In accordance with vision 2 the housing in the countryside policy and the infill within settlements framework has allowed the construction of some 300 houses throughout the plan area.

Shopping

In accordance with vision 1 and 11 the policy framework, hierarchy and land allocation has protected Perth's position as a regional shopping centre. The major expansion of the Tesco store at Edinburgh Road has been constructed though it used some business land (the Crieff Road store has also been expanded). A major extension to the retail park (Wallace works also zoned as business) was granted on appeal but was defined as an edge of centre location complementing the city centre rather than challenging it. B&Q has relocated to a site opposite Tesco at Crieff Road, again on a site identified for business purposes, and this has left long term unoccupied units in St Catherine's retail park.

Neighbourhood and village shopping

The neighbourhood centres identified in the plan continue to operate with exception of the small group at Glengarry Road which is now too small to be considered as a neighbourhood centre. Shops and a children's nursery have been constructed on Perth's western edge at West Mains Avenue.

Of less success has been the plan's aspiration to support new shopping facilities in villages specifically Kintillo, St Madoes, Inchtute and Luncarty. The only facility constructed has been in Luncarty where a hairdressers is part of the steading conversion (also includes pub and restaurant).

There have been incursions by retail uses into areas identified for business or industrial uses, particularly in areas closer to the city centre. These have generally been for larger bulky operations such as builders merchants etc and reflect the continuing blurring of distinction between uses.

Perth and Kinross Retail Study

This has been updated twice during the life of the plan the most recent being in 2006. The study concluded that Perth's comparison shopping sector faces strong competition from larger centres. Although leakage of expenditure is modest and Perth attracts some expenditure from elsewhere, expenditure growth lags behind the Scottish average, vacancies have risen in off-prime locations and rents are growing comparatively slowly. More positively, the incidence of multi-purpose trips linking different types of shopping and leisure is increasing. The study concludes that there is no justification for additional retail floorspace in the local plan area.

Industry and Business

Business land

The implementation of vision 5 and maintaining an adequate supply of serviced business land has proved to be difficult. In particular there have been significant losses of business land to other uses (mainly retail and housing) over the life of the plan. While this reflects the land values and the locations, the business policy has not been sufficiently robust to protect areas from

development for other purposes and there has not been enough understanding of the lack of serviced land. Major affected areas of loss are as follows:

- Extension to retail park, Dunkeld Road. Granted on appeal as edge of centre location. Loss of 3.2 ha of serviced business land.
- Conversion of Rosslyn House, Glasgow Road from Council Offices to flats and new build housing in grounds. Loss of 0.9 ha of business land.
- Erection of two supermarkets and wine shop, Glasgow Road (originally restaurant). Loss of 2.2 ha of business land.
- Erection of B&Q store, Crieff Road. Loss of 2.2 ha of business land.
- Erection of affordable housing, Crieff Road/lade. Loss of 0.5 ha of business land.
- Erection of flats, Monex site (B3 plus) loss of 1.6 ha of business land.
- Redevelopment of superstore at Edinburgh Road (the old transportel part). Loss of 0.5 ha of business land.
- St Leonards Bank east side properties have been converted back to residential use from offices and institutions.
- Fues Road west side old Co-op dairy. Residential development.

There has been a total loss of around 15ha of serviced business land redeveloped for other purposes during the life of the plan.

Employment Land Audit

The Council produces an annual audit of employment land to monitor land supply and help review policies and proposals. The audit contains a lot of detailed information and updates the supply to reflect the current position. In the Perth planning area the total current supply is 364.13ha with 195.58ha being constrained and 133.8ha marketable. However of this only 8.95ha is immediately available. The plan recognised that much of the identified employment land was not immediately available and required to be serviced. While some of this has come forward a significant amount of land is still constrained and requires to be serviced.

Rydens Study

The Council have commissioned a study by Ryden to investigate industrial and business land. This has concluded that only 1.7% of zoned land is currently available and there is only 1.5 years supply in the Council area.

Harbour Study

Work has been carried out to define the harbour area and put forward a strategy to promote the harbour. There has been no mechanism to restrict uses in the harbour area because harbour and non-harbour uses fall within the same use class. The harbour study suggests a smaller core area which could be better controlled using an article 4 direction.

Open Space, Recreation and Tourism

In accordance with vision 6 and 7 the plan has protected, consolidated and improved the open space framework identified in the Plan. There have been minor adjustments to accommodate recreation development such as the running track at Gowans Terrace. The most significant loss of open space has been at the former Jeanfield Swifts football ground where the site has been redeveloped for housing after the club relocated to a ground at North Muirton. The loss was around 2.2 ha of identified open space however almost half of this was in use as a social club and car park. The proposals and opportunities have largely been implemented and are set out in the appendix. In particular foot and cycle paths have been constructed or improved along the Tay, Almond and the Lade in line with the vision. St Magdalene's Hill walks and community woodland have improved public access to the hill. The improvements associated with the development of Almond Valley have not taken place as work on the development has not commenced.

Environment and Conservation

In accordance with visions 7, 9 & 12 the plan has been successful in balancing the need to protect the environment with the need for development. The plan extended the AGLV and this has been an adequate policy framework to control development though there has been criticism that landscape quality did not justify the extent of the designation and the policy was in reality a quasi green belt. The Inner Tay Estuary local nature reserve has been established and the estuary and river system designated a Special Area of Conservation. The Tay Estuary Forum has been established to deal with issues affecting the estuary.

Abernethy conservation area has been extended and a conservation area has been designated in Errol. A new conservation area has not been designated in Newton of Pitcairns because the character of the area has been lost through recent alterations to buildings.

Infrastructure

Most of the education, leisure and drainage recommendations outlined in the Plan have been brought forward and are detailed in the appendix. However, there has been less success with some of the roads recommendations, where only around a third have been implemented. In particular the new bridge across the Tay, the footbridge across the bypass and the new/improved junction on the A85/bypass have not been constructed though design work is underway. In accordance with vision 13, St John Street and the area around the City Hall has been pedestrianised or part-pedestrianised and improvements have been made to public transport particularly in relation to the bus area in Mill Street

Education

There are 36 (34 non-denominational) primary schools within the Perth area. Of these 23 are at 80% capacity or above, 4 at 70 -80% capacity and the remaining 7 at less than 70% capacity.

Due to the primary school catchments within this area in general being smaller it is possible for allocations to be made in neighbouring schools if required. The school estates building programme has made additional space available in Methven. An extension is proposed for Abernethy in 2011; as yet no timescale has been approved. At present Abernethy has a major capacity issue which is impacting on all new housing in the area. A new school has been programmed for Errol (due to open April 2009) but it is already deemed to be at capacity. A new primary school is also programmed to serve the new village at Oudenarde but progress on this has stalled and the pupils are currently being bussed to neighbouring schools in Perth. The table below shows current primary school capacity:-

Perth Grammar Cluster	
Auchtergaven Primary	80% + Capacity
Balhousie Primary	70% or less Capacity
Logiealmond Primary	70% or less Capacity
Luncarty Primary	80% + Capacity
Methven Primary	70 – 80% Capacity
Murthly Primary	80% + Capacity
North Muirton Primary	80% + Capacity
Pitcairn Primary	80% + Capacity
Ruthvenfield Primary	80% + Capacity
Stanley Primary	70% or less Capacity
Tulloch Primary	80% + Capacity

Perth Academy Cluster	
Arngask Primary	70 – 80% Capacity
Balbeggie Primary	70 – 80% Capacity
Collace Primary	70% or less Capacity
Goodlyburn Primary	70 – 80% Capacity
Guildtown Primary	80% + Capacity
Letham Primary	80% + Capacity
Robert Douglas Memorial Primary	80% + Capacity
Viewlands Primary	80% + Capacity

Perth High Cluster	
Abernethy Primary	80% + Capacity
Abernyte Primary	70% or less Capacity
Caledonian Road Primary	70% or less Capacity
Craigie Primary	80% + Capacity
Dunbarney Primary	80% + Capacity
Errol Primary	80% + Capacity
Forgandenny Primary	80% + Capacity
Forteviot Primary	70% or less Capacity
Inchture Primary	80% + Capacity
Invergowrie Primary	80% + Capacity
Kinnoull Primary	80% + Capacity
Longforgan Primary	80% + Capacity
Moncreiffe Primary	80% + Capacity
Oakbank Primary	80% + Capacity
St Madoes Primary	80% + Capacity

Issues for the Local Development Plan

Housing

- The undeveloped or partly developed sites shown in the appendix are to be carried forward into the new local development plan with the exception of: H26 Crieff Road Perth, likely to remain as a haulage yard; H32 bus garage Errol, may be required for school; H52 Burnside Balbeggie, access difficulties; and H57 Prieston Road Bankfoot, now laid out as open space. Further investigation is required on ways to overcome the infrastructure constraints that will enable sites to be developed.
- The requirement to increase the amount of effective housing land to maintain the supply and meet the increased Structure Plan targets.
- Incorporation of the Council's affordable housing policy into the plan
- House sites have often been constructed at different (usually higher) densities to that suggested in the plan. Though the numbers in the plan are only suggested it is very difficult to be specific without detailed design work and even then circumstances change. Appropriate density ranges are more useful for house site and should be incorporated into the new plan.

Shopping

- Given the retail study findings there is no requirement to identify any additional sites for shopping in the Perth area with the exception of a site for a supermarket in Scone in line with requirements set out in the Structure Plan. Proposals for any other shopping provision in villages need to be properly assessed to establish viability.
- Consideration needs to be given to incorporating the retail park into the city centre and the policy framework adjusted accordingly.
- Shopping policies need redrafted in line with current guidelines.
- The acceptable extent of shopping in areas currently identified for business or industrial use needs to be clearly defined

City Centre Sites

Most of the identified sites have been developed though some of the larger more ambitious proposals have yet to be implemented. In particular consideration needs to be given to reviewing and incorporating where appropriate the following development sites into the new plan.

- South side of Mill Street, planning permission for retail and office development
- Bus station and adjacent open space
- Thimblorow car park, Caledonian Road/High street
- St John's Square/City Hall, planning permission for speciality shopping
- St Paul's Church, St Pauls Square

Industry and business

- The requirement to create a realistic policy framework that will protect serviced and available employment land from being developed for other purposes while recognising modern market requirements, particularly in relation to retailing.
- To identify a supply of employment land that that is capable of development in the short term.
- To investigate ways of removing development constraints on employment sites.
- To identify the core area of the harbour and consider the use of an article 4 direction to control uses within the core to those with a harbour function.

Open Space Recreation and Tourism

- The identification of smaller areas of open space particularly in villages where there is no open space designation.
- To revisit open space boundaries and adjust where appropriate.
- To incorporate the appropriate findings of the open space audit into the local development plan.

Environment and Conservation

- To investigate the AGLV designation and its replacement with green belt as identified in the structure plan.

Infrastructure

- Ensure consistency in policy framework and identification of facilities. Some large facilities such as Murray Royal lie within a residential zoning while some such as the leisure pool are identified for community uses.
- The identification of new community facilities such as new schools that have been constructed in the Plan area
- The identification of a new bridge across the Tay, north of Inveralmond roundabout
- The identification of junction improvements on the A9/A85 Crieff Road
- The identification of a footbridge across the bypass
- The identification of a footbridge across the River Tay, north of the city centre
- Ensure drainage capacity available at Inveralmond and Broxden
- Ensure education capacity, particularly in primary school provision

Policy Issues

Study Areas

- Identification of Perth quarry for specific uses in the landuse framework including acceptable after uses if the site is worked out
- Identification of land at North Muirton for employment related uses
- Identification of a land use framework at Errol Airfield

Appendix

Landward Area Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H1	Ardargie House	33 (40)	2
Alt H12	Grange	73 (80)	21
H2	Former airfield Clathymore	38 (design brief)	22
Alt H9	Balgowan sawmills	60 (design brief)	27

Perth City Centre Housing Proposals

Site Ref	Location	Proposal	Current position
P1	Co-op building, Scott Street/Canal Street	Rehab to residential use	Completed 64 flats
P2	Victoria Street/South William Street	Rehab to residential use	Completed 29 flats
P3	Nelson Street/South William Street	Construction of residential	Completed 27 flats
P4	Kinnoull Street	Construction of residential	Completed 24 flats
P5	Grassicks Garage	Construction of residential	Completed 42 flats

Perth City Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 3	Crieff Road	59 (59)	0
H 4	Dundee Road	18 (18)	0
H 5	Dunkeld Road	104 (104)	0
H 6	Fairfield Urban renewal	367 (367)	0
H 7	Florence place	36 (36)	0
H 8	Glover Street	16 (16)	0
H 9	Needless Road	137 (100)	0
H 10	Old High Street	28 (28)	0
H 11	Primrose Crescent	204 (250)	73
H 12	Ruthven park north	256 (256)	0
H 13	Ruthven park north	175 (175)	0
H 14	Church Street	15 (6) part of larger site of 48	0

Perth City Housing (cont) Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H 15	Craigie Knowes	39 (50)	0
H 16	Cromlix Road	48 (56)	0
H 17	Fairies Road	107 (50)	0
H 18	Fechney Buildings	51 (52)	0
H 19	Florence Place	42 (30)	0
H 20	Gleneagles Road	24 (24)	0
H 21	South Inch Terrace	120 (120)	0
H 22	Tulloch Works	91 (100)	0
H 23	Tulloch Road	102 (36)	15
ALT H1	Inveralmond Perth	201 (250)	0

Perth City Housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H24	Almond Valley Village	0 (master plan)	Planning application 1000+
H25	Broxden	123 (design brief)	2
H26	Crieff Road	0 (25)	0 (still haulage yard)
H27	Huntingtower bleachworks	84 (35)	2

Villages Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
H28	Lochty Almondbank	10 (10)	0
H29	Muirmont Cres Bridge of Earn	14 (13)	0
H30	Perth Road Dunning	20 (20)	0
H31	Tron Square Duning	11 (11)	0
H32	Station road garage Errol	0 (14)	May be available but for school
H33	Luncarty house Luncarty	25 (17)	0
H34	Luncarty Station Luncarty	9 (9)	0
H35	Station Road Methven	22 (21)	0
H36	Balformo road Scone	7 (6)	0
H37	Stormont Way Scone	41 (40)	0

Villages Housing Proposals

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
Alt H38	Back Dykes Abernethy	110 (70)	0
H39	Drums of Pitversie Abernthy	11 (7)	0
H40	Station road Abernethy	0 (11)	11
H41	Main street Almondbank	86 (68)	0
H42	Main Street Glenfarg	20 (20)	0
H43	Northfield Gultown	0 (7)	7 (planning application submitted to include Alt 4)
H44	Stanley Mills Stanley	40 (51)	0
H46	Sheilhill Stanley	18 (25)	0
H47	Cairnie Road St madoes	179 (129)	0
H48	Castle Way St madoes	7 (6)	0
H48	The glebe St Madoes	0 (10)	10
H50	Pitfour St Madoes	18 (15)	0
AltH5	Oudenarde	75 (1200)	1125 (but in phases)
AltH8	Newburgh rd North Abernethy	3 (6)	0 Not single site
AltH13	Mains of Inchtute Inchtute	104 (280)	176
AltH14	Balgarvie Farm Scone	137 (250)	113
AltH16	Bullionfield works Invergowrie	87 (no number)	0
AltH17	Castle road north longforgan	5 (5)	0
AltH18	Castle Road Longforgan	7 (7)	0
AltH19	Station road Longforgan	41(36)	0
AltH20	Norval Place Longforgan	32 (20)	0
AltH21	The avenue longforgan	60 (55)	0

