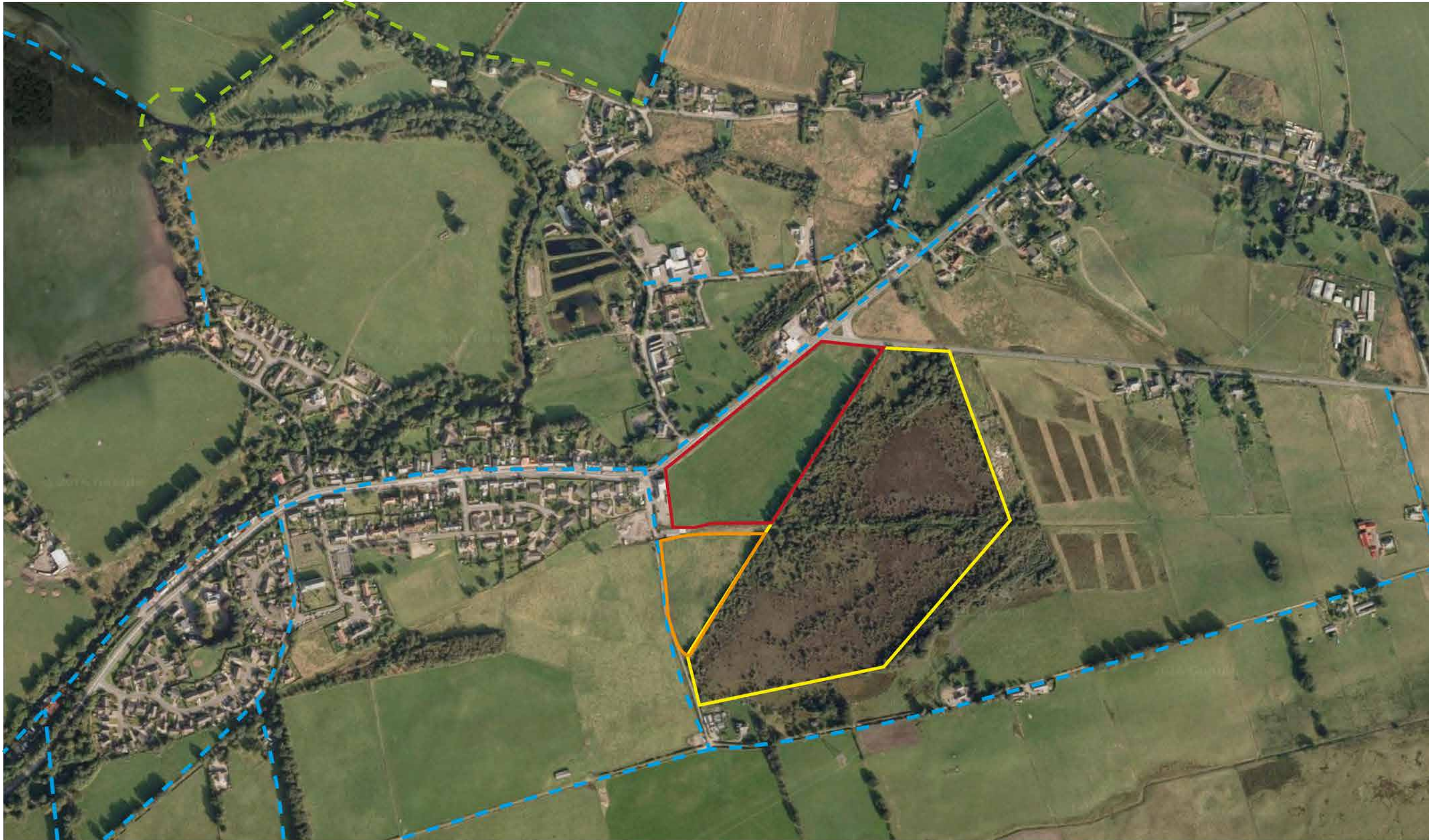


# CROOK OF DEVON

## LAND AT JUNCTION OF A977 AND B9097



The site's boundaries are roads (A977 and B9097) along the north west and north east sides, Crook Moss wood along the south east side, the disused railway line along the south (closed in 1964) and Crook of Devon village hall and car park on the west side.

