

PROPOSED LOCAL DEVELOPMENT PLAN 2

HOUSING BACKGROUND PAPER

November 2017

Introduction

The amount of land which the Local Development Plan (LDP) has to identify for new housing is set by the higher level Strategic Development Plan, TAYplan. Scottish Planning Policy requires that the LDP complies with the Strategic Development Plan. The housing figures in TAYplan have been derived from an assessment of the projected need and demand for new housing. This Housing Need and Demand Assessment was confirmed as robust and credible by the Scottish Government on 24 February 2014. The base date for the calculation of the housing land supply for the LDP is 2016.

Perth & Kinross Council area is split into six Housing Market Areas for the purposes of calculating housing land supply: Greater Perth, Highland, Kinross, Strathearn, Strathmore and Greater Dundee. The Greater Dundee Housing Market Area covers the whole of the Dundee City Council area plus small parts of Perth & Kinross, Angus and Fife Council areas. In Perth & Kinross the settlements of Invergowrie and Longforan are included within the Greater Dundee Housing Market Area.

The TAYplan2 Strategic Development Plan was approved by Scottish Ministers in October 2017. This requires land to be allocated within each Housing Market Area to assist in the delivery of 1,000 houses each year in Perth & Kinross (Table 1).

TAYplan 2 identifies a Housing Supply Target for each Housing Market Area in Perth & Kinross. This is the number of houses that is needed in each area to contribute towards the total projected need and demand for affordable and private housing. From this, TAYplan sets an annual Housing Land Requirement. This is the amount of land we need to allocate in the LDP to ensure that there is a generous supply of land for housing in order that the Housing Supply Targets are met even if some sites fail to come forward or take longer to develop than expected. This 'flexibility allowance' amounts to just over 18% additional supply over and above that which is actually projected to be needed, although this varies slightly between Housing Market Area.

Table 1

Housing Market Area	Annual Housing Supply Target	Annual Housing Land Requirement (target + approx. 18%)
Greater Perth	457	540
Highland	72	85
Kinross	71	84
Strathearn	120	142
Strathmore	121	143
Greater Dundee	5	6
PKC total	846	1,000

Housing Land Requirement

Scottish Planning Policy requires the LDP to consider the period up to 10 years from the predicted year of adoption of the Plan, which for Perth & Kinross is 2028. The total Housing Land Requirement for Perth & Kinross from the base date of 2016 to 2028 is 12,000 units (Table 2).

Table 2

Housing Market Area	Annual Housing Land Requirement	Total Housing Land Requirement 2016-28
Greater Perth	540	6,480
Highland	85	1,020
Kinross	84	1,008
Strathearn	142	1,704
Strathmore	143	1,716
Greater Dundee	6	72
PKC total	1,000	12,000

Adjustments to the Housing Land Requirement

A number of adjustments have been made to the housing land requirement in the LDP:

- The reallocation of 10% of the housing land requirement for the Kinross Housing Market Area to the Greater Perth Housing Market Area for environmental reasons
- An assumption that 10% of the housing land requirement will be met from windfall sites
- An assumption that 15% of the housing land requirement in the Highland Housing Market Area will be met from small sites

Reallocation from Kinross to Greater Perth Housing Market Areas

TAYplan policy 4 allows LDPs the flexibility to provide for up to 10% of the housing land requirement (15% in the Highland Housing Market Area) for one area to be allocated to another area where there are serious environmental or infrastructure capacity constraints. Only one such adjustment has been made for the Kinross Housing Market Area. LDP 1 reallocated 10% of the housing land requirement for the Kinross Housing Market Area to the Greater Perth Area on the grounds that the environmental constraint imposed by Loch Leven was particularly high. This argument was accepted by the Reporter during the LDP1 inquiry process. Although progress has been made in improving the ecological status of Loch Leven, it is considered appropriate to continue to reallocate 10% in LDP2, in line with the precautionary principle.

Windfall assumption

Scottish Planning Policy allows for a proportion of the housing land requirement to be met from windfall sites. These are sites which are not allocated in the LDP, perhaps because of their smaller size (the Plan generally does not allocate sites of less than 20 houses), or because they become available for development unexpectedly during the life of the Plan. Windfall sites will usually be unallocated (or 'white' land) within a settlement boundary. LDP1 assumed a conservative estimate of 10% contribution from windfall sites and this was accepted by the Reporter during the Inquiry process. The contribution from windfall sites is monitored annually through the Housing Land Audit. This shows that windfall sites continue to make a significant contribution to the supply of housing in Perth & Kinross; the contribution since 2013 has consistently been above 50%. LDP2, however, will continue the conservative estimate that 10% of the housing land requirement will be met from windfall sites. The only exception to this is the small part of Perth & Kinross which falls within the Greater Dundee Housing Market Area. Past evidence has shown that in this area completions from windfall developments have generally been less than 10% largely due to the fact that there are a very limited number of settlement within this small area. The 10% windfall assumption is therefore not applied to that part of Perth & Kinross which falls within the Greater Dundee Housing Market Area.

Small Sites assumption

Small sites, i.e. sites of less than 5 houses, traditionally make a significant contribution to housing land supply. These are generally viewed as offering additional flexibility in the supply which helps increase range and choice. In the Highland housing market area, however, the dispersed nature and small settlement size that characterises much of the Highland area is such that many sites are naturally of a small scale and are therefore not allocated as sites in the LDP. Monitoring of the contribution from small sites in the Highland Housing Market Area for LDP1 demonstrated that this was a regular and reliable source of housing land supply and one which made an essential contribution to the supply of housing land in the Highland area. Small sites in the Highland area continue to make a significant contribution, averaging 39% of all completions 2011-16. LDP2 therefore continues the conservative assumption that 15% of the housing land requirement in the Highland Housing Market Area will be met from small sites.

Table 3 gives the revised housing land requirement for each housing market area taking into account these adjustments.

Table 3

Housing Market Area	Housing Land Requirement 2016-2028	Kinross reallocation (10%)	Windfall allowance (10%)	Small sites allowance (15%) Highland only	Adjusted Housing Land Requirement 2016-2028
Greater Perth	6,480	+101	-648		5,933
Highland	1,020		-102	-153	765
Kinross	1,008	-101	-101		806
Strathearn	1,704		-170		1,534
Strathmore	1,716		-172		1,544
Greater Dundee	72		0		72
PKC total	12,000	0	-1,193	-153	10,654

Housing Land Supply

Scottish Planning policy requires the LDP to allocate effective land, or land capable of becoming effective, to meet the housing land requirement up to year 10 from the predicted date of plan adoption. Effective housing land is defined as land which is free, or expected to be free, of development constraints and will therefore be available for building new houses.