Villages Housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
Alt H51	Newburgh Road/Main street Abernethy	77 (60)	0
H52	Burnside Balbeggie	0 (14)	14
H53	Green Road Balbeggie	0 (12)	12
H54	Green Road Balbeggie	2 (4)	0
H55	Garry place Bankfoot	11 (10)	0
H56	Old A9 Caravan site bankfoot	81 (tba)	0
H57	Prieston Road Bankfoot	0 (4)	4 should be left as open space
H58	Main street Burrelton	0 (20)	Planning permission for 30
H59	Station Road Burrelton	0 (7)	7
H60	Gallows Knowe Dunning	30 (30)	0
H61	Newton of Pitcairns Dunning	8 (6)	0
Alt H62	North bank Errol	64 (140)	92
H63	County Place Forgandenny	12 (12)	0
H65	Drumgrain Avenue Methven	0 (tba)	Planning permission for 143 pending
H66	Gelly Burn Pitcairngreen	0 (tba)	Application for 6
H67	Guildtown Road Wolfhill	0 (12)	Application submitted
AltH2	Clatyon Road Bridge of Earn	10 (20)	10 (but may be flood restriction)
AltH3	Main street Guildtown	0 (20)	20 (planning application submitted)
AltH4	School road Guildtown	0 (30)	Planning application for 64 including H43)
AltH6	Western entrance St madoes	6 (5)	0
AltH7	Tibbermore	0 (5)	0

Village housing Opportunities

Site Ref	Location	Numbers Built (numbers in plan)	Current position (left to build)
AltH10	School Road Burrelton	0 (15)	15 access issues
AltH11	Duncricvie Road Glenfarg	0 (40)	40 planning application
Alt H15	Church Road woodside	0 (10)	10 access issues
AltH22	Manse Crescent Stanley	0 (30)	30
AltH23	Mill St Stanley	0 (30)	30
AltH24	Station Rd Linn Rd Stanley	0 (20)	20
AltH25	Bleachfield Works Luncarty	107 (tba)	0
AltH26	Almondbank	0 (150)	150 flooding issues

Shopping

Perth City Shopping Proposals

Site Ref	Location	Proposal	Current position
S1	St Catherine's Rd	Implementation of the remainder of the retail park consent	Built (operators would like section 75 relaxed)
S2	North Muirton	Examine the opportunities to improve the appearance and trading of this shopping centre.	Still needs improved
S3	Craigie Cross	Examine the opportunities to improve the appearance and trading of this shopping centre	Improvements to parking provision

Perth City Shopping Opportunities

Site Ref	Location	Opportunities	Current position
S4	Almond Valley Village	Neighbourhood shopping centre with community facilities	Part of planning application but no permissions Infrastructure issues.
S5	Edinburgh Road	Extension to Tesco's superstore providing total gross floorspace does not exceed 4,500m ²	Built
S6	West Mains Avenue	Neighbourhood shopping centre with community facilities	Built

Villages Shopping Proposals

Site Ref	Location	Opportunity	Current position
S7	Wicks O'Baigle Road Bridge of Earn	Erection of village shops	Residential property constructed on the site
S8	Home farm steadings Luncarty	Village centre with shopping and community functions	Built restaurant pub and hairdressers.

Industry and Business Perth City Centre Commercial/Mixed use Development Proposals

Site Ref	Location	Proposal	Current position
P6	Conservative Club George Street	Redevelopment for office use	Redeveloped to office/estate agents
P7	South Street/Cow Vennel	Redevelopment for residential/office with ground floor retail on south street	Built flats and hairdressers on cow vennel
P8	South end of Tay Street	Redevelopment for office/residential and creation of new access to greyfriars cemetery	Office with 8 flats above

Perth City Centre
Commercial/Mixed use Development Proposals

Site Ref	Location	Proposal	Current position
P9	King Edward Street/South street Fleshers Vennel	Redevelopment for speciality shopping and leisure uses to compliment (p15)	Community uses/ cafe with 5 flats above.
P10	Gap site south street speygate	Redevelopment for residential with and ground floor retail	No development Sherriff court car park
P11	Gateway centre north methven street	Extension of gateway centre and improved car parking	Built
P12	Pullars Mill Street	Redevelopment for offices and car park	Built council offices

Perth City Centre
Gap sites and vacant ground

Site Ref	Location	Opportunity	Current position
O1	Murray Street/Foundry Lane	Residential or retail commercial for ground floor	Part used for cinema extension. Part undeveloped
O2	Smiley's Princess Street	Residential if linked with P8	No development
O3	Site adjacent to St Pauls	Retail, tourist or residential ground floor solely for commercial use	No development but application for 10 flats refused
O4	Kirkgate	Servicing yard	No development
O5	North William street	Residential	10 Town houses built
O6	Canal Street	Residential	Car park for BT

Perth City Centre
Redundant buildings rehabilitated or redeveloped

Site Ref	Location	Opportunity	Current position
07	Sandeman Library	Reused as a art centre	Pub on ground floor offices above (only pub implemented)

Redundant buildings rehabilitated or redeveloped (cont)

Site Ref	Location	Opportunity	Current position
08	Garage car park York place New row	Commercial residential use	Garage demolished but no development
09	Target Centre Milne street	Residential	Not developed appears to be in good condition used by Perth Mental Health Association
010	Printing works /store offices Mill Street	Office, retail, residential or major cultural use. (see also 015)	No development part of larger development site
011	St Andrews Church Atholl Street	Converted for commercial/residential/community uses	Part in use for YMCA Offices. Permission exists for shop
012	Perth Foundry	Commercial /residential on the ground floor, retail on Murray street	Pub on ground floor 6 flats above
013	St Paul's church	Tourist related use	No development
014	Former bottling plant Kinnoull Street	Housing	Built 60 flats

Perth City Centre

Car parks and ground which could be developed

Site Ref	Location	Opportunity	Current position
015	South side of mill street	Extend retail premises on high street or landscape and create new car parks	No development
016	Mill Wynd car park	Tourist attraction provided additional parking found elsewhere	No development
017	Horse Cross car park	Museum extension, public space or environmental improvements	Part of concert hall and environmental improvements
018	Bus station and adjacent open space	Redeveloped as bus station with part of the site redeveloped for other uses	No development
019	Thimble row car park Caledonian Road/High street	Multi storey car park and mixed uses with retail on the ground floor	No development

Perth City Centre

Car parks and ground which could be developed (cont)

Site Ref	Location	Opportunity	Current position
020	Mill street Murray street	Waiting facilities adjacent to the stances and improving pedestrian links with surrounding streets	Improved stances

Perth City Business land Proposals

Site Ref	Location	Proposal	Current position (undeveloped land in bold)
B1	Arran Road	8 Business units	built
B2	Broxden South	Offices, high technology and compatible uses, high quality hotel & conference centre set in a high quality landscape. The existing steading / horse mill should be retained.	Hotel, fast food, park and ride and roadside services. Steading and horse mill demolished. 22.8 ha of land remains for development (master plan)
B3	Highland House	General Business Uses	Residential development built on part of site

Perth City Business land Proposals

Site Ref	Location	Proposal	Current position (undeveloped land in bold)
B4	Inveralmond	Car Showroom & Garage	Built
B5	Pitheavlis	Offices, high technology and compatible uses, set in a high quality landscape.	Now part of master plan area see B2
B6	Pinmill	General Business/Light Industrial Units	Area of light industry (mainly car repairs) but not redeveloped
B7	Broxden (North)	Offices, high technology & compatible uses. Set in a high quality landscape.	Half of the site is developed with most of the remainder subject of planning permission for office
B8	Highland Mart	Business Park	Developed for offices, wine retailer (from restaurant), children's nursery, vets

Perth City Industrial land proposals

Site Ref	Location	Proposal	Developer	Current position
Ind 1	Friarton	Recycling plant	District Council	Built
Ind 2	Ladeside	Industrial Units	Private	Built
Ind 3	Inveralmond	Extension to Industrial Site (including development of Transportel)	Private / Public	No development part of Almond valley planning application
Ind 4	Friarton	Expansion of industrial uses	Private / Public	No development part of harbour plan

Perth City Business land Opportunities

Site Ref	Location	Suitable for	Current position
B9	Arran Road	General business uses	Part developed for business uses 16.7ha undeveloped (includes C7 & E6)
B10	Bogle Bridge	General business uses, including car showroom.	Developed for garages (car sales)
B11	Edinburgh Road	Offices, general business uses.	Application for retail use
B12	Hillside Hospital	High quality hotel, conference centre or other prestigious use.	Site cleared permission for Health care and residential
B13	Inveralmond	General business uses.	No development
B14	Inveralmond East	General business uses.	No development part of Almond valley application
B15	Newton of Huntingtower	Business or recreational use	No development

Villages Business land Opportunities

Site Ref	Location	Opportunity	Current position
B16	Barnsbrae, Bankfoot	Business or tourist Development	No development

Landward Area Business land Proposals

Site Ref	Location	Proposal	Current position (undeveloped land in bold)
Bi1	Walnut Grove	High amenity office HQ or high tech	Part (2ha) undeveloped

Perth City Centre Proposals for Environmental Improvements

Site Ref	Location	Proposal	Current position
P13	Cow Vennel	Resurfacing with traditional materials	Built
P14	Tay Street	Flood wall and environmental improvements	Built
P15	St Johns Square	Creation of civic space through removal of city halls and environmental improvements.	Environmental improvements have taken place. Planning permission for retail but no development
P16	St John Street	Pedestrianisation and resurfacing in traditional materials	Built
P17	Greyfriars Cemetery	Landscape improvements and restoration in association P8	Built
P18	South Street	Traffic management measures improved public transport facilities and pavement widening	Built
P19	West mill Street	Pedestrianisation to prevent use as a through route	One way
P20	St Pauls Square	Pedestrianisation and resurfacing in traditional materials	No development
P21	Old High Street/Mill Wynd	Traffic management measures and resurfacing with traditional materials	Built
P22	Scott Street car park	Improve pedestrian routes and environmental improvements	No development
P23	Horse Cross	Installation of flood defences	Built

**Perth City Centre
Proposals for Environmental Improvements**

Site Ref	Location	Proposal	Current position
P24	South Methven Street	Facelift scheme	No development
P25	George Street	Facelift scheme	No development
P26	Marshall Place	Town scheme to improve outstanding conservation area	No development
P27	South Street	Facelift scheme	No development
P28	St Pauls Square	Facelift scheme	No development

**Open Space, recreation and Tourism
Perth City Open space
Proposals**

Site Ref	Location	Proposal	Current position
01	Bellwood Park	Develop riverside park	Completed
02	Ruthven Park	New public park	Completed
03	Tulloch Field	New public park	Completed Part of site is junior football pitch
04	Crematorium	Gardens of Rest and Chapel of Remembrance	Completed
05	Wellshill Cemetery	Extension of cemetery	Part completed southern part of site remains
06	Moncreiffe Island	Landscape improvements	Improved access causeway flood issues
07	South Inch Car Park	Extend landscape and resurface	Completed
08	St Magdalene's Hill	Walks, tree planting	Completed
09	Centre of North Muirton	Landscaping and Improvements	Some work has been carried out
010	North Inch/North Muirton	Football pitches and changing facilities, landscaping and improvements to walk and cycleway	Carried out in association with flood defences
011	Lade	Structural repairs environmental improvements to footpath/cycleway	Some improvements have been carried out but work still required Lade Action plan

Perth City Open space Proposals

Site Ref	Location	Proposal	Current position
012	Scouring Burn	Footpath/cycleway and landscaping	Completed
013	Craigie Burn	Environmental Improvements	Completed as part of flood defence works
014	Old Gallows Road	Convert road to footpath and landscape	Completed
015	South Bank of Almond	Riverside footpath/cycle way and landscaping	Completed
016	Tinkers Loan	Footpath improvement	Completed
017	West Bank of Tay	Informal recreation and landscaping improvements footpath cycle way	Carried out as part of flood defence works
018	Willowgate	Improve right of way	flood issues not carried out
019	Almond Valley Village	Open space provision as part of village	Village not developed

Perth City Open space Proposals

Site Ref	Location	Proposal	Current position
020	Gowans Terrace	Athletics Stadium	Built as part of school development
021	Manson Crescent	Development of playspace	Play equipment provided
022	Primrose Crescent	Informal Football Ground	Completed

Perth City Open space Opportunities

Site Ref	Location	Opportunities	Current position
023	Broxden Corporate Park	Public open space	Mostly compete flood defence scheme occupies part of the site
024	Willowgate	Informal open space	No work flood issues
025	Fairfield	Public open space	Some work on the link bridges has taken place but ownership issues with network rail unresolved.

**Perth City Open space
Tree planting proposals**

Site Ref	Location	Proposal	Current position
E1	Friarton	Further tree planting	Not carried out land has potential for employment uses

Perth City Tree planting Opportunities

Site Ref	Location	Opportunities	Current position
E2	Edinburgh Road	Further tree planting	Planted and maturing
E3	Tarsappie	Tree planting	Not planted
E4	Inveralmond/ Almond Valley	Tree belts	Some planting around ruthvenfield house
E5	Fairfield	Amenity tree planting/landscaping	Not planted part of housing site

Villages Open Space Proposals

Site Ref	Location	Proposal	Current position
026	Kirkwynd Abernethy	Area to be retained & improved as public open space	Play equipment has been provided
027	Victory Park of Bridge of Earn	Improvements to public park	
028	Wicks o'Baiglie Rd of Bridge of Earn	Formation of public park	Completed

Villages Open Space Opportunities

Site Ref	Location	Opportunities	Current position
029	Coronation Park, Bankfoot	Extend public park or provide car park	Car park
030	Gray Park, Burrelton	Improvements to public park	Completed
031	Ladeside, Glenfarg	Amenity open space	Completed and extended
032	Centre of Wolfhill	Improvements to amenity open space	Completed

**Infrastructure
Perth City Community and Leisure Uses
Proposals**

Site Ref	Location	Proposal	Current position
C1	Craigie Primary School	Modernisation of Primary School	Completed
C2	Gleneagles Road	Construction of Primary School	Completed

**Perth City Community and Leisure Uses
Proposals**

Site Ref	Location	Proposal	Current position
C3	Old Gallows Road	Construction of Primary School	Site developed for housing
C4	Gleneagles Road	Resource Centre	Completed
C5	Tullylumb	Redevelopment of Perth Royal Infirmary	Completed
C6	Leisure Pool	Leisure Facilities	Completed
C7	Mouth of Almond	Pumping Station	Site not developed though owned by Scottish Water. Site should be removed as a specific designation.

**Villages Community and Leisure Uses
Proposals**

Site Ref	Location	Proposal	Current position
C9	Newburgh Road Abernethy	Primary School	Completed

Landward Area Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
Rec 1	Tarsappie	A slip road be provided from the M90 to the Edinburgh Road/Rhynd Road	Not provided and not being pursued

Landward Area Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
Rec 2	River Tay north of Perth city centre	A new bridge, including Scone bypass	Not provided. Traffic modelling work justifies new bridge north of Inveralmond
Rec 3	A94 at Balbeggie and Burrelton	Provision of bypasses	Not provided
Rec 4	A90 Perth-Dundee	Provision of new roads linking Inchyra with the St Madoes Interchange and Westtown/Kinnaird with the Inchmichael Interchange as part of A90 Route Action Plan	New road links to Weston. New interchange at Kinfauns. A90 route action plan completed.