The land is part of Harelaw Farm and is owned by the Newbigging Farm Partnership. The site is currently used for livestock grazing and hay/silage production. The land is mainly Class 4 (James Hutton Institute, agricultural land classification).

The land is generally level and does not have any trees or shrubs on it. The Crook Moss woodland forms a landscaped backdrop to the site when viewed from the A977.

The landowner (Newbigging Farm Partnership) agreed to construction of the Millennium footpath and bridge over River Devon and donated the land where the route, now a core footpath, passes through Newbigging Farm.

The site edged red shown on the map extract opposite was identified in the Council's Main Issues Report (MIR) as a preferred option for a maximum of 50 housing units that could bring significant benefits to Crook of Devon.

### The requirements for the landowner of the site which were set out in the MIR were as follows:

- A high quality design and layout to reflect the site's gateway position and a landscape framework to retain visual separation between Crook of Devon and Drum.
- A transport statement and provision of a roundabout at the existing junction of A977 and B9097
- Improvement to pedestrian crossing facilities on the A977
- Sustainable urban drainage proposals (SUDS) to serve the development and protect watercourses which flow into Loch Leven
- Footpath connections within the village and existing core path network
- Financial contribution to education provision in line with the council's supplementary guidance
- Affordable housing development 25%

-  The site
-  Crook Moss
-  Adjoining land owned by Newbigging Farm Partnership
-  Core footpaths
-  Millennium footpath and bridge