The Main Issues Report used the 2014 housing land audit as the base for the calculation of the housing land supply. The comparison of this against the housing land requirement identified shortfalls in the Highland, Strathearn, Strathmore, and Greater Dundee Housing Market Areas and the Main Issues Report identified options as to how to address these shortfalls. For the Proposed LDP2 it was appropriate to use the most up to date housing land supply information available. This is the 2016 audit. Table 4 subtracts the existing housing land supply from the adjusted housing land requirement.

Table 4

Housing Market Area	Adjusted Housing Land Requirement 2016-2028	Effective Housing Land Supply 2016-28	Shortfall / surplus
Greater Perth	5,933	7,320	+1,387 ¹
Highland	765	762	-3
Kinross	806	802	-4
Strathearn	1,534	1,309	-225
Strathmore	1,544	1,205	-339
Greater Dundee	72	33	-39
PKC total	10,654	11,431	+777

¹ Note: Oversupply in one housing market area cannot count towards an undersupply in another area.

As shown in table 4, the total supply of land for housing across Perth & Kinross is more than enough to meet the total housing land requirement. However, the comparison of housing land supply from the 2016 Housing Land Audit against the housing land requirement shows that there are still shortfalls in the Strathearn, Strathmore and Greater Dundee Housing Market Areas. Therefore, considering the options which had already been consulted upon through the Main Issues Report, action has been taken in the Proposed LDP2 to ensure that the housing land supply meets the housing land requirement set out in TAYplan. The sections below consider the issues arising in each of the housing market areas.

Whilst the Council can allocate sites in the LDP to meet the housing land requirement set out in TAYplan, the delivery of most of these lies with the development industry and as such is largely outwith the control of the Council. The effective housing land supply is designed to be sufficiently flexible so as to be able to respond to sites stalling or failing to come forward. The economic climate and availability of finance will continue to be the main influences on the delivery of sites but a slowdown in either does not automatically mean that additional sites should be identified as these are unlikely to be any more or less deliverable. Site programming and delivery will be monitored annually through the Housing Land Audit and also through the Delivery Strategies prepared by developers.

Greater Perth Housing Market Area

No shortfalls are identified in the Perth Housing Market Area; rather there is a significant surplus as Table 4 highlights. It is important to note, however, that the housing land requirements set by TAYplan are the minimum required. The Council can choose to identify more land where it considers appropriate. In the Greater Perth Housing Market Area much of the supply is made up of large strategic sites which have the potential to deliver more than the housing land requirement set out in TAYplan, and over a longer period than that under consideration in LDP2. However should one of the Strategic Development Sites fail to deliver or stall, this overprovision provides an additional safety margin ensuring an adequate effective housing land supply.

Highland Housing Market Area

A shortfall of 3 units has been identified in the Highland Housing Market Area. However, this very small shortfall can easily be compensated for within the 18% flexibility allowance which was added to the housing land requirement and is therefore not considered an issue for the Proposed LDP2.

The situation in the Highland Housing Market Area will be monitored through the annual Housing Land Audit. As noted above, the small sites allowance of 15% is very conservative and so there may be additional supply from these small sites which are not allocated in LDP2. If, however, sites fail to come forward or to progress as quickly, or at the scale envisaged then there is the option to reallocate a portion of the housing land requirement to another housing market area in line with TAYplan policy 4.

Kinross Housing Market Area

A shortfall of 4 units has been identified in the Kinross Housing Market Area. As with the Highland Housing Market Area, this very small shortfall can easily be compensated for within the 18% flexibility allowance. Alternatively, a new site for up to 30 houses has been added at Crook of Devon, and the review of site capacities has shown that several of the sites allocated in Proposed LDP2 may be capable of accommodating slightly higher numbers of housing than that assumed in the calculation of the housing land supply for the Kinross Housing Market Area. Sites in Kinross and Milnathort alone could potentially accommodate an additional 40+ houses. It is clear therefore that the very small shortfall which has been identified can be very easily accommodated.

Strathearn Housing Market Area

A shortfall of 225 units has been identified in the Strathearn Housing Market Area. The Main Issues Report consulted on the option of increasing densities at existing sites at Broich Road, Crieff and at the Auchterarder Development Framework site at Kirkton. The existing Development Framework site at Townhead may also have the ability to deliver more houses than currently assumed. As indicated in Table 5, increasing the potential densities on the sites at Broich Road and Kirkton alone is more than sufficient to meet the shortfall in this area. Please note that Proposed LDP2 identifies capacity ranges for each site but for the purposes of calculating the additional supply to 2028 the mid-point in each range has been used.

Table 5

Site	Additional supply to 2028
Broich Road, Crieff	224
North West Kirkton, Auchterarder	106
Total	330

Strathmore Housing Market Area

A shortfall of 339 units has been identified in the Strathmore Housing Market Area. Table 6 indicates how this has been addressed. The Blairgowrie Eastern Expansion site is limited in Proposed LDP2 to 300 units in phase 1 to 2028. This includes 150 houses at the former Welton Road housing site which is already included in the housing land supply for the Strathmore area. As in Strathearn, the mid-point in each capacity range has been used. All of the sites in Table 6 were consulted upon through the Main Issues Report and have the potential to deliver additional houses to meet the housing land requirement.

Table 6

Site	Additional supply to 2028
Blairgowrie Eastern Expansion	150
Westfields of Rattray	86
Golf Course Road, Blairgowrie	25
Annfield Place, Alyth	93
Total	354

Greater Dundee Housing Market Area

A shortfall of 39 units has been identified in the Perth & Kinross part of the Greater Dundee Housing Market Area. The Main Issues Report consulted on two options to address a shortfall arising in this area: an additional site in either Inchtute or Longforgan. However, the capacity of the allocated site at Moncur Road in Inchtute has been reviewed and it is now expected to be developed for significantly higher numbers than that indicated in the 2016 Housing Land Audit: 52-80 units rather than 16 (16 units identified in LDP1). On the assumption that this site is developed at the mid-point in the range (66 units) this is 50 units more than the current supply on the site and will more than meet the identified shortfall.

Final Housing Land Requirement / Supply Comparison

Table 7 gives the final housing land requirement and supply comparison and demonstrates that over the entire period 2016 to 2028 the TAYplan requirements can be met on the presumption that the economy improves.