Perth City Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
Rec 9	River Tay north of Perth City Centre	A new bridge	Not provided. Traffic modelling work justifies new bridge north of Inveralmond
Rec 10	Ruthvenfield Road	Improvement to road line near Inveralmond roundabout	Completed
Rec 11	Broxden to Ruthven Park	Link road between Glasgow Road and Ruthven Park distributor	Completed

Perth City Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
Rec 12	Inveralmond	Amend A9/A85 junction to allow a partial interchange between the A9 and the industrial estate	Not provided, still required traffic modelling work undertaken.
Rec 13	Almond Valley Village	A new distributor road should be provided from Ruthvenfield Road through the new village following in part the line of the major pylons to join the A85 at or to the west of West Huntingtower	Not provided

Perth City Road Scheme Recommendations

Site Ref	Location	Recommendations	Current position
Rec 14	M90 at Tarsappie	A slip road be provided from the Edinburgh/Rhynd Road to the M90	Not provided
Rec 15	A9 at Inveralmond	Provide a footbridge over the A9 between Inveralmond Industrial Estate and Tulloch	Not provided still required
Rec 16	Fairies Road to Jeanfield Road	Link road to eliminate dangerous junction and access Housing Site H17	Completed
Rec 17	Crieff Road/Tulloch Road junction	Junction improvements with associated landscaping	Some junction improvements have been carried out (traffic lights)

Landward Area drainage/water supply Recommendations

Site Ref	Location	Recommendations	Current position
Rec 5	Perth City	Ensure sufficient drainage exists to allow continued development in Perth City and in particular to remove constraints in the Inveralmond & Broxden areas	Capacity in works
Rec 6	Almondbank / Inveralmond Trunk Sewer	To ensure development of Almond Valley.	Not built
	Almond Valley / Water Supply Augmentation	To ensure development of Almond Valley.	Not Built
	Errol Wastewater Treatment Plant	To allow development in Grange and Errol and safeguard the environment	Completed
	Bridge of Earn Wastewater Treatment Plant	To ensure development of Oudenarde	Now connected to Perth works
	Stanley / Luncarty Trunk Sewer	To allow development in Stanley	Luncarty connected to Perth works.
	Scone Wastewater Treatment Plant.	To allow for longer term development	Completed
	Scone Water Supply Augmentation	To allow for longer term development	Completed

Perth City Areas for Further Study

Site Ref	Location	Issues	Current position
E6	North Muirton	Land in District Council ownership, which will be held meantime pending the outcome of the PATLUS investigations	The results of these and other studies have revealed that this area is not suitable for a new bridge.
E7	Perth Quarry	The District Council in association with the landowner will carry out a study of possible further uses (including deeper quarry working)	The quarry is still operating though some study work on after uses has been undertaken. Employment or recreation uses seem the most likely but further work is required still.
E8	Inveralmond	The District Council, Scottish Enterprise Tayside and the landowners are carrying out a study of the future uses for the former Dewars bottling plant and land to the south of the railway. It is likely that replacement uses will comprise a mixed residential and business development.	The site has been developed for a mixture of residential and business uses

Landward Area

Site Ref	Location	Issues	Current position
Policy 37	Errol Airfield	The District Council will investigate the potential of this former airfield for industrial, business and aviation uses	The former airfield is now a significant employment area and permission has been granted for a housing development. There is still developer interest in a large housing development around the airfield.

Strathearn Area

Local Plan 2001

Summary

The Strathearn Area Local Plan Monitoring Report reviews the impact of the policies and proposals in the SALP 2001 against planning decisions across the plan area since its adoption. It provides a summary of planning decisions and compares how they reflect the aims of the plan. The outcomes identify the issues which should be considered in the writing of the Local Development Plan.

Introduction

Under Part 2 section 16 of the Planning etc. (Scotland) Act 2006 Local Planning Authorities are required to keep under review the impact of policies and proposals contained within their local development plans. Planning Circular 1 2009 requires planning authorities to publish a monitoring statement, alongside the publication of any main issues report, and this monitoring report has been produced in compliance with this requirement.

The base date for information contained within this report is April 2009, the Housing Land Audit 2008 and Employment Land review 2008 were used in relation to these issues, as they contain the most up to date figures available at the time of writing.

The Strathearn Area Local Plan was adopted by the Council on 18 May 2001 and it was intended that it would provide a land-use framework to 2006 to reflect the approved Structure Plan, which at that time was the Tayside Structure Plan (1993) but has since been superseded by the Council's Structure Plan 'Towards a Sustainable Future' (approved June 2003). However, where appropriate within the Strathearn Area Local Plan a longer-term perspective was also provided in terms of the Plan's settlement strategy.

The Local Plan Vision

The Council's key priorities reflected its commitment to delivering environmental, economic and social services in a way which aimed to enhance quality of life for everyone in the community, but in a way that was in keeping with the principles of sustainable development. Within a background of population growth, the Local Plan sought to provide the most appropriate land-use framework for the development of the Strathearn Area.

The adopted Strathearn Area Local Plan sought to meet the strategic aims and priorities of the Corporate Plan and the Structure Plan. The strategy recognised that, in dealing with land-use issues, it is necessary to take account of the inter-relationship between social, economic and environmental considerations in order to provide an achievable and sustainable plan.

The Local Plan Strategy aimed to:

- Provide development opportunities in appropriate locations.

- Protect and enhance the quality and diversity of Strathearn's environment.

The principal components of the Local Plan Strategy were:

1. To realise significant opportunities for development within settlements along the A9 by identifying land at Auchterarder and Blackford for the long-term development of the settlements incorporating both housing and commercial developments.
2. To provide a range of development opportunities along the A85 related to the scale and function of existing settlements by identifying further land for development at Crieff and Comrie in addition to existing sites.
3. To provide small-scale development opportunities in most of the settlements in the Plan area including Aberuthven, St Fillans, Gilmerton, Gleneagles and Muthill.
4. To protect the valuable landscape resources and the natural and built heritage within Strathearn by directing new development to land within or adjacent to existing settlements.
5. To ensure the continued role of Crieff and Auchterarder as important local shopping and service centres by guiding investment to the town centres and promoting schemes to increase their attractiveness.

The Local Plan Strategy

Specific components of the strategy in the plans to meet the terms of the above are as set out below.

Housing

- A total of 53 housing sites were identified in the Strathearn Area Local Plan with a potential yield of 1677 houses. This included: 330 houses in Auchterarder, 300 houses in Crieff & 170 houses in Landward Area;
- Sites for 460 houses were expected to be in the effective supply at 2006, to ensure a further 5 years housing land supply at the end of the Local Plan period;
- Provided a land-use framework for a long term supply of housing land in Auchterarder and Blackford, based on a longer term, coordinated, expansion of the two settlements;
- Identified a range of sites within the settlements of Crieff, Comrie, Gilmerton and St. Fillans;
- Identified more land than the Structure Plan suggests within the villages in the landward area as a means of making up the likely shortfall in house completions in Auchterarder due to short to medium term infrastructure constraints;

- 10 affordable housing sites in the area up to 2006 with a total potential yield of 216 houses (all 10 sites were included in the overall 53 sites designated for housing);
- A further 4 sites were identified with a possible output beyond 2006 of at least 170 houses;
- At the time of the Local Plan being produced there was a shortfall of 15 pitches for use by Travelling People in the Perth & Kinross area. The Council's view was that this deficit could be overcome through a public site in the Strathearn Area;
- A framework for housing in the countryside which sought to protect the landscape by resisting isolated housing in the countryside, but at the same time allowing appropriate opportunities for people to live in rural areas.

Shopping

- Crieff and Auchterarder were identified in the Plan as being important retail centres which provide high quality local shopping provision to residents and visitors. Ensure that the range and scale of retail choice is maintained within these two key settlements and in Comrie where there is a relatively large level of retail floorspace within the village;
- The Local Plan sought to encourage vibrant town centres through the focus of retail uses in these centres together with improvements in their physical environment;
- The growth of hot food shops in Crieff was highlighted as seeming to have an adverse impact on daytime vitality in the town centre, and on residential amenity;
- The Strategy identified a need in Auchterarder for convenience goods in order to retain the vitality and viability of the town centre, and also to increase the range and choice, and retain expenditure in the town; Due to the general public's opposition to the promotion of a new stand alone supermarket within or close to the town centre, the Council indicated that it would support additional food retailing through the expansion or redevelopment of existing convenience stores to meet identified existing and future needs;
- In the more rural areas the Plan sought to support and to strengthen existing shopping facilities.

Industry and Business

- Key priorities of the Tayside Structure Plan (1993) were the continued provision of employment land within Crieff and an enhanced provision within Auchterarder, due to the importance of these two towns as service centres within Strathearn;
- The identification and availability of further employment land in Strathearn had proved difficult, particularly in Auchterarder, Aberuthven and Crieff. Therefore the Local Plan indicated that the Council would consider using its compulsory purchase powers during the lifetime of the Plan if it would assist in the securing of further employment land;

- The Plan identified 9 sites for employment land-uses over a total of 25 hectares: ED1 and ED2 (Auchterarder); ED3 (Crieff); O4a and O4b (Aberuthven); O5 and O6 (Blackford); O7 (Comrie), and P3 (Dalchonzie – the Landward Area);
- Support the development of film production and associated facilities within the Strathearn Area.

Open Space, Recreation & Tourism

- The construction of a sports hall and additional football pitches in Auchterarder;
- Provision of changing facilities at Blackford;
- Retain opportunities to make use of local, safe neighbourhood open space and recreation areas, and where possible enhance them in association with new developments;
- Identified important areas of open space (both public and private) and included policies to ensure their retention;
- Improve access to the countryside for everyone, and policies were incorporated into the Local Plan to help develop path networks around settlements for walkers, cyclists and horse riders, and also for people with disabilities;
- Improve and where appropriate provide car parking where it would assist in providing access to cultural and recreational opportunities, including popular mountains;
- Safeguard the former Perth to Lochearnhead and former Crieff to Auchterarder railway lines from further development and support their future use for informal recreation as multi-user routes;
- Extend the appropriate management of land around Local Earn to reduce user conflicts, and included policies in the Plan in order to limit the proliferation of the more intrusive water based pursuits in the St Fillans area;
- Provide an appropriate development framework to allow for the continued improvement of existing facilities, namely in the quality and range of accommodation, whilst ensuring that any new development respected the natural and built environment of Strathearn;
- Provide a framework that allowed opportunities for chalet and timeshare developments in appropriate locations but discouraged any further static caravan sites as it was considered that there was already sufficient provision of this type of holiday accommodation in the area;
- The Perthshire Tourist Route was identified as a possible useful means of spreading the benefits of touring traffic away from the A9 corridor, but it was noted that there may be a need for further roadside facilities along this route e.g. lay-bys, picnic sites and tourist information.

Environment & Conservation

- Landscape

- Provided a framework for the continued protection and conservation of the River Earn National Scenic Area and its scenic and cultural value;
- Ensure that new developments contribute positively to the conservation of the landscape character of Strathearn and the Historic Gardens and Designed Landscapes;
- Take into account the contribution of the trees or woodlands to the overall townscape and landscape, community views and the need to protect trees from development, including Tree Preservation Orders (TPOs) where required.
- Nature Conservation
 - The Plan recognised the increasing importance of EC Directives such as those for Wild Birds and Habitats. The impact of which includes the conservation of individual species and areas of land which contain important habitats, and the assessment of the effects of any scale of development;
 - In reflecting the hierarchy of sites designated for scientific natural conservation, the Plan sought to provide appropriate protection for the potentially adverse impacts of development in accordance with national policy.
- Built Heritage
 - The Plan contained policies to protect Scheduled Ancient Monuments (SAM's), archaeological sites, Listed Buildings and the Conservation Areas of Comrie, Muthill and Fowlis Wester;
 - The Plan proposed investigating the designation of part of Crieff as a Conservation Area, based on the Victorian Terraces;
 - The Plan sought to promote good design in any new developments;
 - The Plan sought to protect spaces around buildings by resisting inappropriate infill development, as they were seen as important, particularly where they contribute to the overall character of the area.
- Loch Lomond and the Trossachs National Park
 - The proposed boundary for the National Park included Loch Earn, St Fillans and Ben Vorlich with possible implications for the management of land, water, visitors and the transfer of planning powers.
- Flooding
 - The 1993 floods demonstrated a real need to protect existing developments and also reduce flood risks associated with new developments;
 - The floods were not as severe in Strathearn on the upper Earn River system as they were on the River Tay but ongoing studies were to be carried out to determine the most appropriate mitigation options and their economic justification;
 - Flooding Policy in the Plan was only an interim policy based on sites that flooded in January 1993;
 - A Flood Appraisal Group was set up to provide more detailed policy on this topic that could be incorporated in a Plan review.

Infrastructure

- Drainage
 - Severe constraints in Strathearn due to lack of wastewater drainage capacity;
 - Generally any spare capacity could be found along the A85 corridor in Gilmerton, Crieff, Comrie and St Fillans;
 - Key priority for infrastructure investment in the area was Auchterarder, where a solution to the drainage problem was necessary and would also allow for the longer term development of the town. It would require both public and private sector investment;
 - The difficulty with private sewerage systems was recognised, particularly due to problems caused by the proliferation of such systems and issues with future maintenance. Therefore such systems were thought to be only appropriate in places with a population of less than 500.
- Water Supply
 - Sufficient capacity within the public water supply throughout the Plan area except within Harrietfield and Tullibardine which are served by private water supplies.
- Education
 - Lack of available school accommodation within the primary and secondary schools will affect the future growth of Auchterarder the town and no major expansion can be accepted until further education capacity has been provided. A proposal to build a new school complex is included in the Plan, which was under construction at the time of the Plan being adopted;
 - The proposed new primary school in Crieff would not be developed on the King Street/Duchlage Road site, and it should therefore be developed for other uses.
- Transport & Traffic
 - A85: Work under way to examine opportunities for the continued enhancement of the road including traffic calming and safety improvements;
 - A9: The Plan recommended improvements to the A9 through the provision of grade separated junctions at Greenloaning, Blackford, Auchterarder and Aberuthven;
 - Ensure that all new developments are pedestrian friendly and enhance pedestrian facilities within Crieff and Auchterarder;
 - The Plan supported public transport throughout the area, investigate opportunities to improve provision to reduce the need to travel and encourage opportunities to make use of alternative modes of transport to the private car;
 - Pursue additional opportunities for cycling for transportation and recreational purposes. Ensure that in determining planning applications for new development the interests of cycling will be taken into account;
 - The Plan sought the redevelopment and improvement of Gleneagles Station for both transportation and possible tourist

- related uses, without adversely affecting the listed station building. Access issues onto the A9 also to be addressed;
- The Plan encouraged the investigation of rail-freight opportunities to and from Blackford as well as the possibility for a rail halt at this location;
- The Plan supported the consolidation of commercial roadside service provision at Balhaldie, Greenloaning for partially road-safety reasons to balance provision in this location;
- Opportunities for non-commercial roadside provision were encouraged throughout Strathearn where appropriate.

