



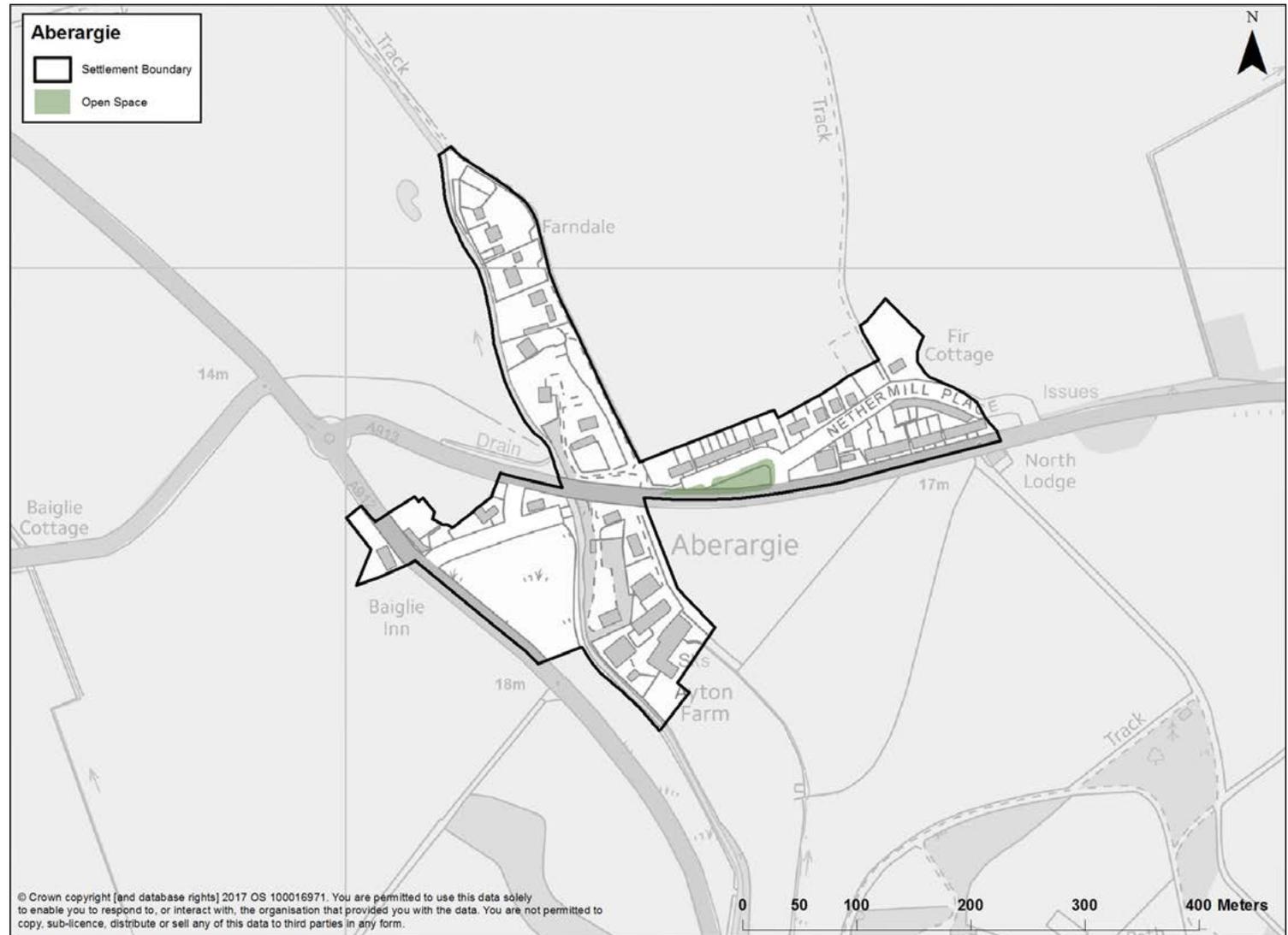
# 4 Settlement Statements A-I



# Aberargie

## Settlement Summary

Aberargie is a small settlement that lies on the junction of the roads to Bridge of Earn, Glenfarg and Abernethy. It has no existing services. The settlement boundary has been drawn to offer the potential to accommodate some further development and to reflect existing planning permission.



# Aberfeldy

## Settlement Summary

Aberfeldy is one of the largest towns in the Highland Perthshire area. It is a local and visitor service centre and plays a significant role in the Highland economy. Tourism is important for employment and helping maintain the viability of services within the town. The Plan therefore seeks to protect and retain existing employment and tourism uses.

Aberfeldy is identified in TAYplan as a tier 3 principal settlement which means that it is expected to accommodate some growth. However opportunities for additional development are limited due to topography in the south and the River Tay to the north. Houses are already being built at the western edge of the town to the south of the

A827/west of Duntaylor Avenue. During this Plan, therefore, further housing and employment land development is concentrated in the east of the town at Borlick.

During a Charrette process, the local community expressed a need to make changes to the urban realm in the town centre and emphasise visitor attractions in the area. As a result of this, improvements to the Town Square have been taken forward. A number of other suggestions are supported by the Plan's general policies and it is hoped that these will also be implemented during the lifetime of this Plan.



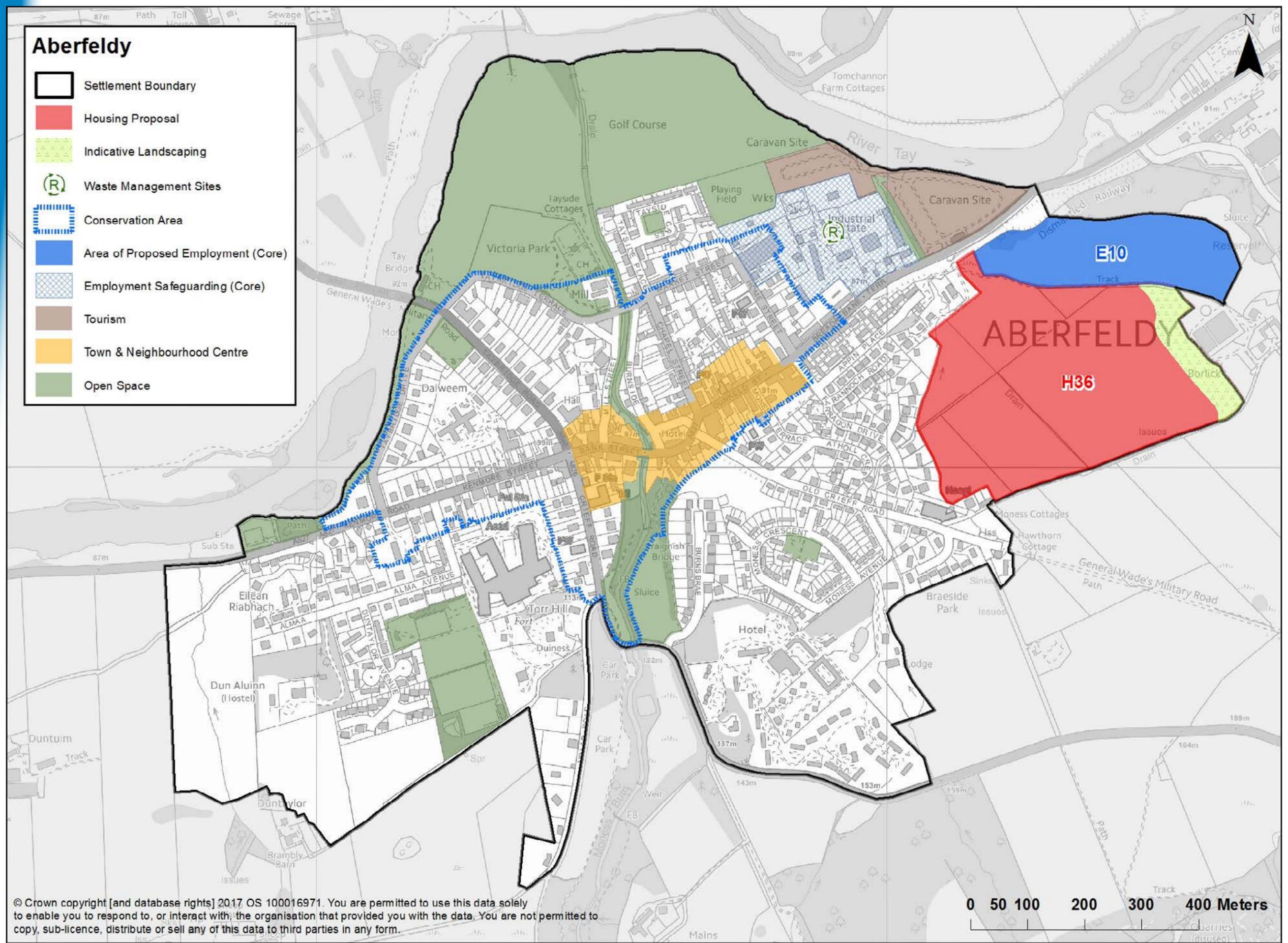
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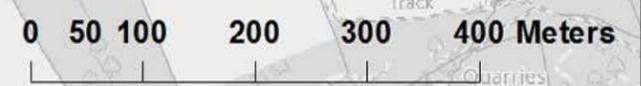


### Aberfeldy

-  Settlement Boundary
-  Housing Proposal
-  Indicative Landscaping
-  Waste Management Sites
-  Conservation Area
-  Area of Proposed Employment (Core)
-  Employment Safeguarding (Core)
-  Tourism
-  Town & Neighbourhood Centre
-  Open Space



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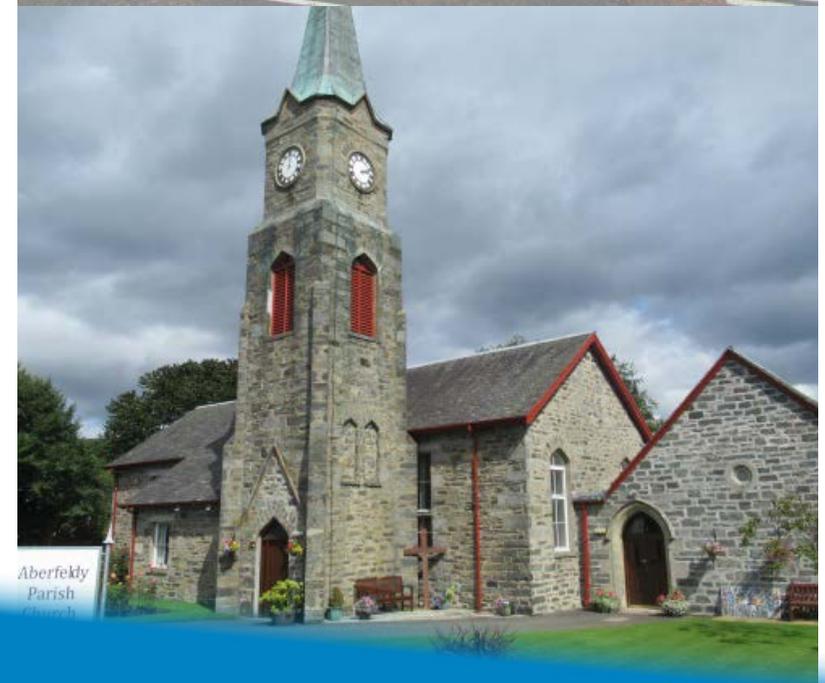
# Aberfeldy *(continued)*