Table 7

Housing Market Area	Adjusted Housing Land Requirement 2016-2028	Effective Housing Land Supply 2016-28	Additional allocations to meet shortfall	Final land supply position
Greater Perth	5,933	7,320	0	+1,387
Highland	765	762	0	0
Kinross	806	802	30	+26
Strathearn	1,534	1,309	330	+105
Strathmore	1,544	1,205	354	+15
Greater Dundee	72	33	50	+11
PKC total	10,654	11,431	764	+1,544

Maintaining a 5 Year Effective Supply

As well as allocating effective land to meet the housing land requirement up to year 10 from the predicted year of plan adoption, Scottish Planning Policy requires the maintenance of a minimum of 5 years effective housing land supply at all times.

Table 8 summarises the position for each housing market area for each 5 year period between 2016/17 and 2023/24.

Table 8

Housing Market Area	Adjusted 5 year Housing Land Requirement	5 Year Effective Housing Land Supply 2016-2020	5 Year Effective Housing Land Supply 2017-2021	5 Year Effective Housing Land Supply 2018-2022	5 Year Effective Housing Land Supply 2019-2023
Greater Perth	2,468	2,589	3,057	3,387	3,481
Highland	319	404	446	463	398
Kinross	340	471	545	563	484
Strathearn	639	820	854	827	694
Strathmore	643	466 (-177)	539 (-104)	643	637 (-6)
Greater Dundee	30	30	33	32	26 (-4)
PKC total	4,439	4,780	5,474	5,915	5,720

Whilst there are some identified shortfalls in the 5 year effective supply in the Strathmore Housing Market area, as outlined above, steps are being taken through the Proposed LDP2 to allocate additional land for housing in the Strathmore area. Similarly in the Greater Dundee Housing Market Area a small shortfall is arising by the later period. Again, this is being addressed through the Proposed LDP2. The on-going monitoring of the effective land supply position in all housing market areas is discussed below.

On-going monitoring

Perth & Kinross Council prepares an annual Housing Land Audit. Once the Plan is adopted the Council will provide, in addition to the annual audit, a statement which monitors the performance of the land supply against the overall plan strategy and vision, market areas and settlements. This document would also provide the opportunity to reflect on whether shortfalls are emerging and whether policy interventions are required to support delivery. General market conditions should be described within this report and could inform the discussion on the sufficiency of the land supply even where delivery is falling short of targets – or that there is a risk of a shortfall in effective housing land supply. Homes for Scotland's input regarding market conditions affecting sites, locations and market areas could be captured within the annual statement.

Where a shortfall in effective housing land supply is identified through the annual housing land audit, the Council will first seek to address this by:

- Reviewing the Audit to identify any sites where the programming can be brought forward
- Investigate whether constraints can be resolved to allow currently non-effective sites to come forward more quickly
- Consider bringing forward sites which have been allocated as longer term expansions
- In the Highland Housing Market Area only, reallocate up to 15% of the housing land requirement to the Perth Housing Market Area in accordance with TAYplan policy 4
- Consider increasing the percentage of the housing supply target which is assumed will be met on windfall sites (only where there is robust evidence to justify this)

Capacity ranges

When planning applications come forward for allocated sites, the actual number of houses is seldom exactly that identified in the Plan. This is because at the plan preparation stage, the detailed site analysis and design work is not complete. In addition, market trends change. Although the Adopted Plan indicates the site capacities are indicative, the variation at planning application stage clearly confuses the local communities.

A new approach is being taken to the identification of the number of housing units for sites allocated in Proposed LDP2. Instead of a single figure, it is proposed that each site allocated for housing in LDP2 will have a 'capacity range' identified. This will set the minimum and maximum number of houses which will be permitted to be built on each site. Any variation to this (up or down) will be exceptional and will need to be justified under LDP2 Policy 1: Placemaking. Application of the Placemaking Policy will ensure that the number of units is determined by achieving an appropriate design and layout for the site, in line with the Council's commitment to improving the standard of design across the Council area.

The mid-point of the capacity ranges will be used for the purposes of calculating the housing land supply. The assumptions made in calculating the capacity range for each site in LDP2 are set out in Appendix 1.

APPENDIX 1 – SITE CAPACITY RANGES

SITE CAPACITY RANGES – GREATER PERTH HOUSING MARKET AREA

Site ref	MU73
Location	Almond Valley
Site size	150 ha
Planning consent	15/01157/IPM outline permission for Residential development up to 1,500 homes, plus community facilities, open space etc on 102 ha, plus 10/00233/FLL for 12 homes which is a permission extant in perpetuity, a small area between these permitted areas has not yet been subject to a planning application.
Level of development	Given this is a large expansion site it is considered there will be the full range of densities across the site but that the average overall will be medium density.
Developable area	Developable area of 52 ha on the (15/01157/IPM site) plus 80 % of the remaining 4.2 that lies outwith = 55.4 ha in total, minus 80% of area that is now part of MU70 south of the A85 (11.4ha in total but developable area of 80% = 9.1 ha).
Calculation of capacity range	Whilst it is anticipated that there will be a range of densities within the site overall it is considered that it will average as medium density. So assuming 44 ha of medium density 16 to 25 = 704 and 1,100
Additional comments	Land within 10/00233/FLL will be proposed within a separate residential allocation, and land south of the A85 will be allocated within MU70 in the new LDP. LDP1 allocates H73 for approximately 1,500.

Site ref	MU70
Location	Perth West
Site size	273.8
Planning consent	None
Level of development	Given this is a large expansion site it is considered there will be the full range of densities across the site but that the average overall will be medium density.
Developable area	Not clear at this point but this strategic site is anticipated to have a much lower developable area due primarily to greenspace networks, and the overhead lines. Also roughly 35 ha will be taken by employment, community uses, a medical centre, primaries, and possibly cemetery provision. Using the Perth West charrette masterplan framework outcomes this work estimated that there is 129 hectares plus of residential development land. This framework did not include the former auction mart site (11 ha in total but 7.3 ha developable area) or the part of Almond Valley which is south of the A85 (11.4ha in total but developable area of 80% =9.1 ha). These areas should be counted on top giving a total of 149.5 ha.
Calculation of capacity range	So assuming 149.5 ha medium density at 16 to 25 = 2,392 to 3,738 homes

Additional comments	None.
----------------------------	-------

Site ref	MU345
Location	Bertha Park
Site size	178ha
Planning consent	In principle consent for whole area and detailed for first phase – development started on site
Level of development	It is considered there will be the full range of densities across the site.
Developable area	
Calculation of capacity range	There is no estimate given on the numbers. Given that this is a large expansion site which will extend well beyond the Plan period it is likely that the mix of densities on the site will evolve as the development progresses.
Additional comments	The adopted Plan indicates that the capacity of the site is 3,000+.