Primary Land Uses

- Agriculture
 - Protect prime agricultural land from irreversible damage, and
 - Retain agricultural related businesses and jobs through policies that assist agricultural diversification.
- Forestry
 - Planting proposals in accordance with the Tayside Indicative Forestry Strategy and Landscape Character Assessment, particularly smaller pockets of native woodland in the more lowland areas of Strathearn, and
 - Community Woodland schemes in accordance with the Council's strategy;
 - Support the creation of shelterbelts and screens where necessary along the A9 and A85, using native tree species in accordance with the Native Woodlands Action Plan for Tayside.
- Minerals
 - Allowed for the extraction of economically valuable resources only where conflicts with natural conservation were minimised and residential amenity protected;
 - Ensures that important mineral resources were protected from development;
 - Revised policy framework for aggregates across Perth and Kinross to have been incorporated into a later version of this Plan;
 - Support the implementation sand and gravel workings in Braco and Glendevon.

Housing

Auchterarder

The Local Plan identified four sites for housing development with Auchterarder. At June 2008 Sites H1-H4 had yielded 230 units with a further 56 to be built on Site H4 Abbey Road (west), Montrose Road and Ruthven Street.

Site Opportunity 3: Northern Edge and Townhead Farm were identified in the Plan for a mixed use development with numbers to be determined through a Master Plan. The Auchterarder Expansion –Development Framework was

then approved as supplementary planning guidance by the Council's Enterprise & Infrastructure Committee on 26 March 2008. The Framework is intended to deliver 800 houses (600 private, 200 affordable) in 3 phases over a 10 year period.

To date no affordable residential units have been built across O3 but the Development Framework identifies 200 to be provided through phasing over a 10 year period alongside the private housing. The Framework states that 50 of those 200 units will require to be social rented and 150 low cost home ownership.

Creiff

The Local Plan identified thirteen sites for residential development. At June 2008 Sites H6-H12, H14-H17 and H49 had yielded a total of 324 units with a further 176 units to be built on Sites H16 and H17. Site H48 was identified as being non-effective for marketability reasons in the June 2008 Housing Land Audit. It was designated in the Plan with a potential yield of 15 units.

Site H54 has a decision pending for planning application reference 07/00035/FUL for 17 houses including 5 affordable units. It is most likely the delay in issuing a decision is due to the Section 75 for the affordable element, open space maintenance and play provision contribution requiring to be signed. The case officer recommended approval of the application under a delegated decision on 22/06/07.

Within Creiff a total of 102 affordable/sheltered units have been built over Sites H6, H7, H14 and H15 to date. The 5 affordable units proposed at Site H54 are awaiting a decision being issued.

Comrie

Six sites are identified for residential development within Comrie. Four of these designations reflected current planning permissions for 122 units and with H50 and H52 identified as new development sites for a total of 17 units. At June 2008 Sites H29-H31 and H50-H52 had yielded a total of 92 units (22 of which were affordable units) and a further 4 are to be built at H52 (Campfield).

The Comrie Development Trust has produced a Community Planning Brief for a mixed-use development of Cultybraggan Army Camp (near Comrie) incorporating housing, business, leisure, tourism and community allotments opportunities. Planning consent has already been granted for the installation of a sewage treatment plant, and the change of use from a military camp to catering business, business/general industrial/storage or distribution use and 30 garden allotments.

Aberuthven

Four sites are identified in the Aberuthven for residential development. H18 is identified to reflect a planning permission for 22 dwellings. H19, H20 & H21 are new sites identified for 60 units. Site H20 is identified principally for

affordable housing. At June 2008 45 units had been completed with a further 46 still to be built (24 affordable units at Site H20 and 22 units at Site H21)

Blackford

Four sites are identified in Blackford. H23 & H24 identify a total of 200 units on new sites. H22 & H25 are identified for 13 units reflecting planning permissions. At June 2008 86 units had been completed and a further 127 units were to be built across sites H23 and H24.

Braco

Three sites are identified for residential development in Braco. H26 & H27 reflected planning permissions for a total of 21 units. H28 identified a new site for 6 units. At June 2008 21 units had been completed on sites H26 and H27 and in the Housing Land Audit H28 was noted to be non-effective due to ownership and infrastructure issues.

Fowlis Wester

At June 2008 the 9 units had been completed at H32 in line with the Local Plan designation.

Gilmerton

H33 is identified for 10 units in the Local Plan. At June 2008 Site H33 was noted in the Housing Land Audit as being non-effective due to infrastructure issues.

Gleneagles

Three sites are identified for residential development in Gleneagles for a total of 23 units. At June 2008 a total of 4 units had been completed, 1 at H34 and 3 at H36, leaving 14 more units to be built on H34 (Braco Road). The Council's Housing Land Audit noted that site H35 was non-effective due to infrastructure issues.

Greenloaning

Three sites are identified for residential development. H37 & H38 reflect planning permissions for 67 units. H39 is a new site identified for 13 units. At June 2008 67 units had been completed on sites H37 and H38, and planning consent is currently pending for 21 units at H39 (15 new houses and 6 further units through the conversion of the mill). The delay in issuing consent appears to be due to an outstanding Section 75 agreement.

A planning application has been submitted for the erection of houses and the formation of access roads, car parking and landscaping on the second area of land zoned under Policy 79. A decision has not been taken to date on the application.

Muthill

Three sites are identified for residential development. H42 & H43 reflect planning permissions. H41 is identified for 30 units. At June 2008 no units had been built on Site H41 but no constraints were noted in the Housing Land Audit; Site H42 was complete, and 2 units had been completed on H43 with 5 left to be built.

Site H41 (The Orchard) is to be developed through a private developer and housing association partnership.

St Fillans

The Local Plan identifies a single housing site in St Fillans for 14 units. Loch Lomond & The Trossachs National Park was designated under the National Parks (Scotland) Act 2000. The Park became fully operational on 19 July 2002. St Fillans is now part of the National Park area and therefore requires to be removed from Perth & Kinross Council's boundary in the new Local Development Plan.

The management of land around Loch Earn became the responsibility of the Loch Lomond and The Trossachs National Park Authority.

Strathearn Area Policy Notes

Comments have been noted on the following policies:

Policy 44 – General Land Uses - This policy restricts development adjoining and outwith settlements that are the subject of inset maps. It has been deemed successful in preventing encroachment into countryside areas. Instances have been identified where the Council have accepted 'development' (e.g. change of use of land) outwith and adjoining due to the wording of the policy. This policy may be reviewed to clarify how it is applied.

Policy 65 – Industry and Business Uses – This policy sets out criteria on which new proposals should be assessed against within identified areas of predominantly industrial and business uses on Inset Map 2 of the Local Plan. Three planning applications have been identified which relate to the use of this policy:

03/02152/FUL Strathearn House, Auchterarder was approved on appeal for housing on land zoned for Industrial and Business Uses under Policy 65.

Planning application for 6 house and associated works adjacent to Strathearn House was refused by the Council on the basis that the site was identified for Business/ Industrial land in the SALP 2001. At Appeal (Reference P/PPA/340/374) the Council acknowledged that in SALP 2001 it would encourage the sensitive reuse of the main Strathearn House building for residential purposes, subject to resolution of access issues under Policy 65. The Reporter concluded that through granting the permission for the reuse of Strathearn House for residential the access issues had been overcome and the Council had also changed the circumstances since the adoption of the Local Plan therefore meriting the re-examination of the appropriateness of industrial/business zoning of the appeal site. Reporter found that the loss of 0.5ha of business/industrial land was not critical.

05/00783/OUT - Land at former coal yard, Abbey Road, Auchterarder for the erection of 4 dwelling houses in outline. Approved 20/02/06
This policy may be reviewed to clarify how it is applied.

Policy 69 – Open Space – This policy seeks to retain major areas of open space identified on Map 3 of the Local Plan. The following applications did not reflect this policy:

04/00678/OUT – Market Park, Broich Road, Crieff. Demolition of yard, construction of retail units, new road, goods and servicing area and car parking. Refused but allowed on appeal 02/10/06.

07/01998/REM – Market Park, Broich Road, Crieff. Retail development (reserved matters). Approved 12/09/08

This policy may be reviewed to clarify how it is applied.

Policy 72 – Industry, Distribution and Business Uses - This policy sets out criteria on which new proposals should be assessed against within identified areas of predominantly industrial and business uses on Inset Map 3 of the Local Plan. The following applications did not reflect this policy:

07/01764/FUL for Parrot Pine Co. Ltd for a change of use from storage unit to storage unit with ancillary visitor attraction and retail. Approved 26/09/07 This departure from policy was justified in the Development Management Officer Report that the surrounding Bridgend area is characterised by a variety of uses including the Crieff Visitor Centre and Stuart Crystal which incorporate an element of retail use considered ancillary to main use of premises.

05/00508/LAW for Waterford Crystal – certificate of lawfulness for retailing purposes and cafeteria area. Approved 20/02/06

This policy may be reviewed to clarify how it is applied.

Policy 79 – Landscape Improvements – This policy has been identified as difficult to implement as the ownership of development sites may be different from land identified under this policy for improvement. The zoning of this policy was breached at Greenloaning by application reference 07/01712/FUL for 11 detached houses. The zoning of this policy was also breached at Aberuthven by application reference 06/02706/FUL for workshop and office. The Development Management Officer Report justified this departure from policy by stating that the application could deliver the proposed landscape improvements only subject to substantial augmentation of the submitted scheme.

This policy may be reviewed to clarify how it is applied.

Loch Lomond & The Trossachs National Park was designated under the National Parks (Scotland) Act 2000. The Park became fully operational on 19 July 2002. The management of land around Loch Earn became the responsibility of the Loch Lomond and The Trossachs National Park Authority. The following policies are no longer required:

Policy 80 – Infill Developments St Fillans & Policy 55 – Loch Earn

Implementation of the vision and strategy

The following text sets out how each strategy of the Local Plan Vision has been implemented through policy, proposals and development within and throughout the plan.

Housing

In responding to local circumstances within Strathearn the Strategy for housing land provision seeks to meet the Structure Plan (1993 Tayside) requirements for the housing market area by:

1. Providing a land use framework for a long term supply of housing land in Auchterarder and Blackford, based on a longer term, coordinated, expansion of the two settlements.
2. Identifying a range of sites within the settlements of Crieff, Comrie, Gilmerton and St. Fillans.
3. Identifying more land than the Structure Plan suggests within the villages in the landward area as a means of making up the likely shortfall in house completions in Auchterarder due to short to medium term infrastructure constraints.
4. Identifying housing sites that encourage the investment by both the public and private sectors in drainage, education and other facilities.
5. Indicating the potential output, i.e. numbers of houses, that is likely to be achieved on identified sites.

The Plan identified a wide range of “Greenfield” and infill sites within Crieff to allow for the continued development of Crieff over the Plan period. There are additional potential infill areas within Crieff that could be developed for small-scale residential and compatible uses.

Additional sites are identified in the landward area to compensate, in part, for the anticipated lack of housing completions in Auchterarder in the short term due to infrastructure constraints. Housing sites are identified in Comrie, Gilmerton, Gleneagles and St. Fillans. Housing opportunities are also identified within Aberuthven, Braco and Muthill, the release of which would require investment in waste water drainage infrastructure. A significant area of land has been identified within Blackford to assist in the rejuvenation of the village. Any proposals will require addressing infrastructure provision including additional drainage capacity and education accommodation.

Housing Sites Identified in the 2001 Plan

- 53 housing sites in total were identified in the Local Plan with a potential yield of 1677 units;
- At June 2008 33 of the 53 housing sites have been completed with a total of 753 units;
- At June 2008 construction has begun on 13 of the sites with a total of 220 units having already been completed and 1272 units still to be built. 800 of these outstanding units are part of the Auchterarder 10 year phased expansion;
- Of the 53 sites identified 4 are currently non-effective – 41 units;
- 2 of the sites with a total potential output of 38 units have a decision pending on a planning application.

Affordable Housing Sites Identified in the 2001 Plan

- The Local Plan identified 10 affordable housing sites in the Strathearn Area up to 2006. The 10 sites were included in the overall 53 housing sites and were identified as having a combined total potential yield of 216 units;
- 4 sites were identified with the potential output beyond 2006 for at least 170 units. Of those 4 sites all have planning consent. On only 1 of the sites (H16 Kincardine Road, Crieff) development has begun and is almost complete.

Housing in the Countryside

Between January 2006 and April 2009:

- A total of 153 applications for housing in the countryside were received in the Strathearn Area;
- Of those 153, 117 applications were granted approval and 36 were refused planning permission;
- 35 of the 117 approved applications did not comply with the adopted policy in the Local Plan and 82 did comply;
- 4 of those approved did not comply with the updated December 2005 Policy, but all 4 were recommended for refusal by the Development Management case officer;
- 1 application was allowed on appeal and 8 were dismissed.

Summary

A total of 941 units were completed in the Strathearn Area between June 1998 and June 2006. 595 of these were in Auchterarder and Crieff and the remaining 346 were in the Landward Area of the Plan.

Travelling People Site

A site at Abercairney (near Crieff) was identified as a preferred location using site selection criteria, however despite planning consent already having been granted for the Abercairney site, it was not possible to acquire the land at the time of the Plan being adopted and therefore it was thought unlikely that this proposal would proceed during the lifetime of the Local Plan.

Shopping

Auchterarder

The Town Centre Uses Area defined under Policy 61 and Inset Map 2 seems to be largely intact. There have been 3 consents granted within the area for uses other than those which are deemed acceptable under Policy 61 of the Plan. All 3 planning consents have been for a change of use to residential.

Some new retail floor space has been granted consent in the Town Centre Uses Area which complies with Policy 62 of the Plan which states that the Council will support the expansion or re-development of the existing convenience stores within the retail core. These applications were for change of use. The Policy continues that the development of an additional sales area of up to a maximum of 800m² during the Plan period to serve Auchterarder and its catchment would be acceptable. An application was received in 2007 for Priory Park, just outside of the town centre boundary, for a proposed retail

development in outline. The application is still under consideration as a Retail Impact Assessment is outstanding.

Crieff

In terms of planning applications in the Town Centre Uses Area it appears there has been some erosion during the Plan period of this area due to approval being granted for uses other than those deemed acceptable within the zoning. A number of applications for conversion/change of use/demolition to create residential accommodation have been granted consent.

Perth and Kinross Retail Review, 2006

Perth & Kinross Council appointed consultants Ryden and Roderick MacLean Associates to undertake an updated retail study for the Perth & Kinross area. The principal focus is Perth city centre, as this is the regional retail destination for much of Perth & Kinross. The study also examines retail trends and market prospects in the seven smaller burgh centres.

In the Burgh towns retail sectors vary considerably. Crieff has a number of multiple retailers. Ryden notes that none of the towns have a particularly active market perhaps one sale or letting each year is typical for the more active centres, and fewer for the weaker centres. Current retail development proposals are limited to Crieff, Blairgowrie and Aberfeldy. Blairgowrie, Crieff and Pitlochry have the largest numbers of multiple retailers. Rents are generally at levels associated with small towns, except for Pitlochry where rents are significantly higher.

Industry and Business

PKC Employment Land Audit, June 2008

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Aberuthven (Landward)	2.08	0.30	1.78	0.00
Auchterarder	8.37	8.37	0.00	0.00
Blackford (Landward)	4.66	4.66	0.00	0.00
Comrie (Landward)	0.50	0.00	0.00	0.30
Crieff	5.03	0.00	5.03	0.00
Total Area:	20.64	13.33	6.81	0.30
P&K Total:	453.83	254.23	150.41	9.46

- 65% of the total area of industrial and business land in the Strathearn Area is constrained/non-effective mainly due to a combination of drainage, access, cost and ownership issues;
- 33% of the total area of industrial business land in the Strathearn Area is marketable i.e. land which meets business requirements; is identified

in an adopted local plan; has outline or full planning consent or there are no known barriers to gaining consent; can be serviced or is serviceable within 2-5 years, and is consistent with policy in NPPG 17: Transport and Planning;

- In terms of its contribution to the overall supply throughout Perth and Kinross the Strathearn Area equates to only 4.5% of the total marketable area.