Ref	Location	Size	Uses
E10	Borlick	5.0 ha	General employment use

## Site Specific Developer Requirements

- *Masterplan to be submitted at the time of any planning application setting out the phasing and comprehensive development of the site, including the adjacent residential development (H36).*
- *Flood Risk Assessment.*
- *Transport Assessment.*
- *Road layout to be developed in conjunction with housing site H36.*
- *Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development. The Energy Statement will be expected to consider possible linkages to site H36.*
- *Paths within the site to link to the core path network to the north and to the south in conjunction with housing site H36.*
- *Green infrastructure on the site to link to the wider network to the north.*
- *Aberfeldy sits within the Strathtay Special Landscape Area; built form and layout should therefore respond appropriately to this landscape and strengthen the character of Aberfeldy as a distinctive place with the views of the town from the A826 enhanced not screened.*
- *Landscape Framework.*
- *Enhancement of biodiversity.*

*(continued)*



Ref	Location	Size	Capacity Range
H36	Borlick	15.4 ha	160-250 (maximum of 200 to 2028)

## Site Specific Developer Requirements

- *Masterplan to be submitted at the time of any planning application, including the provision of 1ha of serviced employment land on site E10 by the completion of the 75th dwelling.*
- *Flood Risk Assessment.*
- *Drainage Impact Assessment.*
- *Open watercourses to be retained and protected with a minimum 6m buffer strip.*
- *Transport Assessment.*
- *Access from the A827 with a secondary link into Old Crieff Road along Borlick Farm access track.*
- *Road layout to be developed in conjunction with employment site E10.*
- *Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development. The Energy Statement will be expected to consider possible linkages to site E10.*
- *Paths within the site to link to the core path network to the south and to the north in conjunction with employment site E10.*
- *Green infrastructure on the site to link to the wider network to the north in conjunction with the development of the employment site E10.*
- *Aberfeldy sits within the Strathtay Special Landscape Area; built form and layout should therefore respond appropriately to this landscape and strengthen the character of Aberfeldy as a distinctive place with the views of the town from the A826 enhanced not screened.*
- *Landscape Framework.*
- *Enhancement of biodiversity.*

*(continued)*



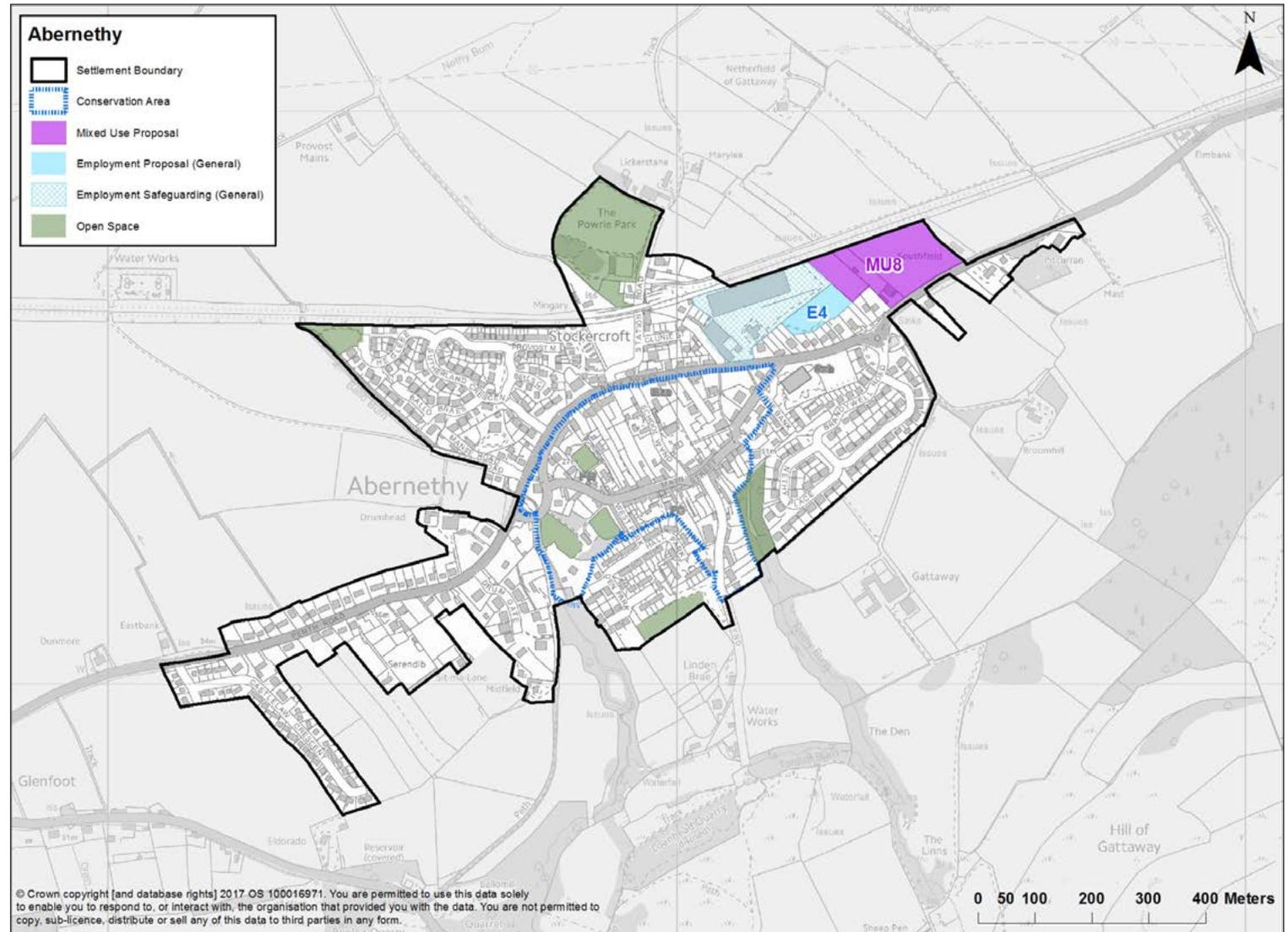
# Aberfeldy (continued)



# Abernethy

## Settlement Summary

Abernethy is located in the Tay Valley near the foot of the Ochil Hills. It is somewhat constrained by the local topography (the 50m contour line is around the limit for development to the south). The settlement has a good range of facilities and has been identified to accommodate some limited growth. These opportunities are primarily focused along the railway line and included employment and mixed use. A Conservation Area designation within the centre of the settlement seeks to protect its historic integrity and character.



(continued)



Ref	Location	Size	Uses
MU8	Newburgh Road (north)	1.5ha	12-19 houses and employment land

### Site Specific Developer Requirements

- *A mix of housing types and sizes including low-cost housing.*
- *Flood Risk Assessment should be carried out in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments Guidance.*
- *Feasibility study to assess the restoration of the existing culvert*
- *Roads and access improvement and internal road layout to the satisfaction of the Council as Roads Authority are required*
- *A landscape framework is required.*

Ref	Location	Size	Uses
E4	Newburgh Road	0.5ha	General employment uses

Part of this site has a current planning permission.

### Site Specific Developer Requirements

- *Development must be compatible with residential amenity.*



# Aberuthven

## Settlement Summary

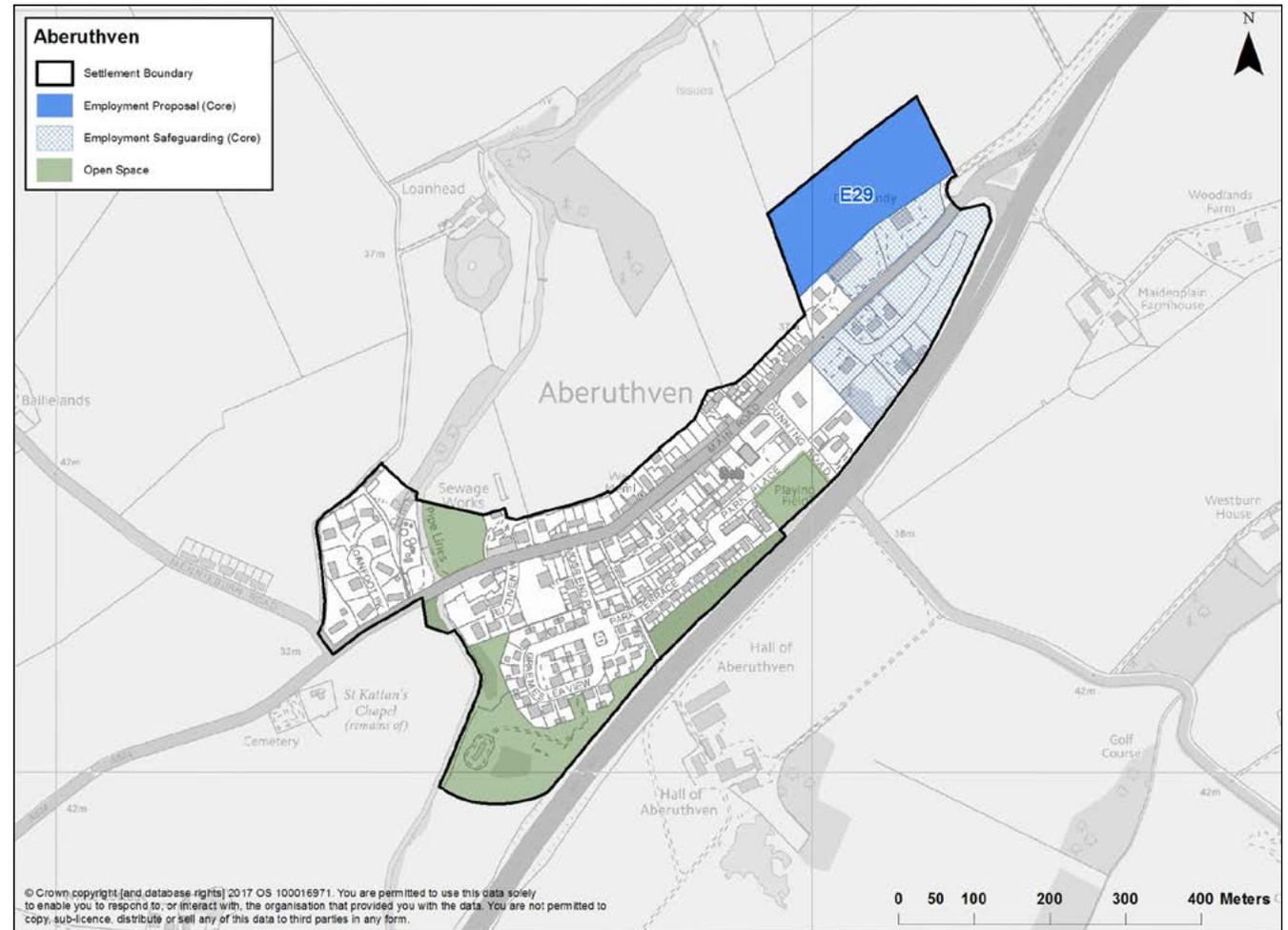
Aberuthven is a small village located close to Auchterarder. It has limited services and has seen recent significant growth in terms of housing. No further housing sites are identified within this plan period although in the future there may be potential to expand the village with housing development, subject to future assessment.

Transport Scotland is reviewing options for the provision of new or upgraded trunk road junctions in the area as part of a wider strategic review. Should options that potentially include developing a grade-separated junction on land at the east end of Aberuthven be proposed, this will be incorporated into a future Local Development Plan.

Aberuthven is within an area around Auchterarder where a financial contribution towards upgrading trunk road junctions is sought. The contribution is proportionate to the scale of development proposed and is set out in Supplementary Guidance.