Site ref	H1
Location	Scott Street/Charles Street
Site size	2.7ha
Planning consent	16/00875/FLL permission for student accomodaiton within 88-90 Scott Street which if implemented would mean no contribution on this part of the site
Level of development	High flatted
Developable area	70% of the 2.68 ha site which is 1.9 ha
Calculation of capacity range	Developable area of 1.9ha x high flatted range = capacity range of 78 plus homes
Additional comments	This is allocated in LDP1 for 50 homes.

Site ref	H3
Location	Gannochy Road
Site size	2.6ha
Planning consent	17/00669/FLM, this application for 48 homes on the southern part of the site is recommended for approval at committee on 18.10.17
Level of development	High density
Developable area	It is considered that the nearly the whole site is developable since the SUDS are proposed to be located outwith the allocation. So I am assuming some landscape buffer to the farm, some framework planting to the north, and a small amount of greenspace within, so perhaps 90% is developable.

Calculation of capacity range	Developable area of 2.3 ha as high density at 26 x 40 range = capacity range of 68 - 96 homes
Additional comments	Looking at the density proposed through the 17/00669/FLM planning application it is considered that due to the type of units proposed with very few detached houses, and small houses and gardens complimented by good communal greenspace, they have demonstrated the ability to achieve high quality high density development on this site.

Site ref	H71
Location	Newton Farm
Site size	4.1ha
Planning consent	None
Level of development	<p>Taking into account the good public and active travel link, plus the proximity to retail and other services, makes this site suitable for High density housing.</p> <p>Taking account of the scale of the surrounding built environment there would be a strong preference for flatted development fronting onto the main road frontages. As a result the capacity is difficult to predict and would require to be tested through a Transport Assessment.</p>
Developable area	It is considered that 2.75 ha area will be developable (based on early developer work).
Calculation of capacity range	Developable area of 2.75 ha = 26 -40 range = 72 -110 homes
Additional comments	None

Site ref	H319
Location	Ruthvenfield
Site size	12.3ha
Planning consent	None
Level of development	Medium density on half the site, and low density on the other half, as the location and setting lends itself to some larger detached homes as part of the mix.
Developable area	It is considered that because of the embankment for the CTRL, the awkward arrangement of the site, and the trees and setbacks on them, that only roughly 60% of the area will be developable, so this would be 7.4 hectares.
Calculation of capacity range	Developable area of 7.4 ha = with 3.7 ha at 16 - 25 range and 3.7 hectares at low density 15 homes = capacity range of between 115 - 153 homes
Additional comments	None

Site ref	MU337
Location	Hillside Hospital

Site size	1.9ha
Planning consent	06/01241/FUL permission for 49 flats, 20 close care units and 76 bed nursing home
Level of development	High flatted
Developable area	It is considered that this high amenity site located close to the city centre best lends itself to high density or high flatted development.
Calculation of capacity range	Developable area of 80% = 1.5 ha at high flatted is 61+ homes
Additional comments	None

Site ref	MU336
Location	Murray Royal Hospital
Site size	8.8ha
Planning consent	None
Level of development	High flatted and medium density
Developable area	It is considered that this high amenity site will be high density in terms of conversion of the listed buildings, and medium density in terms of the new build element.
Calculation of capacity range	There is no estimate given on the numbers that will be appropriate as this will be a complicated proposal involving: conversion of listed buildings; retention of large areas of parkland setting; potential for new flatted development
Additional comments	None

Site ref	MU171
Location	Perth Quarry
Site size	21 ha
Planning consent	None
Level of development	Medium density overall although it is anticipated that there may be some high flatted to make the most of views out of the site.
Developable area	It is identified that housing should not constitute roughly more than a third of the site
Calculation of capacity range	Developable area of 7 ha at a medium density of between 16 and 25 homes which is between 112 - 175 homes
Additional comments	None

Site ref	OP2
Location	Thimblerow
Site size	0.8ha
Planning consent	06/01241/FUL permission for 49 flats, 20 close care units and 76 bed nursing home
Level of development	High flatted
Developable area	It is considered that this high amenity site located close to the city centre and public transport best lends itself to high flatted

	development
Calculation of capacity range	Developable area of 80% = 1.5 ha at 41+ is 62+ homes
Additional comments	None

Site ref	H13
Location	Balbeggie
Site size	7.2 ha
Planning consent	Planning consent on small area of site in farm steading
Level of development	Medium 16-25
Developable area	Approx. 5 ha Flat area on edge of small settlement with an area which has already got planning consent and also would require landscaping to lower impact of new development on landscape setting of village
Calculation of capacity range	Developable area of 70% = 5ha x 16-25 range = capacity range of 80-125
Additional comments	None

Site ref	H17
Location	Burrelton & Woodside
Site size	1.3 ha
Planning consent	None
Level of development	Medium 16-25
Developable area	No specific constraints so 80% developable
Calculation of capacity range	Developable area of 80% = 1.3 ha x 16-25 range = capacity range of 16-26
Additional comments	None

Site ref	H21
Location	Grange & Errol Airfield
Site size	2ha
Planning consent	None
Level of development	Medium 16-25
Developable area	Flood risk assessment required for establish clear developable area. 40% developable area assumed.
Calculation of capacity range	Developable area of 40% = 2ha x 16-25 range = capacity range of 14-20
Additional comments	None

Site ref	MU27
Location	Luncarty
Site size	64ha
Planning consent	None
Level of development	Medium 16-25 30% & Low 15 30% of site
Developable area	Landscape buffer required to mitigate SAC and visual impact.

	Mineral area to be investigated before developable area can be established. 60% developable area = 38.4ha
Calculation of capacity range	Developable area of 30% = 19ha x 16-25 range = capacity range of 304-475 Developable area of 30% = 19ha x 15 range = capacity range up to 285 Overall range: 589-760
Additional comments	The adopted Plan indicates that the total developable area of the whole site is 2ha

Site ref	MU3
Location	Perth Airport
Site size	5.2 ha
Planning consent	Yes
Level of development	Medium 16-25
Developable area	50% area for employment. 50% developable area.
Calculation of capacity range	Developable area of 50% = 2.6 x 16-25 range = capacity range of 41-65
Additional comments	The adopted Plan indicates that the total area for housing is only 50% of the site.