Open Space, Recreation and Tourism

Open Space & Recreation

There are now a wide variety of path networks covering a large part of Perth and Kinross which were set up by the Council, Perth & Kinross Countryside Trust and local communities connecting residential areas with the countryside.

Auchterarder

Since the adoption of the Local Plan the town the following additional sporting facilities have been provided:

- The Community School provides new indoor and outdoor sporting facilities. The new sports hall contains 5 multi-use courts can provide for a range of sporting activities such as tennis, basketball, and five-a-side-football. There is also a new all weather flood-lit pitch which can accommodate rugby, hockey and football, and a grassed rugby pitch. (All of the facilities at the school are also available for public hire);
- In addition the Development Framework identifies for the provision of an all weather junior pitch adjacent to the Community School, plus two grass football pitches (1 senior and 1 junior), two tennis courts and the related pavilion located to the north of Castlemains;
- The Council also identified the need for three new children's play areas (1 NEAP and 2 LEAPs) to be provided through the Development Framework and distributed evenly throughout the new development to ensure they can be accessed by foot from the residential areas;
- The existing network of walks is to be extended through the Development Framework into the new residential sites in order to create positive pedestrian connections into the existing town and introduce alternative routes through and around the town for the residents, and in addition connect into the wider path networks in the countryside. The internal routes will form connections between areas of open space, play areas and destinations both on the high street and to the north of the settlement. It is also the intention to create multi-user paths.

Crieff

There is the potential for the loss of the open space designation at Market Park, Broich Road (designated under Policy 69 of the Plan) as an application was allowed on appeal for the construction of retail units and associated development. However the Council's preferred location for a new supermarket is at the Duchlage Farm site and as they retain the lease for Market Park which is used for the Highland Games development at Market Park remains uncertain at this time.

The Villages

There was a loss of open space designated under Policy 63 of the Plan at Strathearn House and Quarrybrae, Western Road, Auchterarder which would merit the careful re-examination of the extent of the boundaries in these locations. There was also the possible loss of open space zoned under Policy 78 at Bracklinn, Dalginross, Comrie and Mid-Lane, Braco. In the case of the open space designation at Braco need to review zoning at this location as both the case officer and reporter noted that this particular piece of larger open space zoning is already fenced off as private garden ground which means it does not integrate with the wider zoning and would be protected from development anyway as it is garden ground.

Tourism

The Plan supported the enhancement of the range and choice of tourist related facilities and attractions through its different tourism and recreation policies and proposals, for example the development of Opportunity 2 sites O1-O3 and O8 in the Landward Area and the identification of Tullibardine Distillery for the location of a potential tourist centre. Rural diversification into tourist related developments was also supported. The Plan also sought to enhance and maintain the natural environment and built heritage throughout the Strathearn Area as it is a valuable tourist commodity and to develop path networks into the wider countryside for leisure and recreational purposes.

Crieff

There have been a range of applications that have received consent at the Crieff Hydro Hotel during the lifetime of the Plan for a variety of proposals in order to add to or upgrade the facilities offered there. These applications included: a 9-hole extension to the golf course; alterations and extensions at the pavilion at the existing tennis courts; upgrading of the sports hall, conference facilities and the provision of a new family zone, and the creation of self-catering holiday units.

The Villages

Tourist/visitor facilities have been provided at Tullibardine Distillery which was identified under Opportunity 7, site reference O5 for a variety of uses including distribution/warehousing facility or a tourist/visitor centre.

Landward Area

- Culcrieff Steadings near Comrie were identified for tourist uses under Opportunity 2: Landward Area, site reference O1. Approval has been granted for 3 phases of development with a total output of 47 holiday units and a leisure building.
- Site reference O3 under Opportunity 2: Landward Area was identified for hotel-related uses. It appears to be part of the golf course at Gleneagles as a planning application for the erection of a new golf halfway house and terrace was approved in October 2008.
- To date the opportunity identified at Gleneagles Station for high quality business or tourist uses has not been delivered primarily due to access

issues into and out of the station and also the listed status of the station building which requires sensitive redevelopment.

- The Steadings at The Hosh were identified as site reference H53 in order to contribute to the housing supply. Planning consent was granted for 3 holiday cottages and 2 dwelling houses.

Environment and Conservation

- Within the River Earn National Scenic Area a range of planning applications have been received and granted consent but they were primarily for alterations and extensions to existing properties at The Ross, Comrie and also for the erection of workshops, sheds, conservatories etc;
- 7 Historic Garden and Designed Landscapes were designated at the time of the Plan's adoption in the Strathearn Area, since then a further 2: Monzie Castle and Braco have been designated;
- At the time of the Plan's adoption there were 8 confirmed TPOs in the Plan area, there are now 13.

Auchterarder

Proposal 9 of the Plan proposed environmental improvements, facelift and signposting schemes for Auchterarder High Street. More information is required to establish if these improvements were delivered upon.

Crieff

Crieff Conservation Area was designated in February 2009, implementing Proposal 16 of the Plan. A Conservation Area Appraisal has already been produced for Crieff.

Proposal 17 was for an environmental improvement scheme for Crieff High Street. More information is required to establish if these improvements were delivered upon.

The Villages

Areas of land where identified in Comrie, Aberuthven, Blackford and Greenloaning under Policy 79: Landscape Treatment as areas that would benefit from improvements through landscaping. The Policy was implemented at Comrie, but in Aberuthven and on one of the sites at Greenloaning the zoning was breached through the granting of planning consent for development. No planning applications have been received for the Blackford sites and the second site at Greenloaning is currently the subject of a planning application.

Infrastructure

Auchterarder A9 Junction Developer Contributions

In response to the Auchterarder Expansion Development Framework the local community have expressed their concerns with regards to the likely cumulative impact on infrastructure as a result of the expansion area, in addition to all of the planning applications coming forward for development

over and above the expansion area. Consideration was therefore given to devising a system whereby the costs of the junction improvements could be shared equitably between all those wishing to develop in the Auchterarder Area. Until such time as the planning gain contributions are determined however, should any proposals come forward which are likely to be granted planning consent consideration will need to be given to a planning gain package on a site-by-site basis which will allow for the equitable distribution of costs. This said, it is not expected that any further sizable developments are likely to come forward in Auchterarder at least in the short term.

Drainage & Water Supply

- 3 of the identified housing sites in the Plan were noted in the June 2008 Housing Land Audit as being non-effective due to infrastructure reasons. These sites are at: Front Street, Braco; Braco Road, Gleneagles and Muirton Coachworks, Gleneagles resulting in a loss of 27 units to the overall housing supply for Strathearn;
- 6 of the sites identified as potential employment land opportunities in the Plan are constrained due to drainage reasons amongst other issues including access, cost and ownership;
- A major upgrade was carried out to Auchterarder WWTW in order to provide capacity for the expansion as was recommended under Recommendation 3 of the Plan.

Primary Schools – Non Denominational

There are 10 non denominational primary schools in the Strathearn area with all but 1 being projected 80% capacity or above. There are no future schools or extensions proposed within this area at present.

Auchterarder CS Cluster		Crieff High Cluster	
Aberuthven Primary	80% + Capacity	Braco Primary	80% + Capacity
Auchterarder CS (Primary)	70 – 80% Capacity	Comrie Primary	80% + Capacity
Blackford Primary	80% + Capacity	Crieff Primary	80% + Capacity
Dunning Primary	80% + Capacity	Greenloaning Primary	80% + Capacity
		Madderty Primary	80% + Capacity
		Muthill Primary	80% + Capacity

Auchterarder Expansion

The 800 houses as part of the expansion was programmed into the design of the new Community School of Auchterarder, however Education & Children's Services now have concerns that the expansion area will take the school up to or over capacity primarily due to the other developments that have been

permitted in the school catchment area over recent years. Therefore education capacity and evolving school numbers will be monitored by the Consortium over the development phases and a contribution towards additional school facilities will be sought if pupil numbers from the various phases of the development exceed predictions.

Community Facilities

It was recognised that such a large scale expansion at Auchterarder will have an impact on existing community facilities including the public library and parking provision. A financial contribution per house has been offered towards mitigating the impact of the development on the local community.

Transport & Traffic

The Plan recommended that a grade separated junction be provided on the A9 at Auchterarder, Aberuthven, Blackford and Greenloaning. A study was carried out by Transport Scotland and junction improvements require to be delivered when specified house building thresholds are reached in the Auchterarder area. A Developer's Contributions Policy for the A9 Junction Improvements is currently being prepared.

It was recommended to the Scottish Government through the Plan to bring forward work to prepare a Route Action Plan for the A85 to address traffic calming within settlements, particularly Gilmerton and Crieff.

Auchterarder

- Proposal 11 sought the enhancement of pedestrian facilities on the Western Road for traffic calming purposes. Uncertain if this was ever implemented;
- Site ED1 is constrained due to access reasons.

Crieff

- Under Proposal 18 the Council proposed to undertake a traffic management study within Crieff. Uncertain if this was ever implemented;
- The Plan's Strategy supported the enhancement of pedestrian facilities in Crieff. Uncertain if this was ever implemented.

The Villages

- Under Proposal 27 the Council proposed to seek to investigate with other relevant agencies and organisations the future opportunities for rail freight and rail passenger facilities at Blackford. There has been no progress to date on this proposal;
- Proposal 24 proposed that the Council would investigate traffic calming measures in Braco. More information is required to establish if these improvements were delivered upon;
- Opportunity 2: Landward Area sought the redevelopment and improvement of Gleneagles Station for transportation and possible high quality business or tourist related uses. No progress has been made to

date but it is being investigated by TACTRAN through the Regional Transport Strategy;

- The Plan supported the consolidation of commercial roadside service provision at Balhedie, Greenloaning for partially road safety reasons and to balance provision in this location. More information is required to establish if this improvement were delivered upon;
- Under Proposal 26 the Council proposed to investigate improved car parking within St Fillans. Uncertain is this was ever implemented, but is no longer with Perth & Kinross Council's boundaries.

Issues for the Local Development Plan

Housing

- Identification of land to meet the future housing needs of the Strathearn Area;
- Sites identified as non effective and not brought forward through the lifetime of the current plan should be reviewed for inclusion in the Local Development Plan;
- Junction improvements required on the A9 to allow for further development in the Auchterarder area;
- Retain the policy framework for high quality standards of design in the Strathearn Area;
- Continued promotion of the provision of affordable housing in a range of types and tenures;
- Continue to allocate the majority of new housing in the larger settlements while promoting opportunities in smaller villages and rural areas as per the Structure Plan's Lowland Strategy;
- Applications for levels of rural housing continue to be high for the area; a review of the housing in the Countryside Policy seeks to continue to ensure appropriate locations for and development of housing in the countryside.

Shopping

- Examine the extent of existing town centre boundaries in Auchterarder and Crieff and amend if necessary;
- Await outcome of new supermarket for Crieff issue and identify in Plan accordingly;
- Continue to identify Auchterarder and Crieff as important retail and service centres for the area and guide investment to the town centres and promoting schemes to increase their attractiveness;
- Continue to encourage vibrant town centres and protect their role;
- Continue to promote a range and scale of retail choice in the 2 key settlements and in Comrie;
- In the more rural areas continue to support and aim to strengthen the existing shopping facilities as well as encouraging new retail opportunities.

Industry and Business

Demand

- Demand is generally low in the 2003 Structure Plan's Lowland Area but the Structure Plan does acknowledge there should be serviced industrial sites in each planning area focussed on the former Burghs;
- Perth and Kinross' economy is forecast to expand by 2.7% per annum to 2010 therefore Ryden advises that the Council needs to plan for a take-up of 5 ha of employment land per annum across Perth and Kinross.

Effective Supply and Take-Up

- 5 year supply of business land which should be maintained = 5 ha;
- 5 year supply of industrial land which should be maintained = 21 ha;
- Continued provision of employment land in Strathearn has proved difficult, particularly in Auchterarder, Aberuthven and Crieff;
- 9 sites were identified in the 2001 Local Plan across the Strathearn Area totalling 25 ha of employment land, of those, the August 2008 Employment Land Audit shows that 13.33 ha are constrained and 5.19 ha are marketable;
- The June 2008 Employment Land Audit shows 20.64 ha of identified employment land in the Strathearn Area but 13.33 ha of those are constrained and only 6.81 ha are marketable. This equates to 65% of the total employment land being non-effective due to a combination of issues, primarily those related to drainage, access, cost and ownership;
- Only 33% of the total employment land supply in the Strathearn Area is marketable;
- There appears to be a significant difference between the total amount of employment land allocated and the percentage which is actually effective/ marketable e.g. 2005-06 23% of total allocation was marketable; 27% during 2006-07 and the same during 2007-08;
- At October 2008:
 - immediately available employment land = 0 ha
 - employment land available within 2-5 years = 5.53 ha
 - employment land available beyond 5 years = 15.11 ha;

This demonstrates that currently there is not an effective employment land supply in the Strathearn Area which means that the Council is not fulfilling its obligation under Sustainable Economy Policy 1 of the Structure Plan to maintain an effective 5 year supply at all times during the Plan period.

Other Potential Issues

- Breaching of Policies 65 and 72 of the Plan at Auchterarder and Crieff;
- Potentially led to a weakening of the Business & Industrial Uses zonings in those locations where planning applications for alternative uses have been granted consent;
- Already appears to have set a precedent for further erosion of these areas;

- Will require re-examination and strengthening of the extent of the zoning through the LDP to ensure it is defensible ;
- Developer Consortium believes that the demand for employment land in Auchterarder is weak;
- Investigate the potential for those Employment Land sites that were not delivered through the lifetime of the Plan to be realised through provision of infrastructure by PKC. If not possible the sites should be deleted and it will be necessary to investigate the potential for further land elsewhere in the Plan area. Overall objective is to ensure an adequate supply of employment land in the area;
- Explore the possible use of Compulsory Purchase Powers in order to deliver serviced employment land;
- Recognise the potential of the rural economy to develop and diversify in a variety of ways.

Open Space, Recreation & Tourism

- Retain opportunities to make use of local, safe neighbourhood open space and recreation areas;
- Continue to where possible enhance these areas in association with new developments;
- Protect and enhance existing areas of open and recreation space both public and private;
- Identify additional open space where there are deficits based on Open Space Audit;
- Promote the establishment of green networks;
- Re-examine the open space boundaries at Strathearn House and Quarrybrae, Western Road, Auchterarder; Bracklinn, Dalginross, Comrie and Mid-Lane, Braco;
- Review the future use of Market Park, Crieff;
- Continue to promote the creation of greater opportunities for access to the countryside through path networks (pedestrian and cycle ways).
- Retain the policy framework to encourage the enhancement in the provision of tourist accommodation and facilities/services in a sustainable manner;
- Continue to recognise the importance of tourism to the area's economy;
- Twenty Shilling Wood Caravan Site near Comrie is not designated for Caravan/Tourism Uses in the adopted Local Plan. A designation for this site should be considered.

Environment & Conservation

- Continue to protect the valuable landscape resources and the natural and built heritage from developments that would prejudice the reasons for their designation;
- Continue to identify designations in the LDP but refer where possible to the higher level policies and guidance rather than repeating in the Plan;
- Retain the policy framework for the support of Scheduled Ancient Monuments, archaeological sites, Listed Buildings, trees and Conservation Areas;

- Protect and encourage biodiversity.