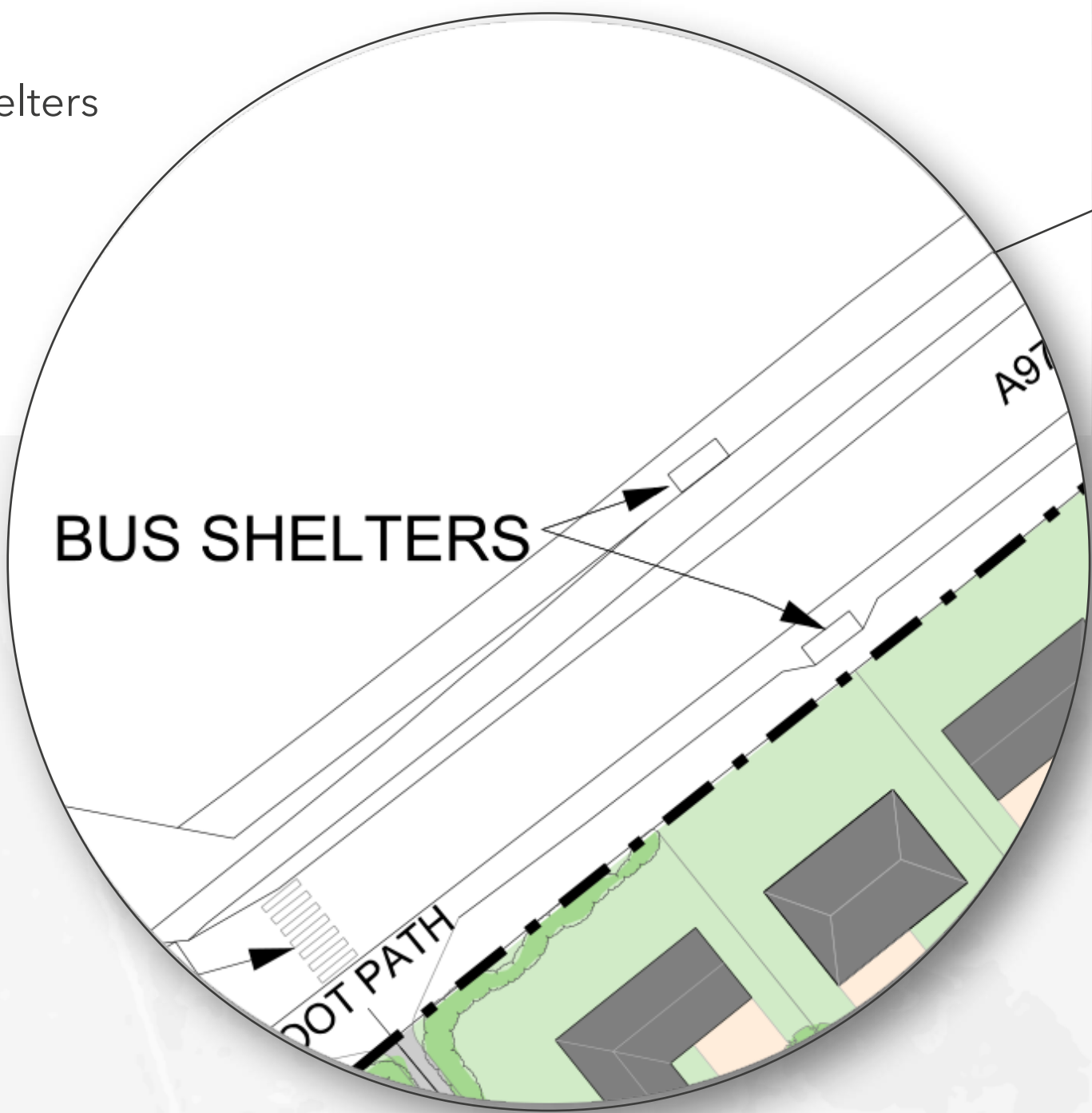


**BENEFITS RESULTING FROM THE DEVELOPMENT  
WHICH WOULD BE NECESSARY**



**Bus shelters**

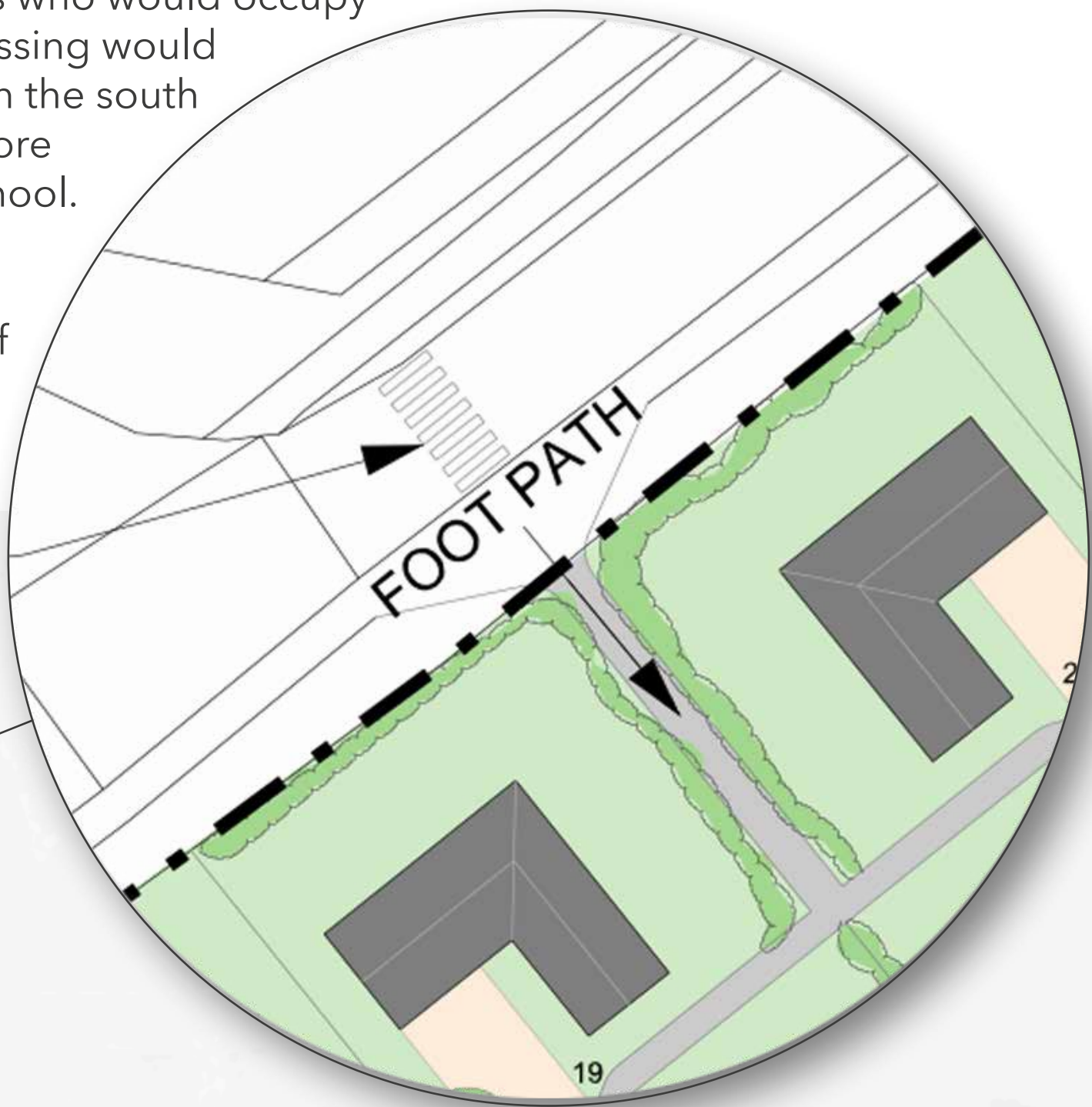
The landowner would pay for and provide bus shelters at the existing bus stops adjacent to the site (see illustrations). The exact location, design and specifications of the shelters would be to the Council's requirements.