Site ref	H29
Location	Scone
Site size	63ha
Planning consent	Yes
Level of development	Medium 16-25 27% & Low up to 15 27.5%
Developable area	55% developable area = 35.2 ha. CTLR route and associated landscaping for site limits developable area.
Calculation of capacity range	Developable area of 55%: 22ha x 16-25 range = capacity range of 352-550 13.2ha x 15 range = capacity range of 198 Overall range: 550-748
Additional comments	None

Site ref	Op22
Location	Glebe, Scone
Site size	4 ha
Planning consent	None
Level of development	Medium 16-25
Developable area	Approx 3 ha
Calculation of capacity range	Developable area of 75% = 3ha x 16-25 range = capacity range of 48-75
Additional comments	None

Site ref	H30-H34
Location	Stanley
Site size	25.7ha
Planning consent	Yes
Level of development	Medium 16-25
Developable area	60% developable area. Associated landscaping for site limits developable area.
Calculation of capacity range	Developable area of 60% = 15.5ha x 16-25 range = capacity range of 248-387
Additional comments	None

Site ref	MU8
Location	Abernethy
Site size	1.5 ha mixed use (housing and employment uses)
Planning consent	None. LDP examination recommended "...to allocate the 1.5 hectare site ... for mixed use. Policy ED1B would then apply thereby promoting the integration of employment generating opportunities with a smaller number than the 50 identified in the Proposed Plan. A decision on the extent of the land required for employment uses, and the number of houses which can be accommodated on the site, as well as the merits of retaining established trees, can be determined by way of the development management process should a planning application come forward"
Level of development	Medium: 16-25 per ha
Developable area	Due to the vague recommendation arising from the LDP examination, and the uncertainty as to the landowners' aspirations, it is assumed that only around 50% of the site is developable as housing, the remainder assumed to be employment uses and infrastructure & landscaping/buffering.
Calculation of capacity range	Developable area of 50% = 0.5 ha x medium range = capacity range of 12-19
Additional comments	None

Site ref	H14
Location	Bridge of Earn
Site size	5.2 ha
Planning consent	None
Level of development	Medium: 16-25
Developable area	No known constraints that would reduce the developable area so assumed 80% is developable
Calculation of capacity range	Developable area of 80% = 4.2 ha x medium range = capacity range of 67-104
Additional comments	The adopted Plan indicates that the capacity of the site is 100

Site ref	H15
Location	Bridge of Earn
Site size	123 ha
Planning consent	Masterplan approved as supplementary guidance
Level of development	It is considered there will be a range of densities across the site.
Developable area	Not all the site is available for residential development. School and transport links are proposed. Known flooding constraints will reduce developable area.
Calculation of capacity range	There is no estimate given on the numbers. Given that this is a large expansion site which will extend well beyond the Plan period it is likely that the mix of densities on the site will evolve as the development progresses.
Additional comments	The adopted Plan indicates that the capacity of the site is 1,600

Site ref	H72
Location	Bridge of Earn
Site size	
Planning consent	Planning application (15/02176/FLM) for 80 units approved at committee on 8 June 2016 - awaiting S.75 agreement.
Level of development	High: 26-40 per ha
Developable area	No known constraints that would reduce the developable area so assumed 80% is developable
Calculation of capacity range	Developable area of 80% = 2.3 ha x high range = capacity range of 60-93
Additional comments	The adopted Plan indicates that the capacity of the site is 100

Site ref	H20
Location	Dunning
Site size	3.4 ha
Planning consent	None
Level of development	Medium: 16-25
Developable area	The site is sloping and the area at the north west corner is reserved for a SUDS. It is assumed that the developable area is therefore slightly less than usual at around 75%
Calculation of capacity range	Developable area of 75% = 2.6ha x medium range = capacity range of 41-63
Additional comments	None

SITE CAPACITY RANGES – HIGHLAND HOUSING MARKET AREA

Site ref	H36
Location	Borlick, Aberfeldy
Site size	15.4ha
Planning consent	None
Level of development	Medium: 16-25 per ha
Developable area	Due to the topography of the site, and the requirement for landscaping on the eastern boundary, it is assumed that only 65% of the total site is developable
Calculation of capacity range	Developable area of 65% = 10ha x medium range = capacity range of 160-250
Additional comments	The adopted Plan indicates that the capacity of the site is 200 maximum. The market in Aberfeldy is unlikely to support more than 20 houses per year so development will be limited to 200 houses within the Plan period

Site ref	H38
Location	Middleton of Fonab, Pitlochry
Site size	5.2ha
Planning consent	None
Level of development	Medium: 16-25 per ha
Developable area	The extension to H38 is primarily to provide access to the site although additional houses here are not prohibited. However, this is an area of woodland and compensatory planting will therefore be required if the trees are felled. This area (or an equivalent area elsewhere on the site) is therefore excluded from the calculation of the developable area (0.4ha). Of the remaining 4.8ha it is assumed that 70% is developable (3.4ha); there is a requirement for land to be reserved for an extension to the cemetery and the proximity to the A9 will also reduce the developable area. The total developable area for the whole site is therefore assumed to be 65% (3.4ha is 65% of the total 5.2ha).
Calculation of capacity range	Developable area of 65% = 3.4ha x medium range = capacity range of 54-85
Additional comments	The adopted Plan indicates that the capacity of the site is 70

Site ref	H39
Location	Robertson Crescent, Pitlochry
Site size	6.4ha
Planning consent	None relevant (PAN submitted in 2015)
Level of development	Medium: 16-25 per ha

development	
Developable area	The extension to H39 is to provide access to the site only; houses will not be permitted to be built here so it is excluded from the calculation of the developable area (1.4ha). It is also likely that some of the open space requirements for the development will be located in this area. Of the remaining 5ha it is assumed that 85% (4.2ha) is developable – there are some possible constraints (topography and the requirement for a buffer to the Moulin Burn) but these are likely to be compensated for by some of the open space requirements being met on the undevelopable part of the site. The total developable area for the whole site is therefore assumed to be 66% (4.2ha is 66% of the total 6.4ha).
Calculation of capacity range	Developable area of 66% = 4.2ha x medium range = capacity range of 67-105
Additional comments	The adopted Plan indicates that the capacity of the site is 90

Site ref	H40
Location	Ballinluig North
Site size	1.7ha
Planning consent	14/00589/FLL for 15 houses
Level of development	Medium: 16-25 per ha
Developable area	Assumed that only around 50% of the site is developable due to the steep slope on the eastern boundary and SUDS.
Calculation of capacity range	Developable area of 50% = 0.85ha x medium range = capacity range of 14-21
Additional comments	The adopted Plan indicates that the capacity of the site is 45 maximum. On reviewing the site it is now considered unlikely that many more than the 15 which has consent can be fitted onto the site, primarily due to the steep slope.