There is an existing employment site north and south of the main road where uptake of sites has been healthy. Further land was allocated for employment uses in LDP1 but its likely

take-up suggests that a smaller site would be required during this plan period, although in the future there may be potential for further expansion. Upgrading of trunk road junctions in the area may support the increased uptake of the employment land allocated.



(continued)



# Aberuthven *(continued)*

Ref	Location	Size	Uses
E29	Aberuthven	2.7 ha	General employment uses

## Site Specific Developer Requirements

- *Flood Risk Assessment.*
- *Transport Assessment; to include potential for access to future expansion area(s).*
- *Links to main road, public transport and path network.*
- *Appropriate boundary treatment.*
- *Enhancement of biodiversity.*



# Acharn

## Settlement Summary

Acharn is a small village on the south side of Loch Tay. The settlement boundary has been drawn to allow for some small-scale infill development to help sustain the existing community. Acharn lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.



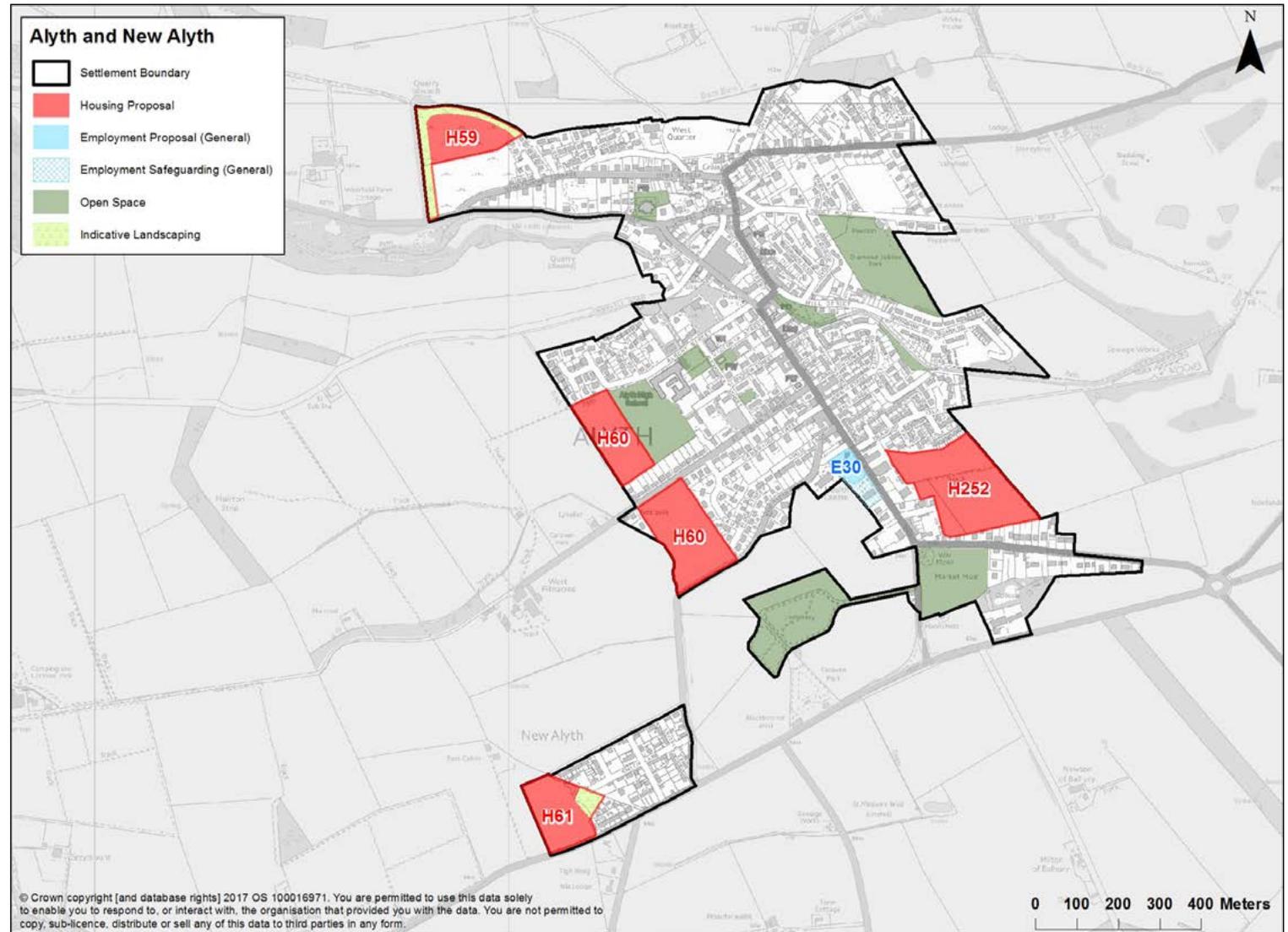
# Alyth and New Alyth

## Settlement Summary

Alyth is one of the larger settlements in the Strathmore and the Glens area and plays an important role in the local economy.

Alyth is identified in TAYplan as a tier 3 principal settlement which means that it is expected to accommodate some growth. A range of housing sites have been identified including a significant new site at Annfield Place which will help contribute to a longer term supply of new housing and may allow the improvement and rationalisation of the currently underutilised street frontage along Airlie Street. A small site is allocated to allow an extension to the existing employment area. The Alyth Burn runs through the centre of the town and poses a flood risk to nearby properties and land.

Environmental improvements to help regenerate Alyth town centre are proposed and these are due to be carried out during the lifetime of the Plan.



(continued)



# Alyth and New Alyth *(continued)*

Ref	Location	Size	Uses
E30	Mornity	0.45 ha	General employment use

## Site Specific Developer Requirements

- Access through existing industrial estate.
- Landscape planting.

Ref	Location	Size	Capacity Range
H59	Glenree	2.75 ha	29-45

## Site Specific Developer Requirements

- Flood Risk Assessment.
- Drainage Impact Assessment may be required.
- Water network investigations may be required.
- Connection to core path network and protection of core path along the northern boundary of the site.
- Green infrastructure on the site to link to the wider network to the west and south.
- Landscaping to west and north to give a framework.
- Enhancement of biodiversity.

*(continued)*



# Alyth and New Alyth *(continued)*

Ref	Location	Size	Capacity Range
H60	Albert Street and St Ninian's Road	5.27 ha	67-105

## Site Specific Developer Requirements

- Flood Risk Assessment.
- Drainage Impact Assessment may be required.
- Water network investigations may be required.
- Paths within the site to link to the core path network along the western boundary.
- Enhancement of Biodiversity.



*continued)*



# Alyth and New Alyth *(continued)*

Ref	Location	Size	Capacity range
H252	Annfield Place	4.6 ha	73-112

## Site Specific Developer Requirements

- *Topographical Study.*
- *Flood Risk Assessment to determine the developable area.*
- *Drainage Impact Assessment.*
- *Vehicular access likely to be taken from Airlie Street and agreed with the Roads Authority.*
- *Retention of the core path along western and southern boundaries and consider additional linkages to the core path network in surrounding area.*
- *Archaeological survey is required and impacts on the historic environment will be avoided wherever possible through sensitive design and siting.*
- *Provision of Landscape Plan and measures to enhance biodiversity.*



*(continued)*



# Alyth and New Alyth *(continued)*

Ref	Location	Size	Capacity Range
H61	New Alyth	3.4 ha	Up to 24

## Site Specific Developer Requirements

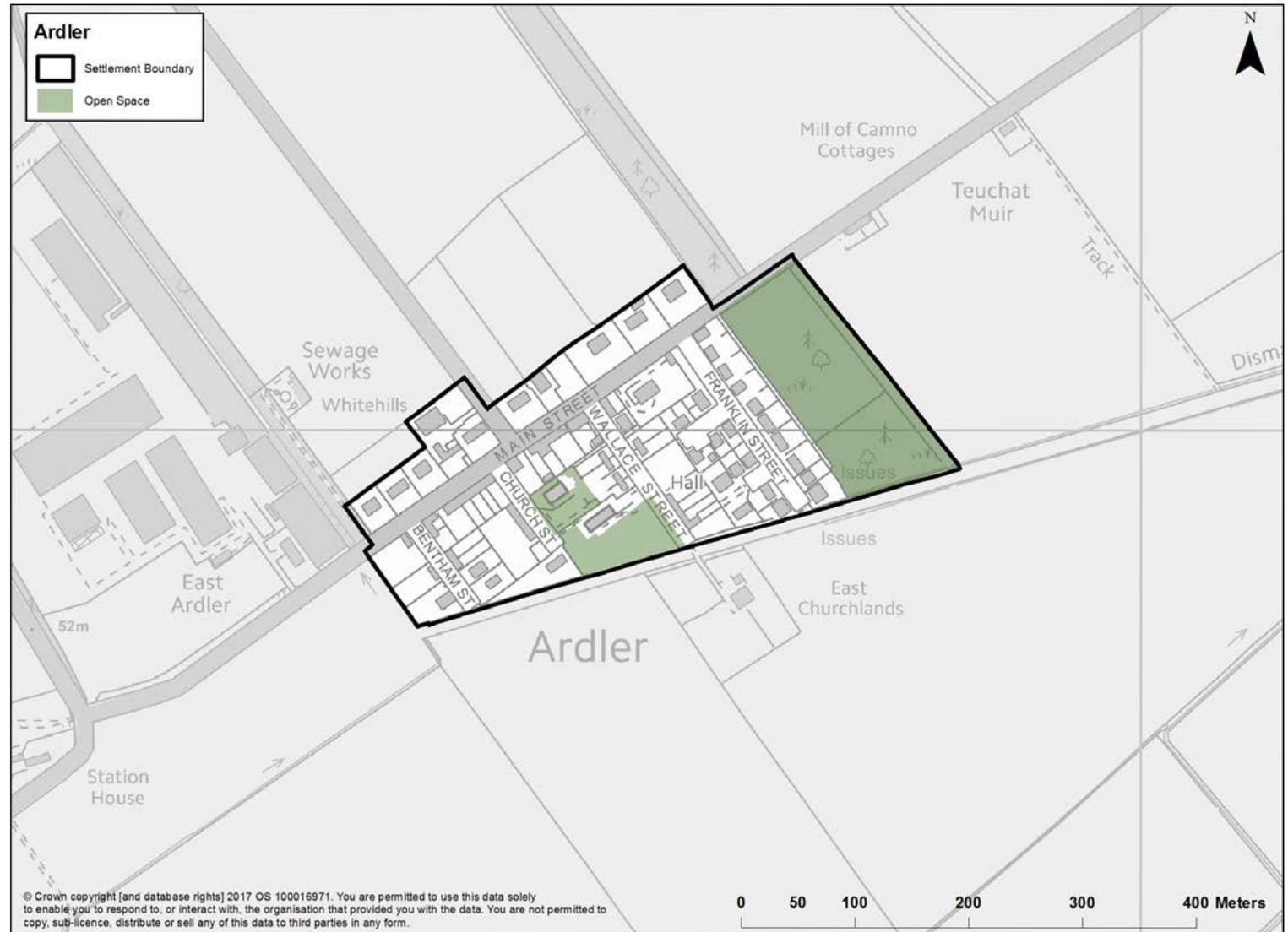
- *Flood Risk Assessment.*
- *Improvements to existing play park.*
- *Provision of woodland screen planting along the west and north boundary of site.*
- *Enhancement of biodiversity.*



# Ardler

## Settlement Summary

The small village of Ardler has seen substantial development in the past 10 years. The landscape in which the village is set is low-lying farmland which can be prone to flooding. In light of these factors the settlement boundary has been drawn tightly to limit further growth.