**A new crossing point across the A977 and footway**

The landowner would pay for and provide a new pedestrian crossing point across the A977 in the vicinity of the village hall. The design and specification of the crossing would be to the council's requirements. This would assist existing residents in the village as well as new residents who would occupy the new houses. In particular, the crossing would enable parents with children living on the south side of the A977 to cross the road more safely to get to Fossoway Primary School.

A pedestrian footway would be provided along the entire frontage of the site onto the A977 and B9097.





# DISCRETIONARY/POTENTIAL BENEFITS WHICH THE LANDOWNER IS OFFERING

## Farm shop and cafe

Part of site next to the junction of the A977 and B9097 is proposed for a farm shop and cafe/cafe with associated parking ( 60 spaces) and landscaping.

The type of establishment that the landowner wishes to see is similar to the "Balgove Larder" farm shop, delicatessen and cafe located on the west side of St Andrews in Fife. The "Balgove Larder" has an extremely high reputation for high quality locally sourced produce which is sold from the shop and served in the cafe, all under one roof.

The landowner considers that a use on the Crook of Devon site akin to the "Balgove Larder" would be an asset for the village and also attract passing custom and tourists visiting this part of Perth and Kinross.

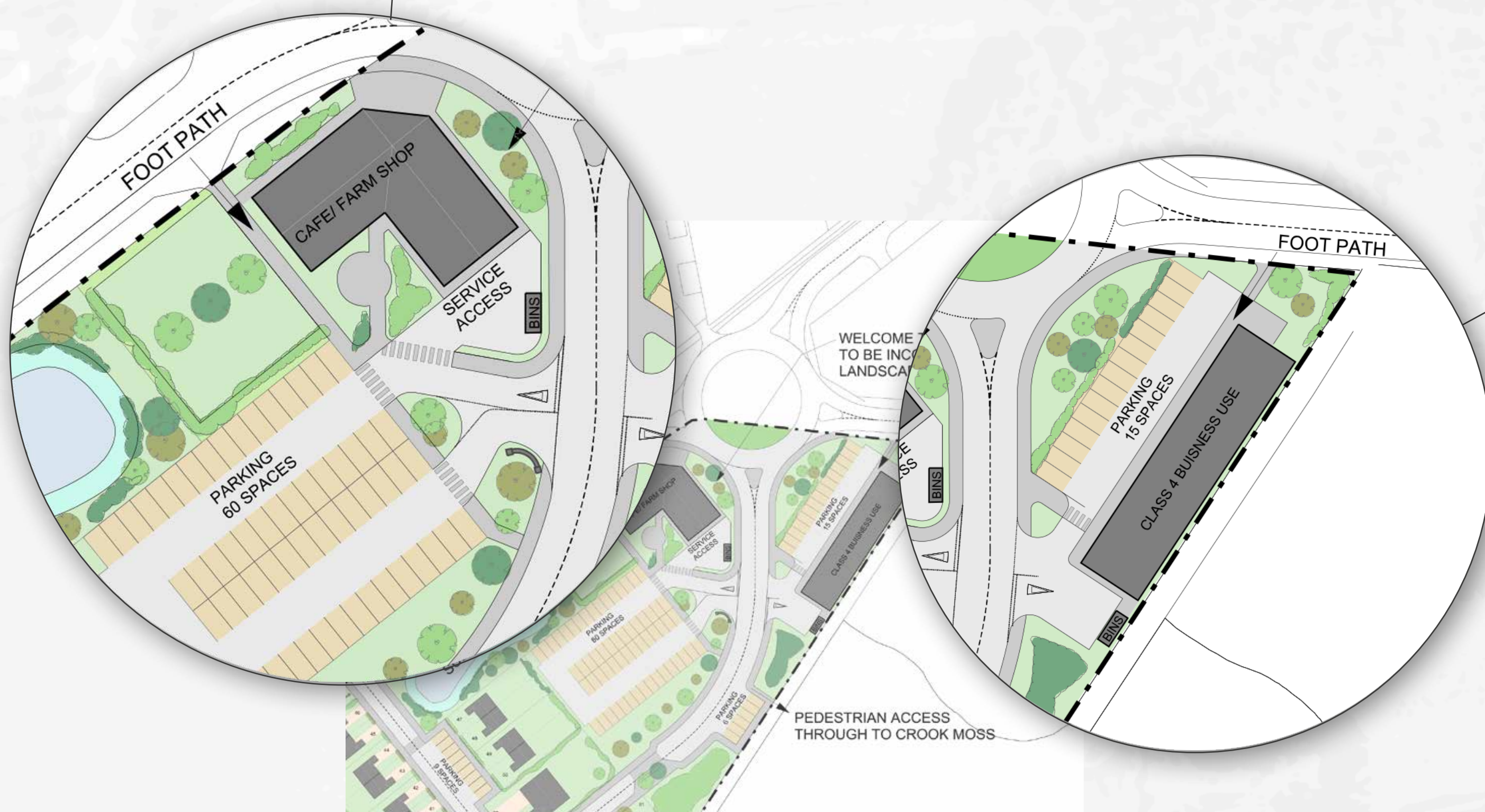
The "Balgove Larder" at St Andrews currently employs 60 full and part - time staff and we would expect a similar level of employment to be created on the Crook of Devon site. The jobs would be within walking/cycling distance for residents in Crook of Devon and Drum.



## Land for small business units (Class 4 purposes - office, research and development or light industrial)

The landowner wishes to designate part of the overall site for creation of small business units to meet local demand. The land for these units would be serviced ie. all services laid up to the edge of the plot and each unit would have its own dedicated parking spaces. The images are indications of the kind of design that may suit this site. The detailed design would be subject of a planning application should the overall site be allocated for development in the forthcoming local development plan.

The area set aside for business purposes is approximately 0.2 hectares (0.5 acres) and could accommodate 500 - 750 sq. metres of floorspace equating to 6 - 8 small business units.





# DISCRETIONARY/POTENTIAL BENEFITS WHICH THE LANDOWNER IS OFFERING



## Crook Moss

The Crook Moss woodland adjoining the east side of the site is also owned by the Newbigging Farm Partnership. The landowner wishes to open this up for public access and enhance accessibility by improving footpaths within the woodland and providing information boards and parking (see photograph examples).