Site ref	H42
Location	East of Primary School, Kenmore
Site size	1.6ha
Planning consent	None for housing on this site
Level of development	Medium: 16-25 per ha
Developable area	No known constraints which would reduce the developable area so assumed 80% is developable
Calculation of capacity range	Developable area of 80% = 1.3ha x medium range = capacity range of 21-33
Additional comments	The adopted Plan indicates that the capacity of the site is 30

Site ref	H45
Location	West of Bridge Road, Murthly
Site size	1.4ha

Planning consent	None
Level of development	Low: less than 15 per ha
Developable area	No known physical constraints but due to the linear nature of the site the layout is likely to be restricted to a single row of houses – the developable area is therefore assumed to be reduced to 60%.
Calculation of capacity range	Developable area of 60% = 0.8ha x low range = capacity of up to 12
Additional comments	The adopted Plan indicates that the capacity of the site is 10

SITE CAPACITY RANGES – KINROSS HOUSING MARKET AREA

Site ref	H48
Location	Pitdownie
Site size	3 ha
Planning consent	Outline planning consent
Level of development	Medium: 16-25 per ha
Developable area	There is a requirement for landscaping towards the M9 but this area is excluded from the 3 ha site. There is a requirement for a FRA but this unlikely to reduce the developable area much if at all so the developable area is estimated to be 80%.
Calculation of capacity range	Developable area of 80% = 2.4 ha x medium range = capacity range of 38-60
Additional comments	LDP1 allocates this site for 40 homes.

Site ref	H49
Location	Pacehill
Site size	3.5 ha
Planning consent	n/a
Level of development	Medium: 16-25 per ha
Developable area	There is a requirement for landscaping towards the M9 but this area is excluded from the 3.5 ha site. No known constraints which would reduce the developable area and looking at the planning application because there is a landscaping area adjacent to the site which can accommodate the SUDS and the developable area is 3.2 ha.
Calculation of capacity range	Developable area 3.2 ha and medium density = capacity range of 56 - 80 homes
Additional comments	Current planning application (17/00806/FLM) for 77 homes is under consideration. The existing LDP allocates this site for 50 homes.

Site ref	H50
Location	Old Perth Road
Site size	1.8 ha
Planning consent	Outline planning consent for 5 homes (05/01263/OUT)
Level of development	Medium: 16-25 per ha
Developable area	There is a FRA requirement which may reduce the developable area. On this basis the developable area of the site is estimated to be slightly lower than average at 70%.
Calculation of capacity range	Developable area of 70% = 1.26ha x medium range = capacity range of 20-32 homes

Additional comments	The existing LDP allocates this site for 7 homes.
----------------------------	---

Site ref	H51
Location	Balado
Site size	3 ha
Planning consent	Outline planning consent has been granted and detailed planning applications for 6, 9 and 11 homes (so 26 in total) are being considered.
Level of development	Low >15 per ha
Developable area	There is a requirement for landscaping and children's kick about area but this area is excluded from the 3 ha site. The planning applications have not required any reduction of the developable area apart from to provide the roads so the developable area is estimated to be 80%.
Calculation of capacity range	Developable area of 80% = 2.4 ha x low range = capacity range of up to 35 homes.
Additional comments	This site is allocated for 35 homes in LDP1.

Site ref	MU74
Location	Blairingone
Site size	5.5 ha
Planning consent	N/A
Level of development	Medium: 16-25 per ha
Developable area	There is a possibility of community uses, and a village green area of open space, alongside play and pitch areas, which along with servicing and SUDS is estimated to reduce the developable area for housing to 3.8 ha. This area of 3.8 is based on the landowner's submission of an indicative layout to the LDP additional sites consultation.
Calculation of capacity range	Developable area of 3.8 ha medium range = capacity range of 61 to 95 homes.
Additional comments	This is a possible extension to the existing LDP allocation, however to ensure the proposal is in line with TAYplan it is restricted to 30 homes within the LDP period up to 2028. It is noted that the LDP additional sites consultation suggested 90 homes which is within the capacity range but towards the top of this range.

Site ref	MU266
Location	Crook of Devon
Site size	3.1 ha
Planning consent	N/A
Level of development	Medium: 16-25 per ha

Developable area	There will be a requirement for employment/retail/community uses, which along with servicing and SUDS is estimated to reduce the developable area for housing to 2.3 ha. This area of 2.3ha is based on the landowner's submission of an indicative layout to the LDP additional sites consultation.
Calculation of capacity range	Developable area of 2.3ha medium range = capacity range of 37 to 58 homes however the capacity of the site is limited to 30 houses in the Plan.
Additional comments	There is unlikely to be housing demand in this area for such a large site during the life of the Plan nor would it be desirable to see significant large scale development over a short span of time. Accordingly the plan could provide for incremental growth of the village over a longer timescale expecting no more than 30 homes to be constructed by 2028

Site ref	H52
Location	Hattonburn
Site size	2.2ha
Planning consent	Planning consent for 22 houses
Level of development	Medium: 16-25 per ha
Developable area	There is a requirement to retain the existing trees on the site and to limit new build to within the footprint of existing buildings. On this basis the developable area of the site is estimated to be 55%
Calculation of capacity range	Developable area of 55% = 1.2ha x medium range = capacity range of 19-30
Additional comments	The existing LDP allocates it for up to 30 homes.

Site ref	OP19
Location	Ochil Hills
Site size	9 ha
Planning consent	10/02159/AMM approved for 35 homes. It is not clear whether a material start has been made on this permission to understand whether it has been locked on in perpetuity.
Level of development	Low: 15 > per ha
Developable area	There are trees within the site the majority of which should be retained and this will reduce the developable area. Also restocking is required of some areas. The developable area of the planning permission site when taking account of this and the loch takes you down to a developable area of roughly 5 ha.
Calculation of capacity range	Developable area of 5 ha up to 15 range = capacity range of up to 65 homes but the phosphorus mitigation strategy submitted to accompany the planning application suggests the maximum that can be achieved is 35 homes so this should be kept.