Infrastructure

- A9 junction improvements;
- A9 Developer Contributions Policy;
- Continue to promote the opportunity for rail freight at Blackford;
- Car parking issues throughout the Plan area, particularly in Crieff;
- Upgraded access to Gleneagles Station is being investigated by TACTRAN to allow the redevelopment/improvement of the Station for other uses – carry through into the LDP;
- Retain policy framework in support of public transport throughout the area and investigating the opportunities to reduce the need to travel and encourage the greater use of alternative modes of transport to the private car;
- Retain objective to pursue additional opportunities for cycling for transportation and recreational purposes;
- Promote the interests of cycling to be taken into account in new development proposals;
- Promote improved transport links to Perth and other key centres;
- High primary school capacities are likely to cause issues for any future expansion of the area to meet projected population figures and associated housing land requirements;
- Necessary to monitor the number of pupils at Auchterarder Community School over the phases of the Development Framework area as the Council's Education & Children's Services have concerns that the development of the expansion area could take the school up to or over its capacity;
- Monitor the impact of future expansion in Auchterarder on existing community facilities and services.

Primary Land Uses

- Promote the protection of prime quality agricultural land as a valuable resource against irreversible development;
- Identify appropriate elements of the Forest and Woodland Strategy in the Plan and contain policies/guidance to help promote its aims and objectives;
- Retain policy framework – allowing for the extraction of economically valuable resources only where conflicts with natural conservation will be minimised and residential amenity protected;
- Encourage economic uses of minerals, renewable energy and forestry in support of rural diversification.

Flooding

- Maintain a presumption against development in areas where there is a significant probability of flooding.

Appendices

Appendix A Principal Components of the Local Plan Strategy

Objective 1: To realise significant opportunities for development within settlements along the A9 by identifying land at Auchterarder and Blackford for the long-term development of the settlements incorporating both housing and commercial developments.

Location	Land Use Type	Plan's Objective & Implementation	Issues for the LDP
Auchterarder	Housing	<p>Proposals: 330 units were to be built between 1998 and 2006 in the town. The Plan identified 4 housing sites with a total potential output of 286 units (152 up to 2006 and 45 post 2006). Site O3 was also identified for a mixed-use development with final numbers to be determined by a Master Plan.</p> <p>Implementation: At June 2008 Sites H1-H4 had yielded a total of 230 units with a further 56 to be built on Site H4. Site O3 is part of the Expansion Development Framework area which is intended to deliver 800 units through 3 phases over a 10 year period. There are 200 affordable housing units to be delivered as part of the Framework (50 social rented and 150 low cost ownership).</p> <p>Between 1998 and 2006 a total of 234 units were built in Auchterarder, 45 of which were on small sites of 5 units or less. A further 31 units were completed between June 2006 and June 2008.</p>	<p>Although not all of the required 330 units were delivered between 1998 and 2006 approximately 70% were.</p> <p>Furthermore there are a substantial number of housing units programmed to be built in the future at Auchterarder (over a 10 year period at Site O3).</p>
Auchterarder	Commercial	Some new retail floor space has been granted consent in the Town Centre Uses area and an outline	None

		<p>application was received in 2007 for proposed retail development at Priory Park just outside the Town Centre boundary. However the application is still pending consideration due to an outstanding retail impact assessment.</p>	
Auchterarder	Employment Land	<p>Proposals: Sites ED1 and ED2 identified a total of 8.5ha of employment land and a further 4 existing industrial and business sites were also zoned under Policy 65 of the Plan.</p> <p>Implementation: At August 2008 4.37ha of Site ED1 were constrained due to access, drainage and cost issues and no planning applications had been submitted. Also due to a precedent being set through the granting of the change of use of Strathearn House to residential, 6 houses in the grounds of Strathearn House in 2004 were allowed on appeal and it was suggested by the Appeal Reporter that the re-examination of the industrial and business zoning at this location would be merited as circumstances had been changed by the Council since the adoption of the Plan.</p> <p>Site ED2 is part of the Auchterarder Expansion area covered by the Development Framework. The Framework specifies that 4ha of employment land are to be delivered through a phased approach but a number of issues were identified by the Developer Consortium which presents difficulties for the timing of delivery alongside the first phase of housing. It was also argued that the demand for employment land in</p>	<ul style="list-style-type: none"> • Loss of Industrial and business land at Strathearn House and at the former coal yard at Abbey Road sites, suggesting a need to re-examine the current relevance of the zoning. • The Consortium believes that the demand is weak for this type of land in the town.

		<p>Auchterarder is weak. The Council acknowledged that the location of the site does present difficulties and agreed that the Consortium could provide a minimum of 1ha of serviced employment land at the Kirkton site or an alternative location that is acceptable to the Council, to be brought forward prior to the 200th house being built or 18 months after the 1st house have been occupied, whichever is sooner.</p> <p>A number of applications for residential development have been submitted at the existing Abbey Road/Ruthven Vale industrial and business site which was zoned under Policy 65 of the Plan. Planning consent has been granted for the erection of 2 houses and a further 2 plots adjacent have received outline consent at the northern part of the site. Therefore it may be necessary to examine the extent of the zoning and its relevance over the entire site.</p>	
Blackford	Housing	4 Sites were identified in the village for a total potential output of 213 units between 1998 and 2006. At June 2008 86 units had been completed on site and a further 127 units were to be built across sites H23 and H24.	None
Blackford	Commercial and Employment Land	<p>Site O5 Tullibardine Distillery was 1.9ha identified for potential distribution/warehousing facility or tourist/visitor centres uses. The site is now fully occupied and a range of applications have been granted consent during the lifetime of the Plan for retail, café and visitor centre uses at the distillery.</p> <p>Site O6 was 4.66 ha identified for small specialist units but at August 2008 the site was constrained by drainage issues and no planning applications had been</p>	None

		received for development.	
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Objective 2: To provide a range of development opportunities along the A85 related to the scale and function of existing settlements by identifying further land for development at Crieff and Comrie in addition to existing sites.

Location	Land Use Type	Plan's Objective & Implementation	Issues for the LDP
Crieff	Housing	<p>Proposals: 300 units were to be built between 1998 and 2006 in Crieff. The Plan identified 14 sites with a potential yield of 517 units (337 to be delivered up to 2006 and 180 units post 2006). One site was already under construction when the Plan was adopted and 9 sites already had the benefit of planning consent in place.</p> <p>Implementation: At June 2008 324 units had been built and a further 176 are to be built across sites H16 and H17. 15 potential units on site H48 were not realised during the Plan's lifetime as the site was identified as being non-effective for marketability reasons. Site H54 currently has a decision pending for 17 units, although it was recommended for approval in June 2007 under a delegated decision.</p> <p>Between 1998 and 2006 a total of 330 units were built in Crieff, 59 of which were on small sites of 5 units or less. A further 96 units were completed between June 2006 and June 2008.</p>	None
Crieff	Shopping	During the lifetime of the Plan a study was carried out to	A retail development

		look at the potential site options for a new supermarket in Crieff, the preferred option was identified as being at the Duchlage Farm site in the town and a Development Brief was subsequently prepared and approved by Committee for the wider area between Market Park and the site of the new secondary school. No progress has been made on the ground.	at Market Park was allowed on appeal in 2005. There is currently a Court of Session case in progress regarding the development of a supermarket in this locality.
Crieff	Employment Land	<p>Site ED3 was 4ha of land identified for general business, industrial and distribution uses. At August 2008 3.11ha were marketable with some drainage constraints noted. An application for the development of a supermarket on the site was submitted in 2006 and refused in March 2007 for a number of reasons including the Duchlage Farm area had previously been identified as the preferred location for a supermarket in the town. No other applications have been received for the site.</p> <p>A further 5 existing sites were also zoned under Policy 72 of the Plan.</p>	The site has not come forward during the lifetime of the Plan.
Crieff	Tourism	Site O1 under Opportunity 2: Landward Area was identified for tourist accommodation uses. The development of the site has occurred in 3 phases (the 3 rd phase has only recently been granted consent) and equates to a total of 47 units and a leisure building.	None
Crieff	Community Facilities	Site Opportunity 4 was identified for the potential provision of additional recreational facilities, business, community or health-care uses. A planning application for the erection of a primary medical and community centre was granted consent in November 2000.	

		<p>Site Opportunity 6 was identified for alternative uses including the development of a museum facility, high quality craft-based retail uses or community uses. Applications for both planning and listed building consent were submitted in 2007 for the site. The applications were for the change of use of the redundant former church/antiques centre to form 12 flats including removal/demolition of the former hall and side vestibule. The applications were refused in November 2007.</p>	<p>Site Opportunity 6: The development of the site was not implemented during the lifetime of the Plan.</p>
Comrie	Housing	<p>6 housing sites were identified with a potential output of 74 units up to 2006. At June 2008 a total of 92 units had been built and a further 4 are to be built at site H52.</p> <p>Site Opportunity 8 under Opportunity 2: Landward Area was identified at Locherlour Steadings, Comrie for residential, tourist or other appropriate development. Approval was granted under a range of applications for a total of 4 units at the existing steadings and the erection of a single dwelling immediately to the south west.</p>	None
Comrie	Employment Land	<p>Site Opportunity 7 at Crieff Road was 0.5ha identified for high quality general business or office uses. It has been partially developed for office use and at August 2008 0.3ha still remained immediately available for development with no constraints noted.</p> <p>An existing site at Tomperran was also designated under Policy 76 of the Plan.</p> <p>In addition to the above the Comrie Development Trust</p>	None

		has produced a Community Planning Brief for a mixed-use development of Cultybraggan Army Camp (near Comrie) incorporating housing, business, leisure, tourism and community allotments opportunities. Planning consent has already been granted for the installation of a sewage treatment plant, and the change of use from a military camp to catering business, business/general industrial/storage or distribution use and 30 garden allotments.	
Comrie	Community Facilities	Proposal 22 supported the development of a doctor's surgery at Strowan Road in Comrie. Planning consent was granted in March 1999 for the erection of a doctor's surgery on land at Earnmuir Place/Strowan Road which has been implemented.	Proposal implemented during lifetime of the Plan.
Comrie	Car Parking	The Plan identified an area at Dundas Street for car parking and also Proposal 25 stated that the Council would continue to investigate the opportunity for parking at Riverbank, Dalginross. To date no planning applications have been recorded for the Dundas Street car park. It is uncertain as to whether an investigation has been carried out at Riverbank.	More information required on progress of this proposal.

Objective 3: To provide small-scale development opportunities in most of the settlements in the Plan area including Aberuthven, St Fillans, Gilmerton, Gleneagles and Muthill.

Location	Land Use Type	Plan's Objective & Implementation	Issues for the LDP
Aberuthven	Housing	4 Sites were identified with a potential output to 2006 of 92 units. At June 2008 45 had been completed with a further 46 still to be built.	None
Aberuthven	Employment	Sites O4a & O4b identified a total of 2.5ha for	Drainage constraints

	Land	employment land. At August 2008 Site O4a had been partially developed for office and storage uses but 0.3ha remained constrained due to drainage issues. 1.78ha of the site is marketable but the Employment Land Audit noted a drainage embargo in place. A series of individual planning consents have been granted across the sites.	
St Fillans	Housing	The Plan identified 1 housing site H45 with a potential output of 14 units to 2006. At June 2008 2 units had been completed and 14 were left to be built.	No longer within PKC boundaries, part of the National Park
Gilmerton	Housing	The Plan identified site H33 with a potential output of 10 units to 2006 but issues with access and water supply were noted as constraints. At June 2008 the site was identified as non-effective due to infrastructure issues.	Infrastructure constraints have led to site H33 not being implemented during the Plan's lifetime.
Gleneagles	Housing	The Plan identified 3 housing sites with a potential output of 17 units to 2006 and 6 units post 2006 on site H34. At June 2008 a total of 4 units had been completed leaving 14 to be built on H34. Site H35 was identified as being non-effective due to infrastructure issues.	Infrastructure issues on site H35 have led to it not being implemented during the lifetime of the Plan.
Gleneagles	Tourism	Site O3 appears to now be part of the golf course at Gleneagles. A planning application for the erection of a new golf halfway house and terrace was granted consent in October 2008.	None
Muthill	Housing	3 housing sites were identified in the Plan with a total potential output of 27 units up to 2006 and 15 units beyond 2006. At June 2008 a total of 7 units had been constructed across the 3 sites: none had been built on Site H41, but no constraints on development were noted; H42 was completed with 5 units, and 2 units had been built on Site H43 with 5 left to be built.	None

Objective 4: To protect the valuable landscape resources and the natural and built heritage within Strathearn by directing new development to land within or adjacent to existing settlements.

Policy Reference	Plan's Objective & Implementation	Issues for the LDP
Policy 1 – Sustainable Development	Seek, where possible, that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Require mitigation measures to minimise any adverse impact from developers in those instances where the wider benefits to the area outweigh problems of incompatibility with the pursuit of sustainable development.	Monitoring is required in order to gauge whether or not this has been achieved.
Policy 2 – Development Criteria	This Policy requires all development to be judged against a set of criteria. Criteria (h) states that built developments should where possible be built within those settlements that are the subject of inset maps.	
Policy 44 – General Land Uses	This Landward Area policy states that built development should not be located adjoining and outwith those settlements that are the subject of inset maps.	
Policies 3 & 4 – Landscape	Policy 3 states that development proposals should seek to conserve landscape features and sense of local identity, and strengthen and enhance landscape character. Policy 4 requires details of landscape treatment to be submitted with development proposals including, where appropriate, boundary treatment, treatment of settlement edge and impact on key views.	
Policies 13 & 14 – Natura 2000 Sites	These policies protect against development which would affect the conservation interests for which a Special Area of Conservation, Special Protection Area or Ramsar Site and also those sites supporting species mentioned in Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 and those habitats listed in	Monitoring/State of the Environment Report May be possible just

	Annex 1 of the European Habitats Directive, have been designated, and requires the submission of appropriate assessments to demonstrate to the Council's satisfaction that there will not be an adverse effect on the integrity of the site or that there is no alternative solution and there are imperative reasons of over-riding public interest, including those of a social or economic nature.	to refer to high level policies on this subject
Policy 15 – National Nature Reserves and Sites of Special Scientific Interest	This policy states that for those developments that would affect a NNR or a SSSI an appropriate assessment will be required to demonstrate to the Council's satisfaction that the objectives of the designation and the area's overall integrity would not be compromised and that any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.	Monitoring/State of the Environment Report May be possible just to refer to high level policies on this subject
Policy 16 – Local Wildlife Sites	Development which would affect an area designated as being of local nature conservation or geological interest will not normally be permitted except where appropriate assessments have demonstrated to the satisfaction of the Council that the objectives of the designation and the overall integrity of the designated area would not be compromised or any locally significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits.	Monitoring/State of the Environment Report
Policy 17 – Locally Important Habitats	The Council will seek to protect and enhance habitats of local importance to nature conservation, including grasslands, wetlands and peat-lands, habitats that support rare or endangered species, together with those habitats associated within the Earn and Almond river systems in the Plan area.	Monitoring/State of the Environment Report
Policy 18 – National Scenic Area	Development that would affect the River Earn National Scenic Area will only be permitted where the objectives of the designation and the overall integrity of the designated area would not be compromised, or any significant adverse effects on the qualities for which the Scenic Area has been designated are clearly outweighed	Monitoring/State of the Environment Report