# Auchterarder

## Settlement Summary

Auchterarder is an important centre with a good range of facilities and services for residents and visitors. It serves a large rural area where tourism and golfing are the main economic drivers providing local employment. The Plan therefore seeks to protect and retain existing employment and tourism uses. The town also provides many services including a supermarket, the Community School of Auchterarder, and it plays a significant role in the area's economy. Auchterarder is closely linked to the settlement of Gleneagles, located immediately to the west, and is located in a very high-quality landscape framework.

Auchterarder is a key settlement, identified in TAYplan as a tier 3 principal settlement which means that it is expected to accommodate a significant proportion of housing demand in the Strathearn area. The population of the town is expected to steadily grow over the next ten to fifteen years and this growth will help support local services but will also increase pressures on local services such as the school and local parking.

An infrastructure study was prepared to ensure that the infrastructure capacity is adequate to support the level of growth

envisaged. This study highlights the current infrastructure provisions within Auchterarder, and what will be provided alongside the allocations and developments underway, it also recognises the following should be addressed:

- *Improvements to the accessibility of the town centre, including improving traffic flow and parking along the High Street.*
- *A regular town bus service is important, especially for employees of major hotels and resorts who live locally but whose place of work is on the outskirts of the town.*
- *Capacity at the Community School of Auchterarder is going to have to keep pace with the housing development proposed in the town; and*
- *that there is a future need to increase capacity at the town's two pharmacies and the GP surgery.*

The Auchterarder Development Framework, adopted as Supplementary Planning Guidance in 2008, provides a structured approach to the development of large areas of housing land in tandem with employment land and playing fields in the town. Housing is already being built at three of the sites identified in the Framework and these

are shown on the map as Areas of Major Development.

From the Development Framework land two housing sites are identified in this plan period to meet demand in the Strathearn area. And an area of employment land remains allocated to provide opportunities for jobs within this area.

Auchterarder's settlement boundary includes a relatively large 3.5ha site south of Kincardine Road that is not specifically proposed for development. An alteration to the settlement boundary is proposed to include adjacent land south of Cloan Drive, which could be developed and used to improve access to the neighbouring site should a proposal come forward for the two sites together.

There is a need for improved access to the A9 trunk road, and work to create the grade separated junction at Loaninghead has been completed. The creation of a new junction at Shinafoot is planned and developments in the area will require to make a proportionate contribution towards A9 junction improvements, in line with the policy. Transport Scotland is however reviewing options for provision of the new junction as part of a wider review of all the trunk road junctions between Dunblane and Perth.

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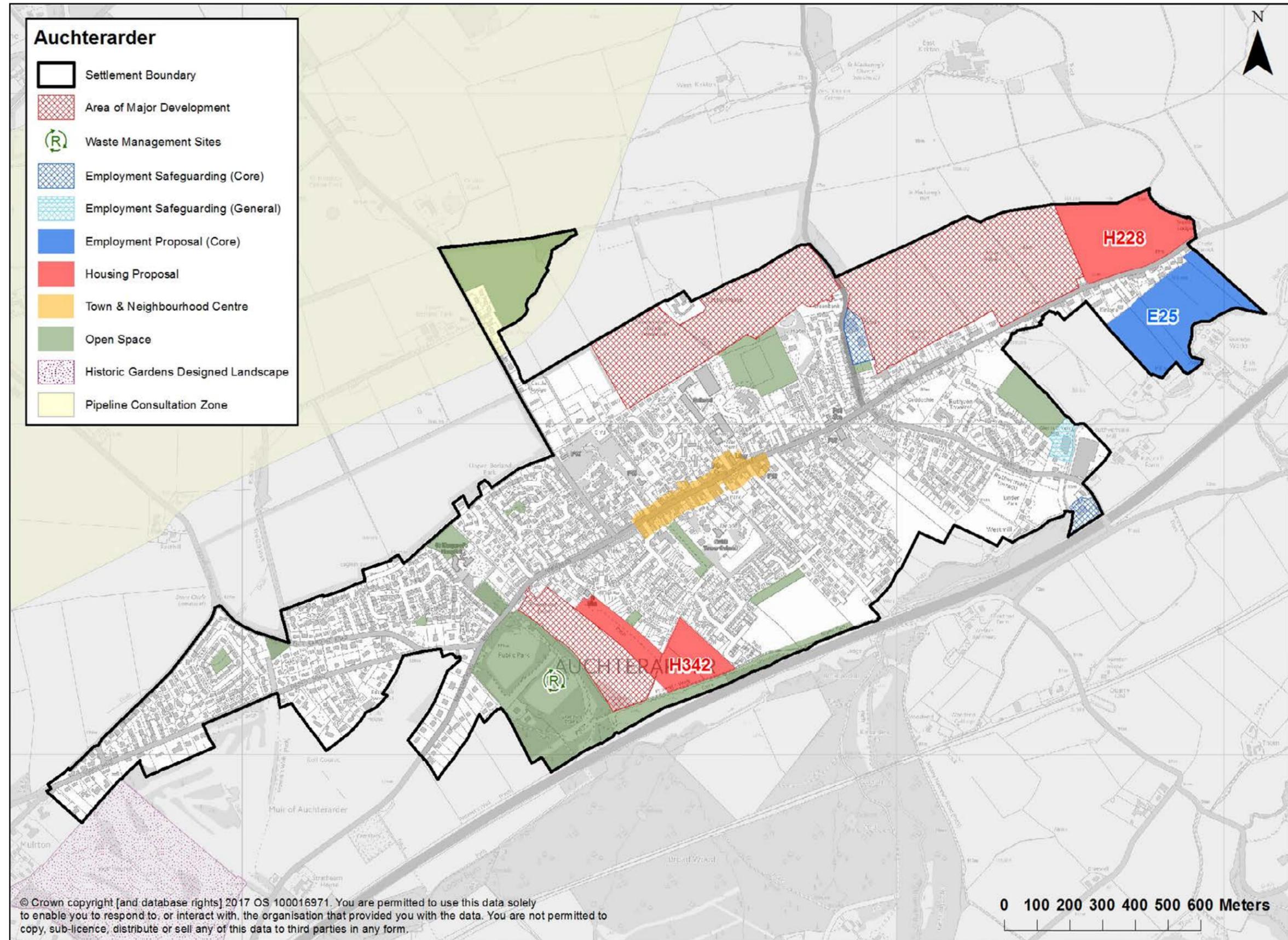


Should alternatives to Shinafoot be brought forward - options that potentially include a grade separated junction at Aberuthven instead - this will be incorporated into a future Local Development Plan.

During a Charrette process, the local community expressed a need for improvements that support the current community and the integration of new residents. Suggestions

included strengthening the identity of the town centre, the regeneration of Dunlop Park and improved links to Gleneagles Station. A number of other suggestions are supported by the Plan's general policies and there is a commitment to take some of these initiatives forward during this plan period.

(continued)



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# Auchterarder *(continued)*

Ref	Location	Size	Uses
E25	Auchterarder	8 ha	General employment use

The site is not within the Auchterarder Development Framework area, however, the framework document allows for an alternative employment site within the Auchterarder area to be brought forward as an alternative to the planned 4ha at north-west Kirkton.

A planning application has been submitted for 6.1ha of the 8ha allocated site, seeking in principle planning permission for a business park (17/00946/IPM). The plans include provision for a connection to be made to the remainder of the allocated land in the future.

Over part of the site there is a flood risk presented by the watercourse running to the south of the site and a Flood Risk Assessment will be needed at planning application stage. Any development at the site should avoid adverse impact on the Scottish Water Waste Water Treatment Works located immediately to the south of the site, specifically avoiding placing any restriction on the works' ability to continue to operate. This, plus the landscaping and biodiversity requirements, may reduce the developable area.

## Site Specific Developer Requirements

- *Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property.*
- *Flood Risk Assessment.*
- *Transport Assessment.*
- *Landscape Framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting.*
- *Links to path network.*
- *Enhancement of biodiversity and protection of habitats.*

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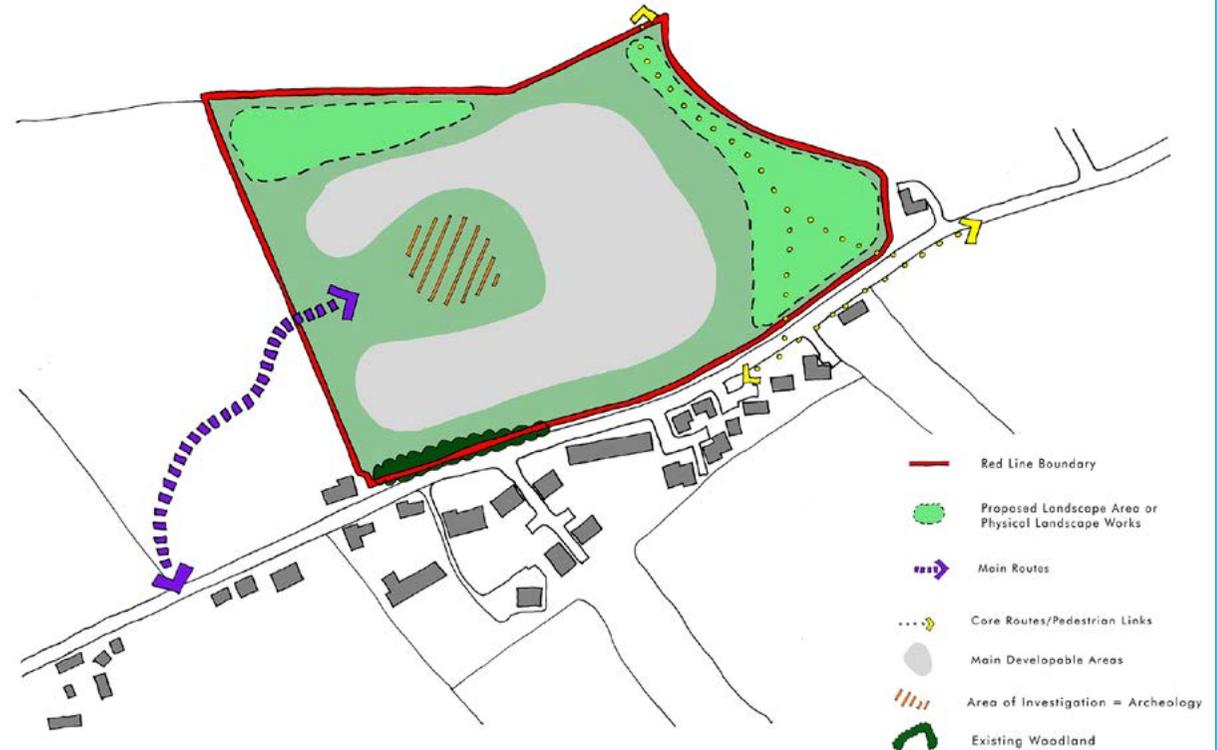
# Auchterarder *(continued)*

Ref	Location	Size	Capacity Range
H228	North West Kirkton	4ha	83-128

The site is within the Auchterarder Development Framework area and was originally allocated for employment uses, however the framework allows for housing here should an alternative employment site within the Auchterarder area be brought forward instead.

### Site Specific Developer Requirements

- Implementation of approved Auchterarder Development Framework including contributions to the provision of employment land and the comprehensive package of infrastructure improvements required to accommodate the entire Auchterarder Development Framework area.
- Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape.
- To be delivered only after the fully serviced delivery of the alternative employment land (E25).
- Transport Assessment.
- Links to path network.
- Enhancement of biodiversity and protection of habitats.