Additional comments	The adopted Plan indicates that the site can be developed for 35 units maximum. The strategy to deliver and sustain phosphorous reduction gains necessary to meet Local Plan Policy objectives generated by a 35 house development was considered at the outline application stage. That strategy relies on the removal of land from agricultural use (118ha) the removal of livestock from the land (110 cattle) and the planting out of land as new woodland (31ha).
----------------------------	--

Site ref	H53
Location	Powmill
Site size	3.2 ha
Planning consent	13/00130/FLL expired March 2016, this was for demolition of existing farm buildings and south (at western end of the site) and formation of 12 plots. Another part of the site east of the hotel was granted outline permission for residential development in 2006 which has also time expired. The hotel site in the middle has no planning application history.
Level of development	Medium: 16-25 per ha
Developable area	There is a requirement for a flood risk assessment but flood risk is not expected to reduce the developable area of the site. The permission for 12 plots included an area of landscaping within the western part of the allocation. The developable area is assumed to be less this landscaping area and the rest of the site is assumed to be developable.
Calculation of capacity range	Developable area of 2.9 ha x medium range = capacity range of 46 – 73 homes
Additional comments	The adopted LDP shows the capacity of this site as 30.

Site ref	H54
Location	Scotlandwell and Kilmagadwood
Site size	1.7 ha
Planning consent	
Level of development	Medium: 16-25 per ha
Developable area	There is a requirement for a landscaping framework to the site and for FRA, and so I have assumed 75% is developable.
Calculation of capacity range	Developable area of 1.28% = ha x range = capacity range of 21 - 32
Additional comments	The adopted LDP shows the capacity of this site as 30.

SITE CAPACITY RANGES – STRATHEARN HOUSING MARKET AREA

Site ref	H228
Location	Auchterarder
Site size	4 ha
Planning consent	08/01133/IPM 16/01809/IPM (in principle only—originally allocated for employment uses)
Level of development	High: 26-40 per ha
Developable area	The site is gently sloping but this will not constrain development so assumed 80% is developable (3.2 ha)
Calculation of capacity range	Developable area of 80% = 3.2 ha x high range = capacity range of 83-128
Additional comments	The market in Auchterarder is good at the moment and demand is for slightly smaller footprint houses than originally proposed in the framework agreement meaning higher than originally-proposed densities are being achieved across the framework development sites.

Site ref	H342
Location	Auchterarder
Site size	4.7 ha
Planning consent	08/01131/IPM in principle consent expires 3 Jul 2018 covers the whole of Op20 site, which is 10.5 ha. Robertson homes commenced development on part of the site (12/00431/FLM), which has a site area of 5.8 ha. This means that the remainder of the Op20 site, represented by H342, has a site area of 4.7 ha
Level of development	High: 26-40 per ha
Developable area	No known constraints that would reduce the developable area so assumed 80% is developable
Calculation of capacity range	Developable area of 80% = 3.8 ha x high range = capacity range of 98-150
Additional comments	The whole of the Townhead site (Auchterarder Development Framework site 3) has capacity for 180 units. (Robertson Homes has consent for 143 so the remainder of the site has notional capacity for 37 to be consistent with the numbers in the Framework.) The market in Auchterarder is good at the moment and demand is for slightly smaller footprint houses than originally proposed in the framework agreement meaning higher than originally-proposed densities are being achieved across the framework development sites, including this one.

Site ref	H57
Location	Wester Tomaknock, Crieff
Site size	10.2ha
Planning consent	8.75ha has planning consent for 102 houses.
Level of development	Medium: 16-25 per ha
Developable area	Of the 8.75ha which has planning consent, 3.12ha is SUDS and open space giving a developable area of 5.63ha. The adopted Plan indicates that the total developable area of the whole site is 6.4ha. The remaining developable area is therefore 0.77ha (6.4ha – 5.63ha)
Calculation of capacity range	8.75ha has planning consent for 102 houses. Remaining part = 0.77ha x medium range = capacity range of 12-19 Capacity range for the whole site = 114-121
Additional comments	The adopted Plan indicates that the site can be developed for 100-120 maximum

Site ref	MU7
Location	Crieff
Site size	47 ha
Planning consent	15/01237/IPM mixed use development comprising residential and employment uses for 36.7 ha of the LDP allocation of 47 ha. Remainder of the site has no consent.
Level of development	Medium: 16-25 per ha
Developable area	Of the 36.7 ha that has in principle planning consent, the masterplan identifies 19.9 ha for housing. This figure excludes open space, structural and amenity landscaping, open space and protection for scheduled monuments, and land identified for other uses at the site. Therefore it is assumed that all of this 19.9 ha is developable. 19.9 ha represents around 54% of the 36.7 ha site. The remaining developable area is 10.3 ha (47ha-36.7ha) and on the same basis as the consented part of the site, the developable area of the remaining part of the site is estimated to be 54% too.
Calculation of capacity range	In principle consented part: Developable area of 54% = 19.9 ha x medium range = capacity range of 320-500 Remaining part: Developable area of 54% = 5.6 ha x medium range = capacity range of 89-139
Additional comments	The adopted plan indicates that the site may be developed to 300+ units. MIR consultation suggested this could be increased to 350+ units. It looks like the site has much greater capacity than expected. Because of its relatively peripheral location, not near to transport links, it is possible that this could be developed to a lower density but this would not make best use of this greenfield site.

Site ref	H58
Location	Comrie
Site size	3.8 ha
Planning consent	None
Level of development	Medium 16-25 per ha
Developable area	There is a requirement to provide protection and enhancement to woodland at the site. The existing pattern of development in the area is very low density. On this basis, a developable percentage of only 55% is assumed
Calculation of capacity range	Developable area of 55% = 2 ha x medium range = capacity range of 33-52
Additional comments	The adopted Plan indicates that the site can be developed for 30 units maximum

SITE CAPACITY RANGES – STRATHMORE HOUSING MARKET AREA

Site ref	H68
Location	Meigle
Site size	1.2 ha
Planning consent	-
Level of development	High: 26-40 per ha
Developable area	Due to known flooding constraints and landscaping requirement it is assumed that 75% of the site is considered developable
Calculation of capacity range	Developable area of 75% = 0.9 x high range = capacity range of 23 – 36
Additional comments	The adopted Plan indicates that the capacity of the site is 20

Site ref	H69
Location	Meigle
Site size	5.69 ha
Planning consent	-
Level of development	Medium: 16-25 per ha
Developable area	Due to landscaping and open space requirement it is assumed that 70% of the site is considered developable.
Calculation of capacity range	Developable area of 70% = 4 ha x medium range = capacity range of 64 -100
Additional comments	The adopted Plan indicates that the capacity of the site is limited to 50 in Phase 1

Site ref	MU6
Location	Spittalfield
Site size	2.13 ha
Planning consent	-
Level of development	Low density <15 per ha
Developable area	2.13 x 0.75= 1.6 ha for housing No known constraints which would reduce the developable area so assumed 80% of the area for housing is developable.
Calculation of capacity range	Developable area of 80% of housing area= 1.3 x low range = up to 20
Additional comments	The adopted Plan indicates that the capacity of the site is a maximum of 20 with housing on no more than 75% of the site

Site ref	H59
Location	Alyth
Site size	2.75 ha
Planning consent	-
Level of development	Medium: 16-25 per ha
Developable area	Due to landscaping requirement it is assumed that the developable area is reduced to 65%.