	<p>by social and economic benefits of national importance.</p> <p>Implementation: Applications within the NSA have been mainly for extensions and alterations to existing properties or proposals for the erection of sheds/workshops/conservatories etc. Other types of applications include:</p> <ul style="list-style-type: none"> ▪ Garden studio/office ▪ Dwelling houses ▪ Telecommunications mast and transmission dishes ▪ Upgrade to existing footpath to create disabled access ▪ Forest planting ▪ Conversion of outbuildings to form stables ▪ Erection of manufacturing and storage building ▪ Holiday cottages ▪ Erection of industrial building ▪ Erection of farm shop and food processing area 	
Policy 19 – Historic Gardens and Designed Landscapes	Through this policy the Council sought to protect and enhance the 9 Historic Gardens and Designed Landscapes identified in the Plan and any others that may have been designated during the Plan period.	Monitoring/State of the Environment Report
<p>Policies 20 & 21 – Trees</p> <p>Policy 64 – Tree Preservation Orders (Auchterarder)</p> <p>Policy 70 – Tree Preservation Orders (Crieff)</p>	<p>Under Policy 20 the Council sought to protect native woodland from development and encouraged and supported the protection and expansion of existing native woods and the creation of new ones in appropriate locations, including some woods at St Fillans, Comrie and Crieff.</p> <p>Policy 21 states that individual trees or groups of trees which are considered important in their own right or as part of a wider landscape will be protected by the use of Tree Preservation Orders, where they are considered to be in danger.</p>	

	<p>Policy 64 states that there will be a presumption against development likely to have an adverse impact on those trees designated under existing TPOs in Auchterarder.</p> <p>Policy 70 states that there will be a presumption against development likely to have an adverse impact on those trees designated under existing TPOs in Crieff.</p> <p>There were 8 confirmed Tree Preservation Orders in the Strathearn Local Plan Area at the time of the Plan's adoption, there are now 13.</p>	
Policies 23, 24 & 25 – Archaeology	Under these policies the Council sought to safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments; unscheduled sites of archaeological significance and their settings, and where it is likely that archaeological remains exist, the prospective developer will be required to arrange for an archaeological evaluation before a planning application is determined.	Liaison with Conservation & Regeneration Team regarding the consolidation of these policies.
Policies 27 & 28 – Listed Buildings	Under these policies there is a presumption against the demolition of Listed Buildings and against works detrimental to their essential character. There is also a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of a Listed Building will also be safeguarded. The Council encouraged the restoration, correct maintenance and sensitive enhancement of buildings on the Statutory list under Policy 28.	Liaison with Conservation & Regeneration Team regarding the consolidation of these policies.
Policy 55 & Proposals 5 & 5 – Loch Earn	Under Policy 55 the Council sought to limit further public or private access onto Loch Earn unless in the case of development involving the construction or improvement of an access or slipway to the loch, the water borne traffic from the development would not create unreasonable conflict with existing water users, and in the case of development involving the construction or improvement of an	No longer part of PKC, now the responsibility of the National Park.

	<p>access or slipway to the loch at St Fillans, the proposal should be primarily for the use of sail or paddle powered craft only.</p> <p>Under the Proposals the Council in conjunction with Stirling Council would seek to improve the management of visitors to the Loch Earn area and develop a code of conduct covering the use of the Loch and the shore for recreational purposes, and also examine the opportunities for the improved management of access onto Ben Vorlich.</p>	
<p>Policy 71 & Proposals 16 & 17 – Conservation Areas (Crieff)</p>	<p>Policy 71 states that within the proposed Conservation Area new development will only be acceptable where it is compatible with the character and density of the surrounding area and does not result in the loss of amenity.</p> <p>Proposal 16 states that the Council would investigate the designation of a Conservation Area in Crieff and progress where appropriate an enhancement scheme for the area.</p> <p>Proposal 17 states that the Council would continue to investigate and seek the implementation of an environmental improvement scheme for Crieff High Street.</p> <p>Implementation: The final draft Crieff Conservation Area Appraisal and boundary were approved at the Council's Enterprise and Infrastructure committee on 28 January 2009. The conservation area was formally designated by advertisement in the local and national press and notification to Scottish Ministers on 20 February 2009, to accord with the requirements of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.</p>	<p>Amalgamate into a single general policy covering all Conservation Areas rather than individual ones.</p>

Objective 5: To ensure the continued role of Crieff and Auchterarder as important local shopping and service centres by guiding investment to the town centres and promoting schemes to increase their attractiveness.

Location	Land Use Type	Plan's Objective & Implementation	Issues for the LDP
Auchterarder	Shopping	<p>Under Policy 62 the Council supported the creation of additional food retailing through the expansion or redevelopment of existing convenience stores to meet the existing and future identified convenience goods needs, retain the vitality and viability of the town centre, increase the range and choice and retain expenditure in the town.</p> <p>Implementation: Some new retail floor space was granted consent in the Town Centre Uses Area which complies with Policy 62 of the Plan. These applications were for a change of use to retail. An application was also received in 2007 for Priory Park, just outside the town centre boundary for a proposed retail development in outline. However, the application is still showing as pending consideration due to an outstanding retail impact assessment.</p>	
Auchterarder	Shopping	Under Policy 61 Auchterarder Town Centre Uses area was identified, within which uses such as shops, offices, restaurants, public houses and hotels were considered acceptable and a change of use away from these uses would be discouraged unless it could be	More information required on this issue. There have been breaches in the past for change of use to residential.

		<p>demonstrated that the proposal would not adversely affect the vitality and viability of the town centre.</p> <p>Implementation: The Town Centre Uses Area seems to be largely in tact. There have been 3 consents granted within the area for uses other than those which are deemed acceptable under Policy 61 of the Plan. All 3 planning consents have been for the change of use to residential.</p>	
Auchterarder	Environmental Improvements	Proposal 9 states that the Council in association with others would investigate the potential for the design and implementation of environmental improvements, facelift and signposting schemes particularly to continue to improve parking and visitor facilities in Auchterarder High Street and approaches.	More information required on progress of this proposal.
Crieff	Shopping	Under Policy 68: Crieff Town Centre Uses an area was identified where uses including shops, offices, restaurants, public houses and hotels were considered acceptable and a change of use away from these uses would be discouraged unless it could be demonstrated that the proposal would not adversely affect the vitality and viability of the town centre. The growth of hot food shops in the town was also noted as seeming to have an adverse impact on daytime vitality in the town centre, and on residential amenity. Therefore, under this policy proposals for the change of use to hot food takeaway required to be assessed in relation to	Site visit required to establish the current extent of the Town Centre Uses Area as some erosion has occurred due to consent being granted for residential uses/developments.

		<p>impact on residential amenity.</p> <p>Implementation: There appears to have been some erosion of the Town Centre Uses Area during the Plan period due to the approval having been granted for uses other than those deemed acceptable within the zoning. A number of applications for conversion/change of use/demolition to create residential accommodation have been granted consent.</p>	
Crieff	Conservation Areas	<p>Proposal 16 states that the Council would investigate the designation of a Conservation Area in Crieff and also progress where appropriate an enhancement scheme for the area. Proposal 17 states that the Council would continue to investigate and seek the implementation of an environmental improvement scheme for Crieff High Street.</p> <p>Implementation: The final draft Crieff Conservation Area Appraisal and boundary were approved at the Council's Enterprise and Infrastructure committee on 28 January 2009. The conservation area was formally designated by advertisement in the local and national press and notification to Scottish Ministers on 20 February 2009, to accord with the requirements of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.</p>	More information required on progress of this proposal.

Appendix B - The Implementation of Proposal and Opportunity Sites and Recommendations

The Proposals

	Plan Ref.	Proposal & Site Details	Comments
Entire Plan Area	1 – Public Access & Informal Recreation	Seek to improve and extend the footway/cycleway/bridleway network in the Plan area	There are now a wide variety of path networks covering a large part of Perth and Kinross which were set up by the Council, Perth & Kinross Countryside Trust and local communities.
Landward Area	2- Minerals	Supporting the implementation of planning consents at Braco and Glendevon (References M1 & M2) for sand and gravel extraction.	More information required on progress of this proposal.
Landward Area	3 – Business & Commercial Uses	Encourage the development of the site at Dalchonzie for Class 4 and 5 business uses in line with existing planning consents (Reference P3). Such uses include research and development establishments or electronics manufacturing businesses. Access to this site must be to the satisfaction of the Roads Authority.	<ul style="list-style-type: none"> 02/02035/FUL – extension to form open space storage area and closed storage area/manufacturing area. Approved 05/03/03 03/01988/FUL – erection of a covered storage and loading bay. Approved 09/01/04 07/00197/FUL – erection of a manufacturing storage building at Rob Roy Homes (Crieff) Ltd. at Dalchonzie. Approved 12/04/07
Landward Area	4 – Housing	Consent was granted for the development of 8 houses at Kierallen House by Braco (H47) to contribute to the housing supply.	
Landward Area	5 – Tourism & Recreation	In conjunction with Stirling Council, seek to improve the management of visitors to the Loch Earn area and develop a code of conduct covering the use of Loch Earn and the shore of the loch for recreational purposes.	More information required on progress of this proposal.
Landward Area	6 – Tourism & Recreation	In conjunction with Stirling Council examine the opportunities for the improved management of access onto Ben Vorlich, including parking at the base of the hill on the shores of Loch Earn. The Council will also	More information required on progress of this proposal.

		investigate the need for improvements to parking in Glen Lednock and Glen Artney.	
Auchterarder	7 – Housing	Housing sites: <ul style="list-style-type: none"> • H1 Castleton Road 96 units • H2 Orchill Road 40 units. 	Both sites have been completed with a total output of 136 units.
Auchterarder	8 – Housing	Housing sites: <ul style="list-style-type: none"> • H3 Abbey Road (east) 45 units • H4 Abbey Road (west), Montrose Road & Ruthven Street 100 units 	<ul style="list-style-type: none"> • H3 – completed 45 units • H4 – at June 2008 49 units had been built and 56 were to be built.
Auchterarder	9 – Environmental Improvements	The Council in association with others will investigate the potential for the design and implementation of environmental improvements, facelift and signposting schemes particularly to continue to improve parking and visitor facilities in Auchterarder High Street and approaches.	More information required on progress of this proposal.
Auchterarder	10 – Education	The Council will provide additional school accommodation within the site of the existing school complex.	A new school complex (Auchterarder Community School) was under construction at the time of the Plan being adopted.
Auchterarder	11- Transport & Traffic	The Council will seek to enhance pedestrian facilities on Western Road with the aim of slowing traffic and generating a safer environment in the vicinity of the Public Park.	More information required on progress of this proposal.
Auchterarder	12 – Industrial & Business Uses	Employment Land Sites: <ul style="list-style-type: none"> • ED1 Strathearn House (4.5ha) for high amenity Class 4 uses or tourist related uses. Access onto the A824 must be improved. The development of this land must reflect the high quality environment within the area. • ED2 Pow Hillock (4ha) for general business and industrial and distribution. Use Classes 4, 5 or 6, principally to meet local needs. The development of the site will be fully determined 	ED1 : 4.37ha are constrained due to access, drainage and cost issues. To date no planning applications have been received for the development of either the eastern or western parts of the site. Strathearn House which is zoned in the adopted Local Plan for Industrial and Business Uses under Policy 65 which defined (Use Classes 4, 5 and 6 - including businesses, general industrial and

		<p>through the Master Plan for the development of the northern edge of Auchterarder.</p>	<p>storage, and distribution uses.) is sandwiched in between both parts of Site ED1.</p> <p>In 2004 6 houses were approved on appeal within the grounds of Strathearn House. Planning consent was also granted earlier for the change of use of the main building to residential use. Therefore at the time of the appeal in 2004 the Reporter suggested that through granting planning permission to change the main building to residential use in 2002 the Council had changed the circumstances since the adoption of the Local Plan which would merit the re-examination of the appropriateness of industrial/business zoning of the appeal site.</p> <p>ED2: 4 ha are constrained due to drainage and ownership issues (June 2008 ELA).</p> <p>Part of the Auchterarder Expansion Development Framework area for a mixed-use development.</p> <p>The Development Framework specifies that 4ha of employment land (to the east of the Kirkton site) will be delivered through a phased approach (25% of which alongside Phase 1 of the housing component).</p> <p>However the Developer Consortium identified a number of issues with the location of the employment land, namely: visual impact on</p>
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			<p>approach, topography on the site, need to create a dedicated road access which presents difficulties for the timing of delivering the employment land alongside the first phase of housing.</p> <p>It was also argued that the demand for employment land is weak in Auchterarder.</p> <p>The Council acknowledged that the location of the site does present difficulties and agreed that the Consortium can provide a minimum of 1ha of serviced employment land onsite at Kirkton or on an alternative location that is acceptable to the Council, which should be brought forward prior to the 200th house being built or 18 months after the 1st house has been occupied, whichever is sooner.</p>
Auchterarder	13 – Sports Facilities	The Council will continue to investigate the provision of a new dry sports facility for Auchterarder in partnership with both the public and private sector.	<p>Additional sporting facilities in the town since the Plan's adoption:</p> <ul style="list-style-type: none"> • The Community School provides new indoor and outdoor sporting facilities. The new sports hall contains 5 multi-use courts can provide for a range of sporting activities such as tennis, basketball, and five-a-side-football. There is also a new all weather flood-lit pitch which can accommodate rugby, hockey and football, and a grassed rugby pitch. (All of the facilities at the school are also available for public hire). • The Development Framework identifies for the provision of an all weather junior pitch adjacent to the Community School, plus two grass football pitches (1 senior and 1 junior),

			two tennis courts and the related pavilion located to the north of Castlemains.
Crieff	14 - Housing	<p>Housing sites:</p> <ul style="list-style-type: none"> • H6 Church Street 8 units • H7 Commissioner Street 20 units • H8 Commissioner Street 8 units • H9 Hollybush Farm (Phase 2) 68 units • H10 Milnab Terrace 6 units • H11 Sauchie Place 23 units (22 built) • H12 Gallowhill Park, Auction Mart 26 units • H14 The Pecks, Alligan Road 29 units • H15 Cottage Hospital 26 units <p>Total no. of units identified = 214</p>	<p>At June 2008:</p> <ul style="list-style-type: none"> • H6 – completed 11 affordable units • H7 – completed 20 housing association units • H8 – completed 9 units • H9 – completed 68 units • H10 – completed 4 units • H11 – completed 23 units • H12 – completed 26 units • H14 – completed 27 affordable units • H15 – completed 44 sheltered units, manager's flat and associated communal facilities. <p>Total no. of completed units at June 2008 = 233</p>
Crieff	15 – Housing	<p>Housing Sites:</p> <ul style="list-style-type: none"> • H16 Kincardine Road 230 units • H17 Oakbank 40 units • H48 Sauchie Place 15 units • H49 Bridgend (Riverside) 15 units • H54 Pigeon Row 20 units <p>Total no. of units identified = 320</p>	<p>At June 2008:</p> <ul style="list-style-type: none"> • H16 – 63 units built , 150 left to build • H17 – 14 units built, 26 left to build • H48 – Non-effective site (marketability reasons) • H49 – completed 15 units • H54 – Planning application decision pending for 17 units <p>Total no. of completed units at June 2008 = 92 Total no. of units yet to be completed = 193 Total no. of non-effective units = 15</p>
Crieff	16 – Conservation Areas	The Council will investigate the designation of a Conservation Area in Crieff within the general area shown on Inset Map 3 and will investigate, and	The final draft Crieff Conservation Area Appraisal and boundary were approved at the Council's Enterprise and Infrastructure Committee on 28

		progress where appropriate, an enhancement scheme for the area.	January 2009. The Conservation Area was formally designated by advertisement in the local and national press and notification to Scottish Ministers on 20 February 2009.
Crieff	17 – Conservation Areas	The Council will continue to investigate and seek the implementation of an environmental improvement scheme for the High Street, Crieff.	More information required on progress of this proposal.
Crieff	18 – Transport & Traffic	The Council will undertake a study on traffic management within Crieff.	More information required on progress of this proposal.
Crieff	19 – Industrial & Business Uses	<p>Employment Land Sites:</p> <ul style="list-style-type: none"> ED3 Bridgend Industrial (4ha) for general business, industrial and distribution uses, Classes 4, 5 or 6. 	<p>3.11ha are marketable with some drainage constraints noted (August 2008 ELA).</p> <p>A planning application was submitted in 2006 for the demolition of workshops on the site and the erection of a supermarket, non-food retail and business units and the formation of a new access, car parking, landscaping and associated works. This application was refused in March 2007 for a number of reasons including: the Duchlage Farm area had previously been identified as the preferred location for a supermarket in the town, its location in relation to the town centre, and the proposal would result in the loss of business and industrial land.</p>
The Villages	20 – Housing	<p>Housing Sites:</p> <ul style="list-style-type: none"> H18 Main Street, Aberuthven 22 units H22 Moray Arms Hotel, Blackford 7 units H25 Moray Place, Blackford 6 units H26 Mid Lane, Braco 9 units H27 Commander's Grove, Braco 12 units (10 built) 	<p>At June 2008:</p> <ul style="list-style-type: none"> H18 – completed 22 units H22 – completed 7 units H25 – completed 6 units H26 – completed 9 units H27 – completed 12 units H51 – completed 6 units