*(continued)*



# Auchterarder *(continued)*

Ref	Location	Size	Capacity Range
H342	Auchterarder Development Framework Site 3	4.9 ha	98-150

## Site Specific Developer Requirements

- Implementation of approved Auchterarder Development Framework including contributions to the provision of employment land and the comprehensive package of infrastructure improvements required to accommodate the entire Auchterarder Development Framework area.
- Flood Risk Assessment.

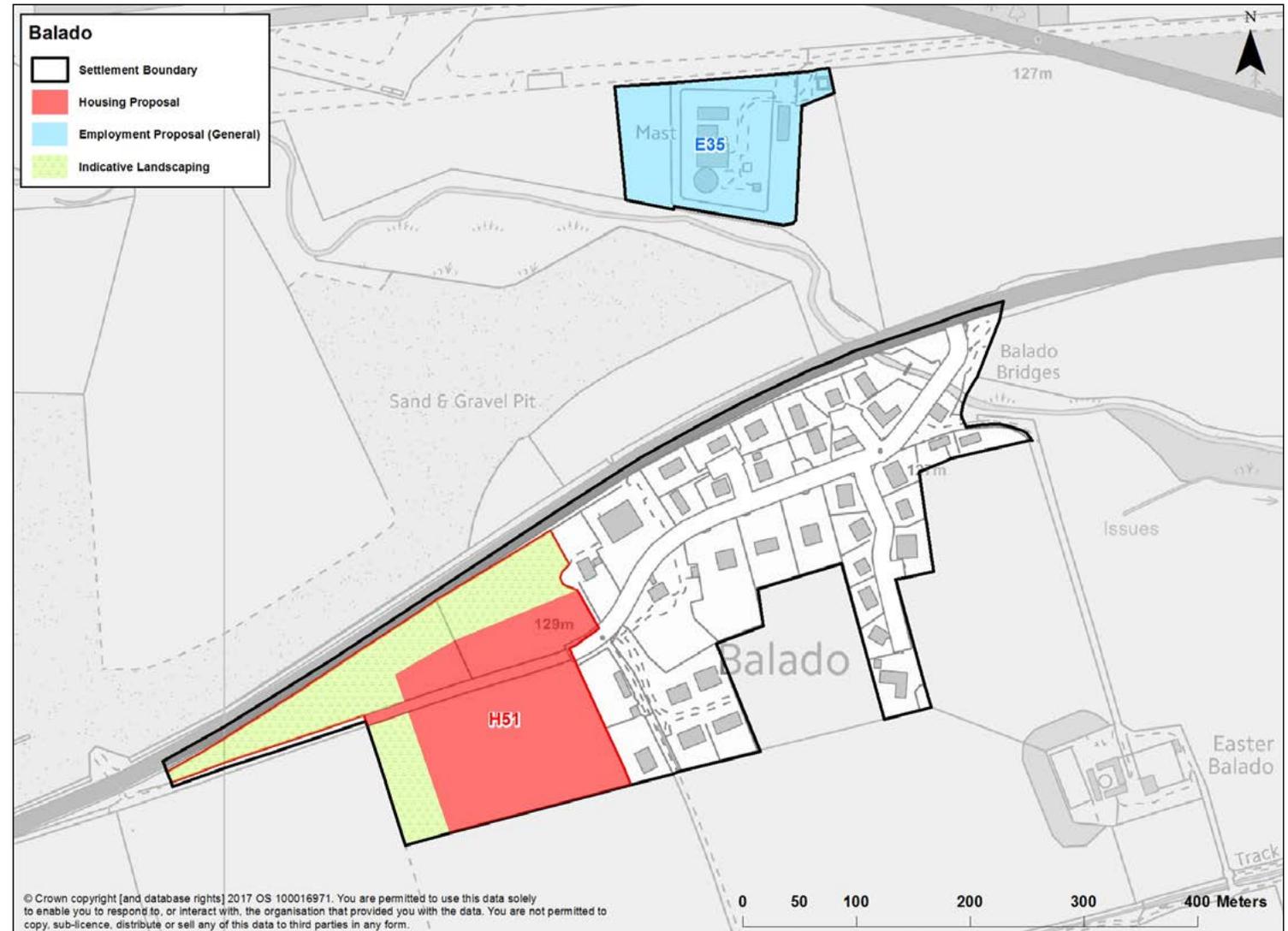


# Balado

## Settlement Summary

Balado is a small settlement that lies a mile to the west of Kinross on the A977. The village has been identified for growth as it is considered a sustainable location for limited small-scale development. All new development should be connected to a publicly maintained waste water treatment works. To the north of this small village is the former and decommissioned Balado Bridge NATO Communications facility, a recognisable feature of the area, known locally as the 'Golf Ball'. The former NATO facility at Balado Bridge is identified for employment use to encourage the redevelopment of a brownfield site.

The settlement is within the Loch Leven Catchment Area and the settlement boundary has been drawn to offer the potential to accommodate limited further development where appropriate drainage mitigation can be achieved. This settlement lies within the Loch Leven SPA and so any development should comply with Policy 44: Loch Leven Catchment Area.



(continued)



## Balado *(continued)*

Ref	Location	Size	Uses
E35	Balado Bridge	1.9 ha	General employment use

### Site Specific Developer Requirements

- Consideration of air quality issues. Exclude any retail. Exclude also any other use where members of the general public would normally spend 1 hour or more (for air quality/health and safety reasons).
- Consideration of retention of Radar Housing for employment uses.

Ref	Location	Size	Number
H51	Balado	3.0 ha	Up to 35 homes

### Site Specific Developer Requirements

- Onsite affordable housing provision.
- Flood Risk Assessment.
- Provision of a suitable drainage scheme which provides required mitigation.
- Road and access improvements to the satisfaction of the Council as Roads Authority.
- Improved bus stop and safe crossing facilities.
- A village landscape plan and specific proposals for its implementation.
- Provision of children's play area and kick-about area.
- Noise attenuation measures along A977.
- Design to accommodate core paths and connection of the site to the wider core path network.

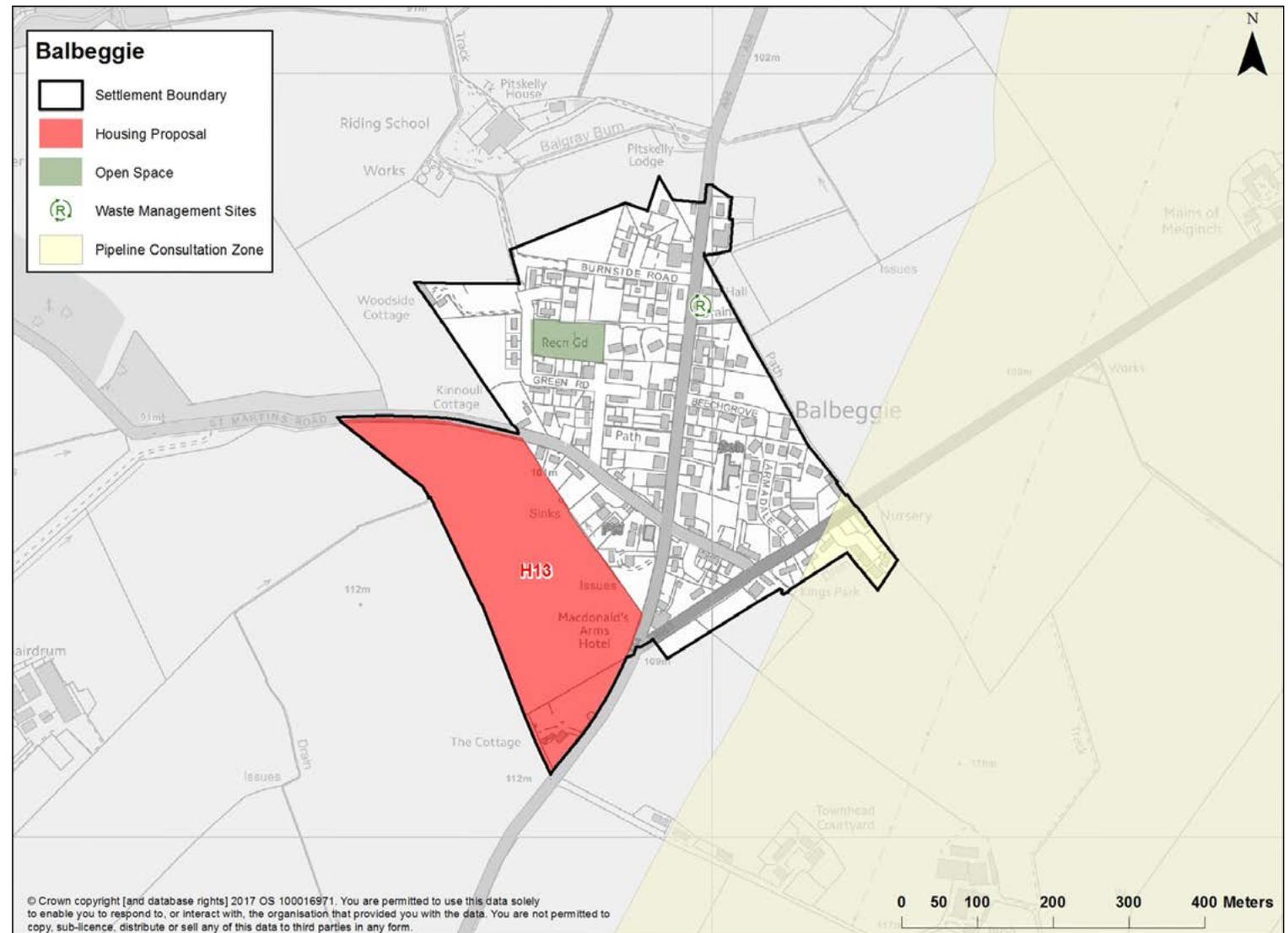


# Balbeggie

## Settlement Summary

Balbeggie is a principal settlement within the Perth Core Area but is outside of the Green Belt policy area. A site has been identified in Balbeggie to accommodate future housing growth. This will support the existing community services and facilities and contribute towards the development focus in Perth Core Area.

To prevent the reduction in air quality and increased congestion in the Bridgend area of Perth, there will be an embargo on detailed planning consents for housing sites of 10 or more until such a time as the construction of the Cross Tay Link Road is a committed project. The embargo will not apply to brownfield sites. The embargo is anticipated to be lifted in 2019.