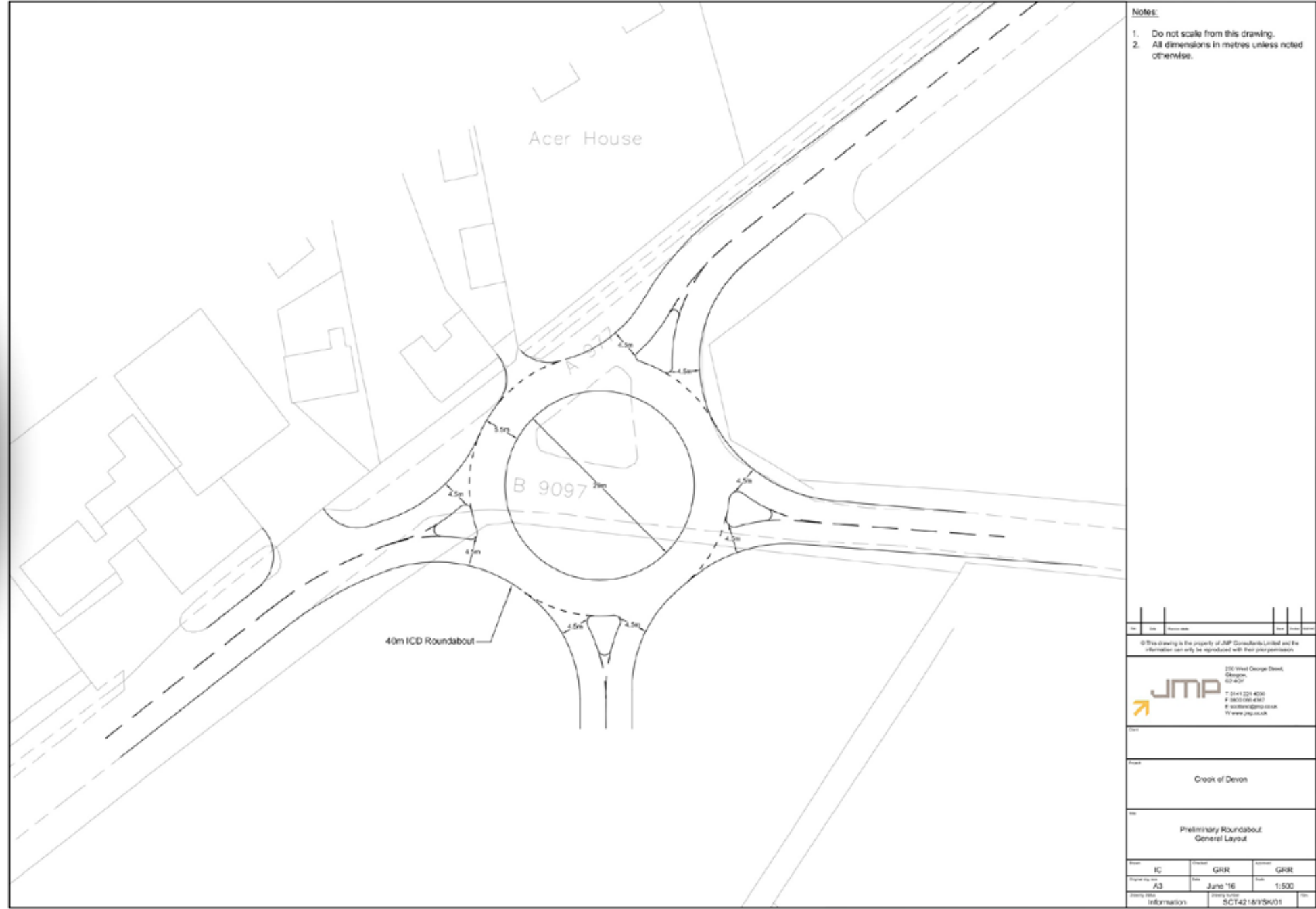
The landowner is willing to contribute a financial sum to assist in the laying of footpaths and creating visitor boards as well as transferring ownership of the woodland to the community. Suitable arrangements would need to be set up for long term maintenance of this area and the landowner is willing to engage with and assist in this process.



## Roundabout at the junction of the A977/B9097

The landowner is willing to pay for the construction of a roundabout to replace the current junction of the A977 with the B9097. The roundabout would meet the needs and wishes of the community in Crook of Devon as expressed by the local elected Councillors.

In terms of transportation standards a roundabout is unnecessary at this location. Nevertheless if Perth and Kinross Council decides that a roundabout is needed, then the landowner is willing to provide one as part of the overall package of development proposals.



## Extension to village hall car park and provision of play area

The landowner is willing to provide approximately 14 parking spaces as an extension to the existing village hall car park on part of the site being put forward for development. The extended area would be accessed through the existing village hall car park.

A play area, to the Council's specification, is proposed by the landowner which could be used by existing as well as new residents.