		<ul style="list-style-type: none"> • H51 Barrack Road, The Paddock, Comrie 6 units • H29 Comrie 72 units (22 remain to be built within lifetime of Plan) • H30 Easter Dalginross 2, Comrie 22 units • H31 Field of Refuge, Comrie 22 units • H32 Fowlis Wester 9 units (4 built) • H37 Greenloaning 60 units (12 built) • H38 Greenloaning 7 units (2 built) • H40 Madderty 5 units (4 built) • H42 Pitkellony, Muthill 5 units • H43 Wardside House, Muthill 7 units (1 built) <p>Total no. of units identified = 271 units</p>	<ul style="list-style-type: none"> • H29 – completed 72 units • H30 – completed 27 units • H31 – completed 22 units • H32 – completed 9 units • H37 – completed 60 units • H38 – completed 7 units • H40 – completed 5 units • H42 – completed 5 units • H43 – 2 units built, 5 left to build <p>Total no. of completed units at June 2008 = 271 Total no. of units yet to be completed = 5</p>
The Villages	21 – Housing	<p>Housing Sites:</p> <ul style="list-style-type: none"> • H19 Main Street, Aberuthven 10 units • H20 Hall Road North, Aberuthven 30 units • H21 Hall Road South, Aberuthven 30 units • H23 Mill of Ogilvie, Blackford 130 units • H24 Abercairney Place, Blackford 70 units • H28 Front Street, Braco 6 units • H50 Strowan Road, Comrie 10 units • H52 Campfield, Comrie 7 units • H33 Grahame Terrace, Gilmerton 10 units • H34 Braco Road, Gleneagles 11 units • H35 Muirton Coachworks, Gleneagles 10 units • H36 Caledonian Terrace, Gleneagles 2 units • H39 Rotterans Mill, Greenloaning 13 units • H41 The Orchard, Muthill 30 units • H45 Central Site, St Fillans 14 units 	<p>At June 2008:</p> <ul style="list-style-type: none"> • H19 – completed 12 units • H20 – 24 units left to build • H21 – 11 units built, 22 left to build • H23 – 48 units built, 102 left to build • H24 – 25 units built, 25 left to build • H28 – Non-effective site (ownership & infrastructure reasons) • H50 – completed 10 units • H52 – 5 units built, 4 left to build • H33 – Non-effective site (infrastructure reasons) • H34 – 1 unit built, 14 left to build • H35 – Non-effective site • H36 – completed 3 units • H39 – Planning application decision pending for 21 units (likely to be due to the Section 75)

		Total no. of units identified = 383	<ul style="list-style-type: none"> • H41 – 0 units built, 30 left to build • H45 – 2 units built, 14 left to build <p>Total no. of completed units at June 2008 = 117 Total no. of units yet to be completed = 256 Total no. of non-effective units = 26</p>
The Villages	22	The Council would support the development of a doctor's surgery to serve the needs of Comrie at Strowan Road.	Planning application 98/01689/FUL – land at Earnmuir Place/Strowan Road for the erection of a doctor's surgery. Approved 03/03/99
The Villages	23 – Flooding	The Council will continue to examine the need for a flood defence scheme within Comrie.	More information required on progress of this proposal.
The Villages	24 – Transport & Traffic	The Council will implement traffic calming measures in Braco.	More information required on progress of this proposal.
The Villages	25 – Transport & Traffic	The Council will continue to investigate the opportunity for parking at the Riverbank, Dalginross.	More information required on progress of this proposal.
The Villages	26 – Transport & Traffic	The Council will investigate the provision of improved parking within St Fillans.	More information required on progress of this proposal.
The Villages	27 – Transport & Traffic	The Council will seek to work with other relevant agencies and organisations to investigate the future opportunities for rail freight and rail passenger facilities at Blackford.	No progress to date
Small Settlements	28	<p>The Council will support the development of the following site to contribute to the housing supply:</p> <ul style="list-style-type: none"> ▪ H53 The Steadings, The Hosh 6 units max. The redevelopment must retain existing structures where possible. Design must be of a high quality and reflect the local vernacular. 	A range of individual planning applications have been granted consent at The Steadings amounting to a total of 2 dwelling houses and 3 holiday cottages.

The Recommendations

	Plan Ref.	Proposal & Site Details	Comments
Entire Plan Area	1 – Trunk Roads	Recommend to the Scottish Executive to bring forward work to prepare a Route Action Plan for the A85 to address traffic calming within settlements, in particular within Gilmerton and Crieff.	More information required on progress of this proposal.
Entire Plan Area	2 – Trunk Roads	Recommend to the Scottish Executive that grade separated junctions are provided on the A9 at Greenloaning, Blackford, Auchterarder and Aberuthven.	<p>In 2002, Transport Scotland prepared a Junction Improvement Strategy report which identified road safety problems in the Auchterarder area and in particular with the Loaninghead and Aberuthven junctions. The study highlighted that junction improvements would be required at these junctions to address the road safety problems.</p> <p>In order to allow the development to go ahead a number of thresholds were identified for trunk road improvements at different stages in its implementation. These thresholds and the junction improvements required are:</p> <ul style="list-style-type: none"> - Less than 50 houses – no improvement required - 50 to 350 houses – Loaninghead improvement required - More than 350 houses – Shinafoot and Loaninghead improvement required <p>The first of these thresholds has now been reached, therefore to ensure the delivery of the Development Framework and development within the wider Strathearn area supplementary planning guidance is being prepared to establish a protocol through which developer contributions could be sought from new developments to contribute</p>

			<p>towards the overall cost of the necessary junction improvements at Loaninghead and Shinafoot.</p> <p>Due to the traffic safety concerns raised by Transport Scotland it was agreed (on 12 December 2008) that an embargo should be imposed on further development in the Auchterarder area.</p>
Auchterarder	3 – Water & Drainage	The Council recommends that the North of Scotland Water Authority give priority to the provision of additional drainage within Auchterarder.	A major upgrade to the Waste Water Treatment Works (WWTW) at Auchterarder was required in order to provide the capacity for the expansion development; this upgrade has already been completed.

The Opportunities

	Plan Ref.	Proposal & Site Details	Comments
Landward Area	1 – Film Production	Support the development of film production and associated facilities within the Strathearn Area subject to the provision of appropriate infrastructure including drainage and access. Reference should also be made to Policies 3, 4 and 5.	More information required on progress of this proposal.
Landward Area	2 - Tourism & Recreation	<p>Support for the sensitive redevelopment of sites:</p> <ul style="list-style-type: none"> • O1 Culcrieff Steadings, Crieff - Tourist accommodation Uses. • O2 Gleneagles Station - High quality business or tourist uses subject to access and drainage issues. • O3 Disused Farm Steading, Gleneagles - Hotel related uses. • O8 Locherlour Steadings, Comrie - Residential, tourist or other appropriate development. 	<ul style="list-style-type: none"> • O1 - The development of site O1 has occurred in three phases the first phase was for a total of 27 units and a leisure building, the second phase was for 10 self catering holiday units and the final phase which recently received planning consent (March 2009) was for the erection of a further 10 self catering holiday units. • O2 – No progress to date but it is being investigated by TACTRAN.

			<ul style="list-style-type: none"> • O3 - Appears to be part of a golf course. Planning application 08/00818/FUL for the erection of a new golf halfway house and terrace at former Greenwells Farmstead. Approved 30/10/08 • O8 – Approval granted under a range of applications for a total of 4 units through the change of use, alterations and extensions to the existing steadings and the erection of a single dwelling house immediately to the south west of the steadings.
Auchterarder	3 – Mixed Use Development	Site O3 Northern Edge and Townhead Farm. Numbers to be determined by a Master Plan. Development opportunity for residential and compatible uses, including an allocation for general business uses. The details of land allocation will be set out in a Master Plan. The first phase will plan for the period to 2006 and will include an allocation of 40 affordable houses.	<p>Site Opportunity 3: Northern Edge and Townhead Farm were identified in the Plan for a mixed use development with numbers to be determined through a Master Plan. The Auchterarder Expansion –Development Framework was then approved as supplementary planning guidance by the Council's Enterprise & Infrastructure Committee on 26 March 2008. The Framework is intended to deliver 800 houses (600 private, 200 affordable) in 3 phases over a 10 year period.</p> <p>To date no residential units have been built across O3 but the Development Framework identifies 200 to be provided through phasing over a 10 year period alongside the private housing. The Framework states that 50 of those 200 units will require to be social rented and 150 low cost home ownership.</p>

			<p>Part of the Auchterarder Expansion Development Framework area for a mixed-use development.</p> <p>The Development Framework specifies that 4ha of employment land (to the east of the Kirkton site) will be delivered through a phased approach (25% of which alongside Phase 1 of the housing component).</p> <p>However the Developer Consortium identified a number of issues with the location of the employment land, namely: visual impact on approach, topography on the site, need to create a dedicated road access which presents difficulties for the timing of delivering the employment land alongside the first phase of housing.</p> <p>It was also argued that the demand for employment land is weak in Auchterarder.</p> <p>The Council acknowledged that the location of the site does present difficulties and agreed that the Consortium can provide a minimum of 1ha of serviced employment land onsite at Kirkton or on an alternative location that is acceptable to the Council, which should be brought forward prior to the 200th house being built or 18 months after the 1st house has been occupied, whichever is sooner.</p>
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Crieff	4 – Education	The site between King Street and Duchlage Road, adjacent to the Crieff Hospital is no longer required for a new primary school. Alternative uses could include the provision of additional recreation facilities, business, community or health-care uses.	Planning application 00/00926/FUL for the erection of a primary medical and community centre. Approved 06/11/00.
Crieff	5 – Opportunity Sites	The currently vacant site to the south of School Wynd could be used for a variety of land uses including housing or light industrial/business uses.	Planning application 04/01958/OUT for the erection of a dwelling house with detached garage was refused on 10/11/04 on pedestrian and traffic safety grounds.
Crieff	6 – Opportunity Sites	The former church on Comrie Road is now vacant. Alternative uses could include the development of a museum facility, high quality craft-based retail uses or community uses.	Applications for both planning and listed building consent were submitted in 2007 for Site Opportunity 6. The applications were for the change of use of the redundant former church/antiques centre to form 12 flats including removal/demolition of the former hall and side vestibule. The applications were refused in November 2007.
The Villages	7 – Opportunity Sites	<p>Development of the following sites supported:</p> <ul style="list-style-type: none"> • O4a Aberuthven (0.9ha) – appropriate uses may include a garden centre, non-commercial roadside services or small business units. Access should be provided to the neighbouring sites (O4b) to allow additional developments here in future. • O4b Aberuthven (1.6ha) – this site directly abuts site O4a though both could be developed independently of each other. This land is suitable for longer term business and industrial uses. The development of the site must be of a high quality. The development of sites O4a and O4b should only generate a minimal increase in traffic volumes at the existing junction of the A9 and A824 at 	<ul style="list-style-type: none"> • O4a – 0.3 ha constrained due to drainage issues. • O4b – 1.78 ha are marketable but there is a comment regarding a drainage embargo. (June 2008 ELA) • Site O5 is not included in the August 2008 ELA; a number of planning applications have been received and approved on the site. • Site O6 – 4.66 ha constrained due to

		<p>Aberuthven.</p> <ul style="list-style-type: none"> • O5 Tullibardine Distillery, Blackford (1.9ha) – potential uses include a distribution/warehousing facility or a tourist/visitor centre. • O6 Blackford (6.2ha) – this site has some potential for small specialist units such as food and drink companies or for a distribution warehouse. The site is highly visible and any development of this site must include landscape treatment to improve the setting of Blackford from the north. There is also potential for rail facilities both to this site and existing adjoining premises and any development should have regard to this possibility. • O7 Comrie (0.5ha) – high quality business or office uses. 	<p>drainage reasons. (August 2008 ELA)</p> <ul style="list-style-type: none"> • Site O7 - 0.3 ha immediately available
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Plan identified the following areas of employment land:

Settlement	Ref.	Site	Area	Preferred Uses	Comments
Auchterarder	ED1	Strathearn House	4.5 ha	High amenity, Class 4 uses and/or tourist uses	4.37 ha are constrained due to access, drainage and cost issues (June 2008 ELA)
Auchterarder	ED2	Pow Hillock	4 ha	A medium-term site for general business uses to meet local needs. Site to be fully determined through the master-planning exercise for Auchterarder.	4 ha are constrained due to drainage and ownership issues (June 2008 ELA).
Crieff	ED3	Bridgend	4 ha	General business use	3.11 ha are marketable

				to meet existing and future needs. This expands the already established industrial site.	with some drainage constraints noted (June 2008 ELA).
Aberuthven	O4a O4b		2.5ha	General business uses with the potential to provide for business/commercial requirements.	O4a – 0.3 ha constrained due to drainage issues. O4b – 1.78 ha are marketable but there is a comment regarding a drainage embargo. (June 2008 ELA)
Blackford	O5 O6	Stirling Street	7.5 ha	General business uses including distribution of goods or tourist related used. There are also opportunities to link with rail based transportation.	Site O5 is not included in the June 2008 ELA; a number of planning applications have been received and approved on the site. Site O6 – 4.66 ha constrained due to drainage reasons. (June 2008 ELA)
Comrie	O7	Crieff Road	0.5 ha	General business uses/office uses.	0.3 ha immediately available
Landward Area	P3	Dalchonzie	2 ha	Class 5 uses on the northern half of the site and Class 4 on the southern half of the site, subject to the	Applications for: an extension to form open space storage area and closed storage area/manufacturing

				resolution of any access issues.	area; the erection of a covered storage and loading bay, and the erection of a manufacturing storage building at Rob Roy Homes (Crieff) Ltd. at Dalchonzie were approved during the lifetime of the Plan.
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