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# Balbeggie *(continued)*

Ref	Location	Size	Capacity Range
H13	St Martins Road	6.5 ha	Residential: 80-125 units

## Site Specific Developer Requirements

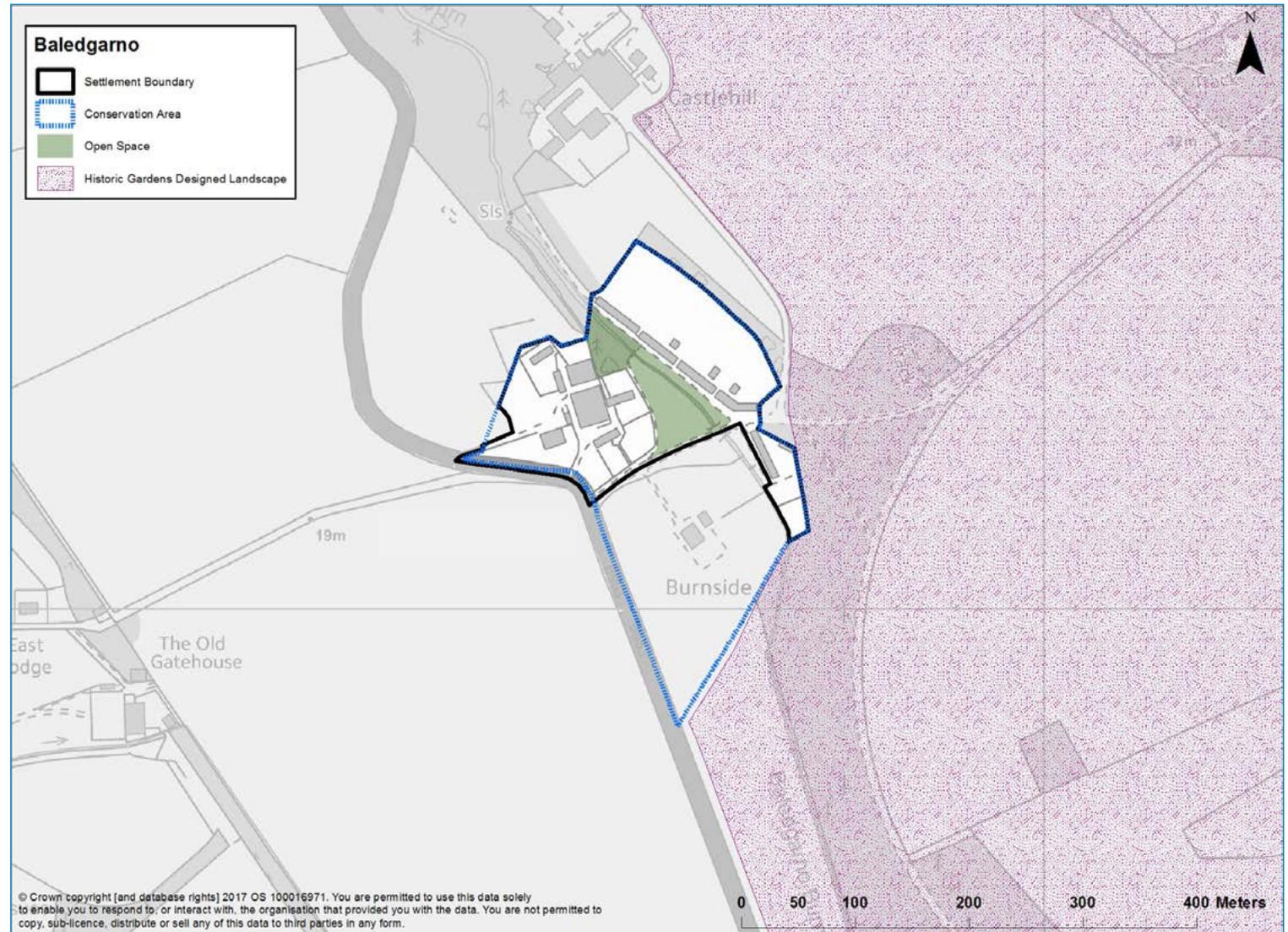
- A mix of housing types and sizes including affordable and low cost housing.
- Phased development linked to expansion of primary school capacity in this or adjacent catchment.
- The site lies adjacent to areas of flood risk and Flood Risk Assessment will be required at the time of any planning application.
- Road and access improvements to the satisfaction of the Council as Roads Authority and a Transport Assessment will be required.
- Provide access from the A94 Perth Road and St Martins Road.
- Landscape Framework to create a suitable boundary treatment to enhance village edge including retention of established hedge.
- Enhancement of biodiversity.
- Path links through site from village to the core path network.



# Baledgarno

## Settlement Summary

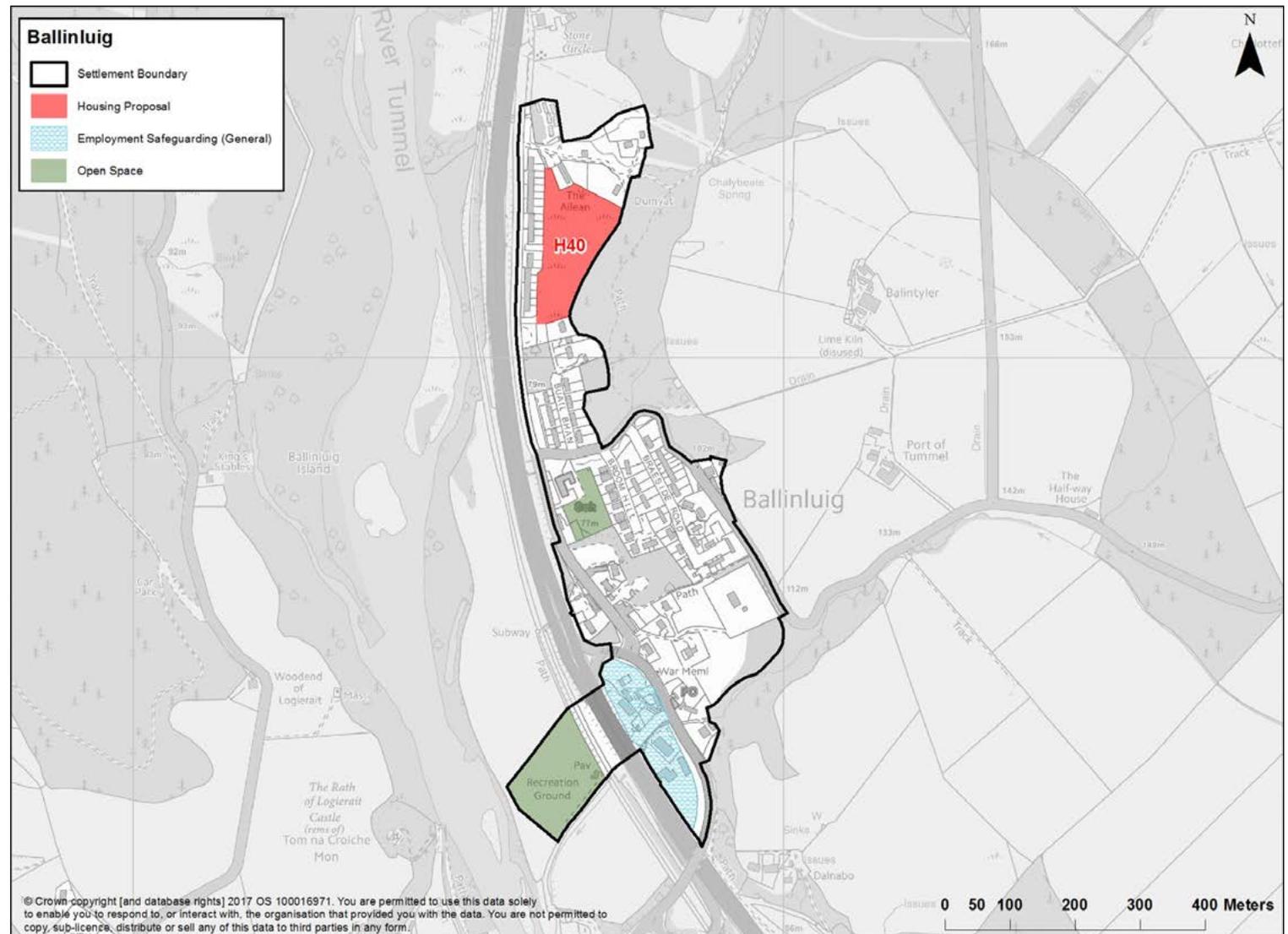
Baledgarno is a planned estate village incorporating a Conservation Area designation. It has a significant area of open space that creates an attractive setting to the village. The settlement boundary has been drawn to allow limited future expansion.



# Ballinluig

## Settlement Summary

Ballinluig lies on the banks of the River Tummel, adjacent to the A9. It provides a range of services and facilities to the local population and visitors. This, together with its highly accessible location, makes it a sustainable place for some additional development and so a site is identified for new housing to the rear of the houses at St Cedd's Road.



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Ref	Location	Size	Uses
H40	Ballinluig North	1.7 ha	14-21

## Site Specific Developer Requirements

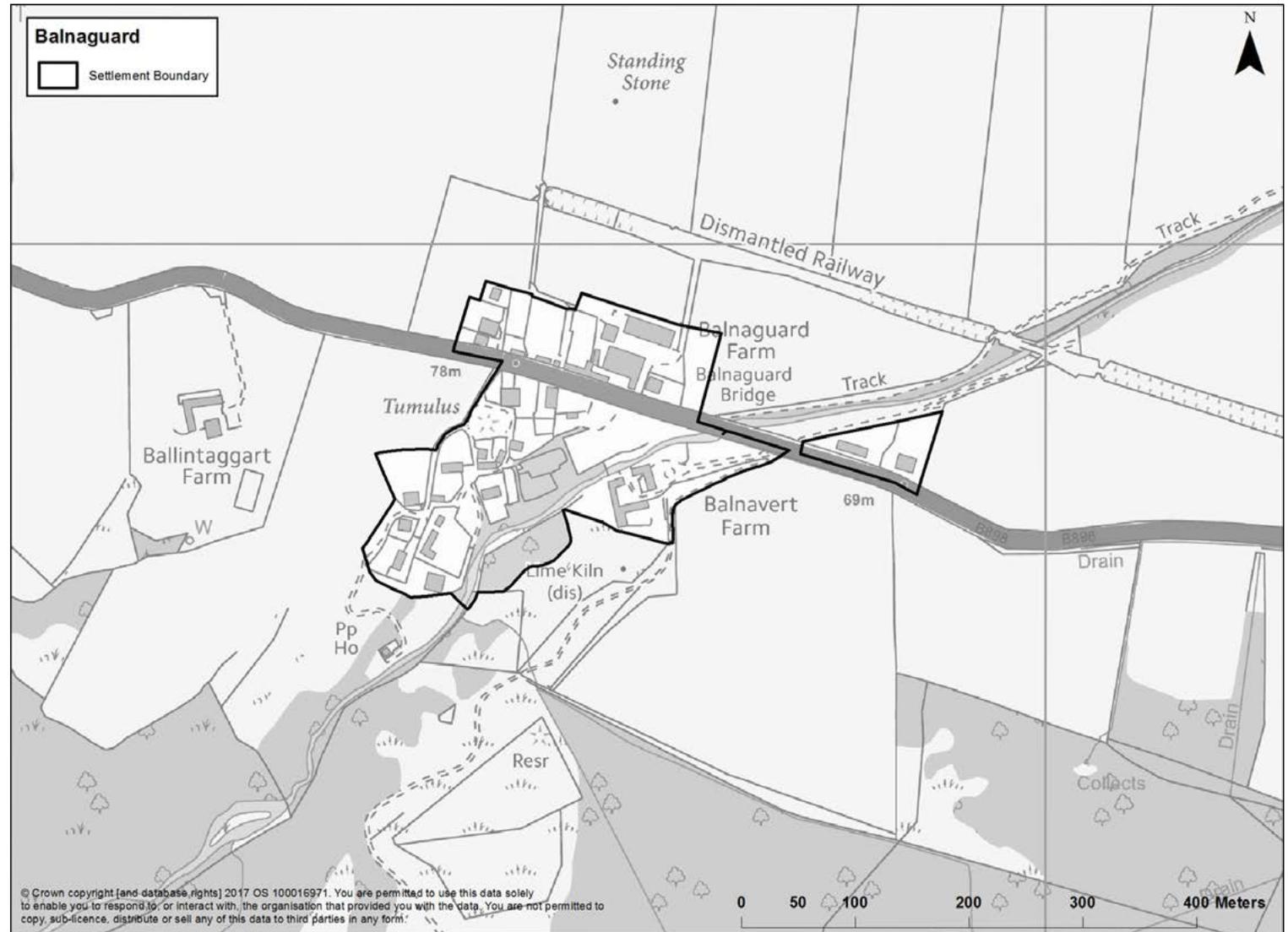
- *Flood Risk Assessment.*
- *Network investigation to determine capacity and requirement for secondary treatment of discharge.*
- *Drainage from development should ensure no reduction in water quality.*
- *Water network investigations may be required.*
- *Transport Assessment.*
- *Provide improve access roads from St Cedd's Road and the road to the south near Braeside Road end.*
- *Maintain access paths through the site and link these to the wider core path network around the village.*
- *Green infrastructure on the site to link to the wider network to the north and east.*
- *Built form and layout should respond appropriately to the landscape and strengthen the character of Ballinluig as a distinctive place.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required.*
- *Tree survey of existing woodland to ensure retention and enhancement of woodland, biodiversity and protection of habitats.*



# Balnaguard

## Settlement Summary

Balnaguard is a small village south of the River Tay. The settlement boundary has been drawn to allow for some small-scale infill development to help sustain the existing community. Balnaguard lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.