Calculation of capacity range	Developable area of 65% = 1.8ha x medium range = capacity range of 29-45
Additional comments	The adopted Plan indicates that the capacity of the site is 35

Site ref	H60
Location	Alyth
Site size	5.27 ha
Planning consent	17/00644/AMM (awaiting decision) – 27 houses on the North site 09/00577/IPM (PPiP for the whole site approved)
Level of development	Medium: 16-25 per ha
Developable area	It is assumed for both areas that 80% is developable as there are no known constraints for either site. (This is also in line with what is proposed for the north site.)
Calculation of capacity range	Developable area of 80% = 4.2ha x medium range = capacity range of 67-105
Additional comments	The adopted Plan indicates that the capacity of the site is 85

Site ref	H252
Location	Alyth
Site size	4.6 ha
Planning consent	-
Level of development	High: 26-40 per ha
Developable area	Due to known flooding constraint it is assumed will reduce the developable area to 60%
Calculation of capacity range	Developable area of 60% = 2.8ha x high range = capacity range of 73-112
Additional comments	None

Site ref	H61
Location	New Alyth
Site size	2.3 ha (profile says 3.4 ha – this will include the landscaping area/ play park)
Planning consent	-
Level of development	Low density <15 per ha
Developable area	Due to landscaping requirement it is assumed that 70% of the site is considered developable.
Calculation of capacity range	Developable area of 70% = 1.6ha x low range = up to 24
Additional comments	The adopted Plan indicates that the capacity of the site is 20

Site ref	H63
Location	Blairgowrie/Ratray
Site size	11.59 ha
Planning consent	16/01861/FLM (awaiting decision) – 217 houses
Level of	Medium: 16-25 per ha

development	
Developable area	Considering the requirement for landscaping, the topography and flood risk, it is assumed that 75% of the site is developable.
Calculation of capacity range	Developable area of 75% = 8.7ha x medium range = 139 – 217
Additional comments	The adopted Plan indicates that the capacity of the site is 160

Site ref	H341
Location	Blairgowrie/Ratray
Site size	4.3 ha
Planning consent	-
Level of development	50% Medium (greenfield part): 16-25 per ha 50% High (brownfield part): 26-40 per ha
Developable area	Significant woodland planting requires to be retained – assumed this will reduce the developable area to 75%. Of the developable area it is approximately 50% brownfield and 50% greenfield.
Calculation of capacity range	1.6ha x medium range = capacity range of 26-40 1.6ha x high range = capacity range of 42-64 Total developable area of 75% = 3.2ha x mixed density = capacity range of 68-104
Additional comments	None

Site ref	H64
Location	Blairgowrie/Ratray
Site size	7.82 ha
Planning consent	17/00961/AMM (awaiting decision) – 117 houses - part of the site
Level of development	Medium: 16 – 25 per ha
Developable area	Due to landscaping requirements it is assumed that the developable area of the site will reduce to 75%.
Calculation of capacity range	Developable area of 75% = 5.9ha x medium range = 94-148
Additional comments	The adopted Plan indicates that the capacity of the site is 85

Site ref	H258
Location	Blairgowrie/Ratray
Site size	1.5 ha
Planning consent	-
Level of development	Medium: 16-25 ha
Developable area	Due to minor flooding constraints which would reduce the developable area so assumed 75% is developable.

Calculation of capacity range	Developable area of 75% = 1.25 ha x medium range = capacity of 18-31
Additional comments	None

Site ref	MU330
Location	Blairgowrie/Rattray
Site size	53.1ha
Planning consent	-
Level of development	Medium: 16-25 ha
Developable area	Various constraints/ requirements including flood risk, cemetery provision, ancient woodland and landscaping so assume a developable area of 70%. Assume a mix of densities across the whole site (including the former H62) but have used the medium range as an average.
Calculation of capacity range	Developable area of 70% = 37.1 ha x medium range = capacity of 594-928
Additional comments	Phase 1 restricted to 300 (150 for the expansion site as identified in the MIR plus the original 150 for H62).

Site ref	MU5
Location	Blairgowrie/Rattray
Site size	24.55ha
Planning consent	Application in for first phase (100 affordable houses) with masterplan.
Level of development	Medium: 16-25 ha
Developable area	Requirement for 4ha employment and 4ha education. Development to be kept below the 90m contour line in the north so minus approx. 1ha. Woodland in the west to be expanded minus 1.5ha (current area of woodland is approx. 1.2ha). Site area therefore reduces to 14ha. Assume that 80% of this is developable (11.2ha). Assume a mix of densities across the whole site but have used the medium range as an average.
Calculation of capacity range	Developable area of whole site 46% = 11.2 ha x medium range = capacity of 179-280
Additional comments	The adopted Plan indicates that the capacity of the site is 200

Site ref	H65
Location	Coupar Angus
Site size	5.5 ha
Planning consent	-
Level of development	Medium: 16-25 per ha
Developable area	No known constraints which would reduce the developable area and

	open space requirements likely to be reduced given location opposite Larchan Park so assumed 90% of the area for housing is developable.
Calculation of capacity range	Developable area of 90% = 5ha x medium range = capacity range of 80-125
Additional comments	The adopted Plan indicates that the capacity of the site is 120.

SITE CAPACITY RANGES – GREATER DUNDEE HOUSING MARKET AREA

Site ref	H24
Location	Inchture
Site size	3.6ha
Planning consent	None
Level of development	High 26-40
Developable area	Landscape buffer required to mitigate visual and sound impact from road. 55% developable area.
Calculation of capacity range	Developable area of 55% = 2ha x 26-40 range = capacity range of 52-80
Additional comments	The adopted Plan indicates that the total developable area of the whole site is 2ha