# Bankfoot

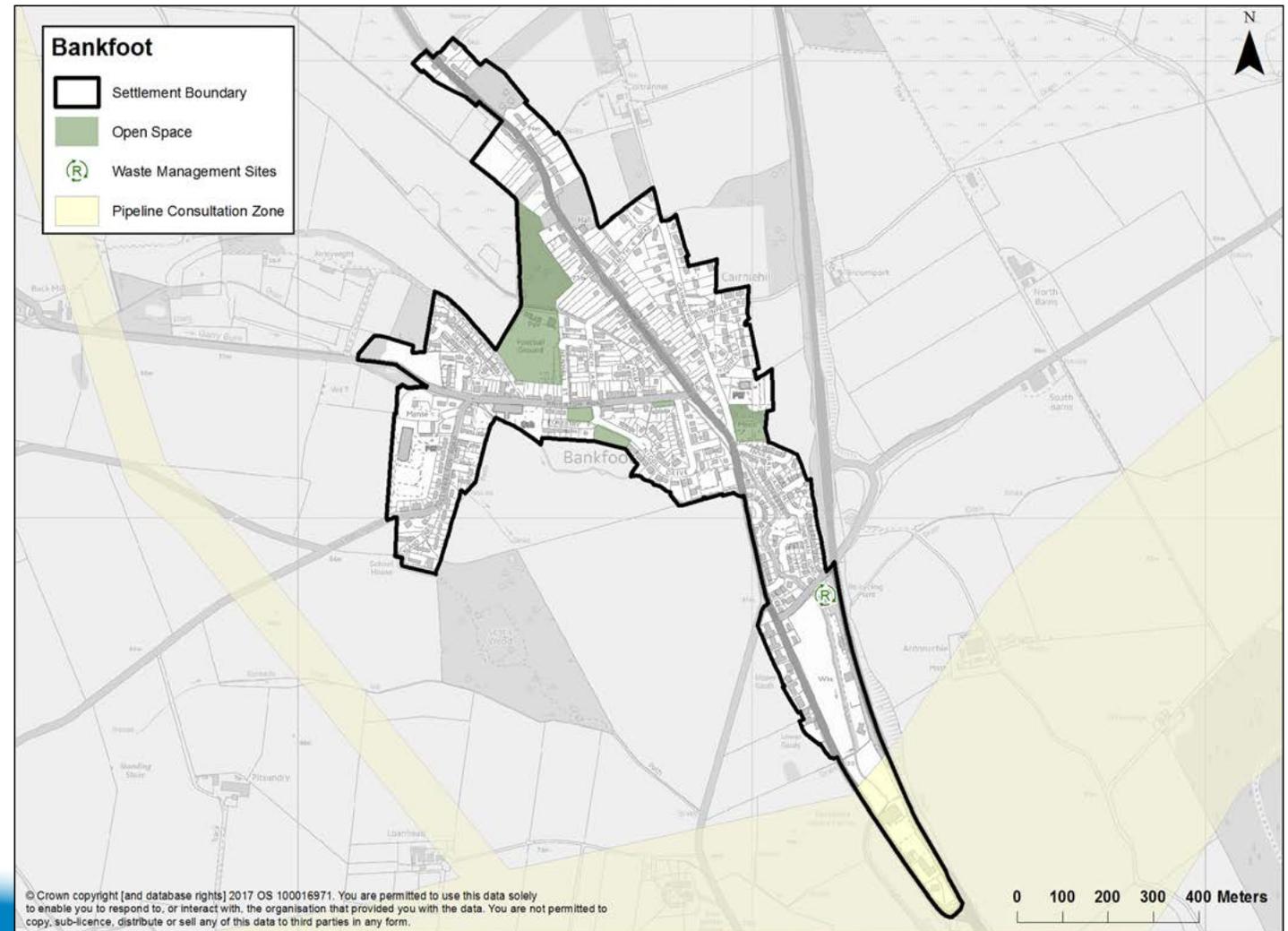
## Settlement Summary

Bankfoot has extremely limited housing expansion potential due to the risk of flooding, drainage capacity and the primary school being unable to expand. There are therefore no more development sites identified in this Plan period. Nonetheless, Bankfoot has a reasonable range of services and good connections to Perth along the A9.

Garry Burn and Glenshauch Burn both run through the settlement and are tributaries of the River Tay. Bankfoot is therefore within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.

Recognising its existing facilities and that there is opportunity for supporting and growing Bankfoot, it is anticipated that design-based workshops will be held to inform the next Local Development Plan involving all the key stakeholders. This would offer a good way to get all key stakeholders together to explore and clarify the future opportunities and issues for the whole community. The workshops, feedback and testing of emerging proposals

should help examine and clarify the opportunities and get broad consensus and ownership of the possible solutions during preparation of LDP3.



# Binn Farm

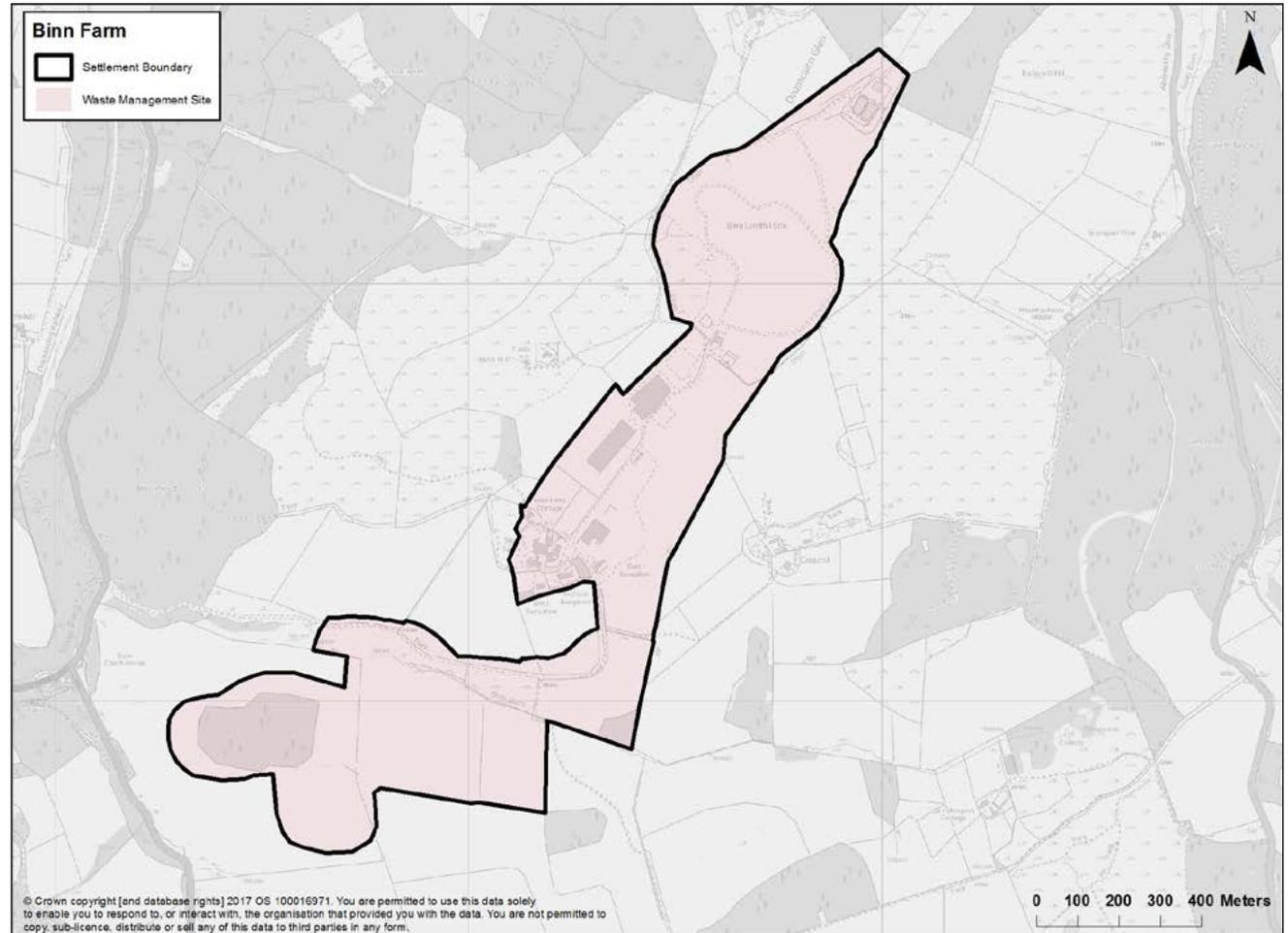
## Summary

Binn Farm lies approximately 4 miles south of Abernethy. The extent of existing planning consents is shown below and the whole site is identified for waste management uses.

The site may offer potential for expansion, both in terms of physical size and also the range of uses and types of processes undertaken at the site. It has been suggested at Main Issues Report stage that facilities for research and development of new technologies and processes relating to zero waste and the circular economy could be developed at the site. The Proposed Plan is supportive of employment and economic growth through clustering of waste industries and downstream industries.

**Note:** A masterplan will be developed, which at a minimum will address:

- justification for any new site boundaries proposed;
- identify the uses to be accommodated on the site and the processes and technologies to be accommodated;
- identify the impacts on the environment and any appropriate mitigation necessary;
- hours of working;
- any consequential traffic matters and explain how these will be dealt with.



# Blackford

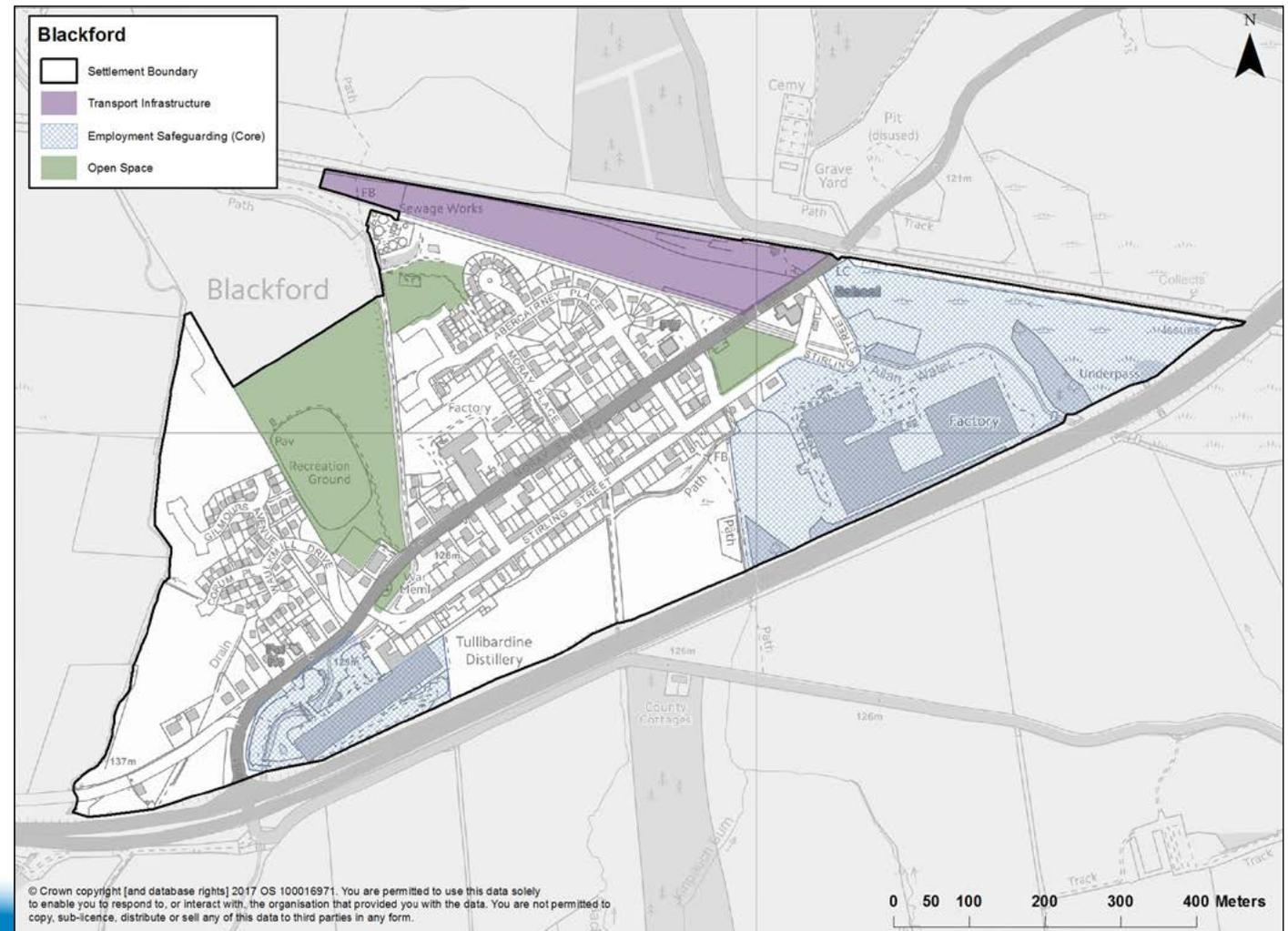
## Settlement Summary

Blackford is a village located adjacent to the A9 trunk road and it has a primary school and limited village services. It is four miles from Auchterarder. There has been recent housing development at two sites in the village at Abercairney Place and Mill of Ogilvie.

The village is primarily residential, though there are two significant local employers: Highland Spring water bottling and distribution centre, and Tullibardine distillery, which also has a visitor centre and facilities for tourists.

There are no housing sites identified in Blackford within this plan period. Land south of the railway remains protected for transport infrastructure, pending investigation of the potential for development of rail freight facilities. Planning permission has been granted to bring this disused rail yard back into use, and for a large crane and container storage area (15/01637/FLL). This project has been developed to provide rail freight facilities for Highland Spring, in anticipation of a significant increase to the level of production at the factory. If implemented, this will remove a significant

number of road trips to and from the factory, and any spare capacity at the rail freight facility may be made available to others in order to ensure the departing train's capacity is maximised.



# Blairgowrie/Rattray

## Settlement Summary

Blairgowrie/Rattray is the largest town in the Council area. It is a local and visitor service centre and plays a significant role in the Strathmore and The Glens economy. Tourism is important for employment and helping maintain the viability of services within the town.

Blairgowrie/Rattray is identified as a tier 2 principle settlement in TAYplan and as such it is expected that the town will grow significantly over the life of the Plan. A key part of this is major expansion to the east which includes an extension of the Welton Road Industrial Estate and housing development (which will extend well beyond the Plan period). Incorporated within this expansion is a proposed link road from Welton Road to Coupar Angus Road.

To improve accessibility in the southern portion of the town the Plan proposes construction of the link road from Berrydale Road to Hazelwood Road.

To supplement the additional employment land at Welton Road, the Plan proposes further employment land to the west of Blairgowrie as part of a mixed use development.

Rattray has seen significant new housing development in recent years with the completion of several sites. To allow the consolidation of

these, only one additional housing site is identified in Rattray during the life of the Plan.

Across the settlement, significant areas of open space are protected from development to help maintain the character and amenity of the town. A new recreation centre is proposed for the town at Blairgowrie High School. The Council has identified the Eastern Expansion proposal as the most preferable site for possible additional cemetery capacity to serve the Blairgowrie and Rattray area, and has identified an area of search within the site. In collaboration with the landowner/developer, the Council will undertake further detailed investigation into the suitability of the area for a cemetery proposal within the wider expansion site.

The Charrette exercise held in 2016 outlined ideas for the town's development that benefit the community, attract visitors and encourage the integration of new residents. The process identified opportunities for reusing vacant buildings, making the town centre more walkable and creating new attractions and activities. The Plan's policy framework supports these aspirations and, through partnership working, some of these are expected to turn into actions during the lifetime of this Plan and help to form a long-term vision for the settlement.



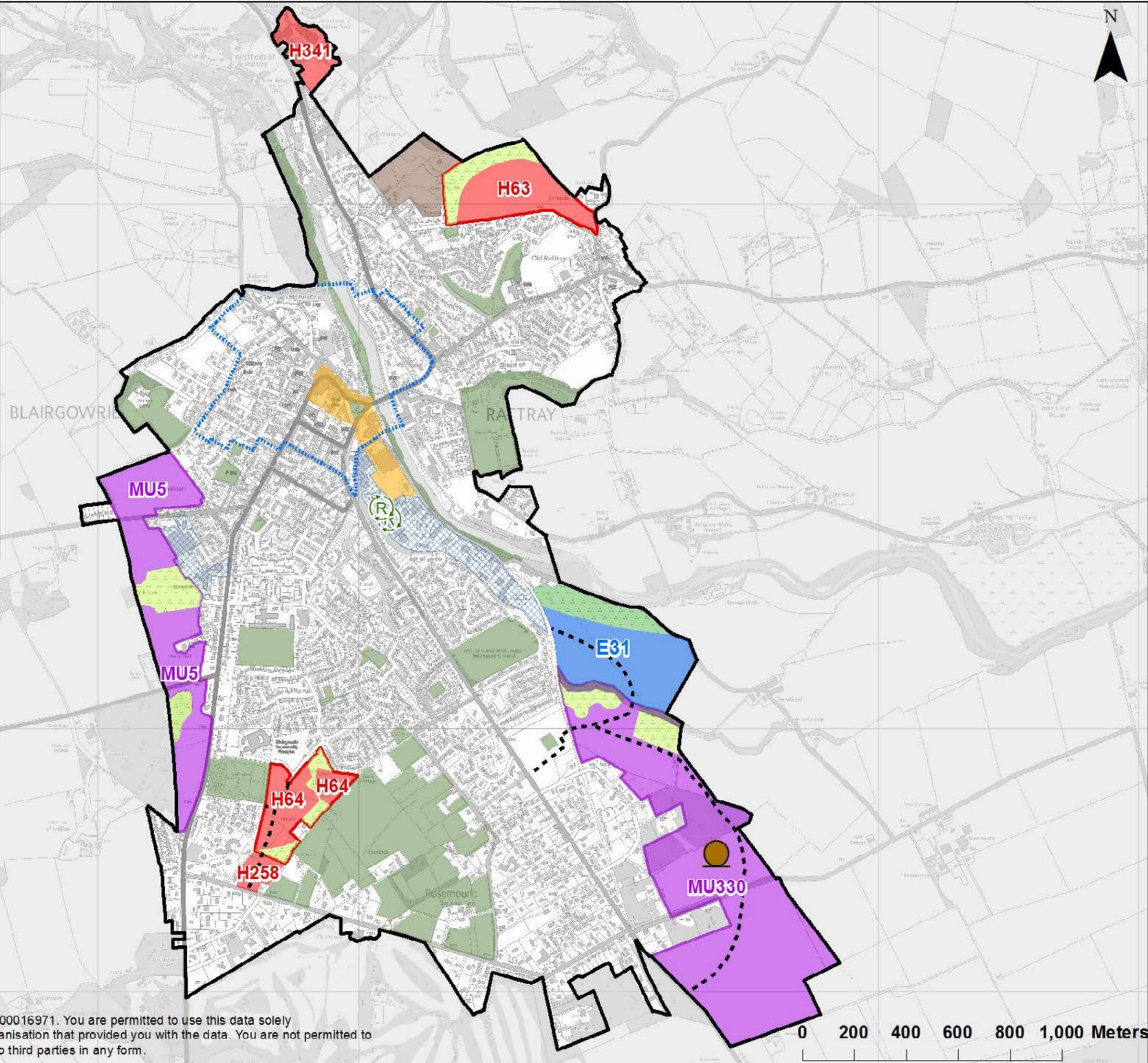
(continued)





### Blairgowrie and Rattray

-  Settlement Boundary
-  Proposed Road
-  Cemetery Search Area
-  Housing Proposal
-  Conservation Area
-  Employment Safeguarding (Core)
-  Open Space
-  Mixed Use Proposal
-  Employment Proposal (Core)
-  Indicative Landscaping
-  Town & Neighbourhood Centre
-  Tourism
-  Waste Management Sites



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(continued)

# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Uses
E31	Welton Road	17.3 ha (9 ha Phase 1)	General employment use

## Site Specific Developer Requirements

- A masterplan will be required for the comprehensive development of this site and the adjacent mixed use site (MU330) setting out the phased release of both the housing and employment land.
- Flood Risk Assessment to determine extent of developable land.
- Link road from Coupar Angus Road to Welton Road - layout to be developed in conjunction with Eastern Expansion site MU330.
- Wastewater Network Investigations may be required resulting in network improvements.
- Evaluation of archaeological potential and mitigation will be required specifically for protection of Scheduled Monuments.
- Transport Assessment.
- Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development. The Energy Statement will be expected to consider possible linkages to site MU330.
- Retention of wooded area to the south to provide a landscape setting.
- Green infrastructure on the site to link to the existing network to the north, west and south.
- Biodiversity study with provision for the protection of habitats and enhancement of biodiversity.
- Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.
- Where the development of the site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation.



(continued)



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
MU330	Blairgowrie Eastern Expansion	53.1 ha	594-928 (300 in phase 1 to 2028)

## Site Specific Developer Requirements

- A masterplan will be required for the comprehensive development of this site and the adjacent employment site (E31) setting out the phased release of both the housing and employment land.
- No more than 75 houses to be occupied before a minimum of 2 ha of serviced employment land is made available on site E31 and the road link has been constructed. Thereafter a linked phasing programme to be agreed with the Council.
- Flood Risk Assessment to assess risk of flooding from burns within and adjacent to the site.
- Wastewater Network Investigations may be required resulting in network improvements.
- Drainage Impact Assessment.
- Suitable vehicular access and road layout through the site, including linkage to the new link road off Coupar Angus Road, to be agreed with the Roads Authority area and informed by a Transport Assessment.
- Internal road layout to be submitted as one entity in conjunction with E31 to the satisfaction of the Roads Authority.
- Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development. The Energy Statement will be expected to consider possible linkages to site E31.
- Surveys to be undertaken prior to the implementation of schemes to ensure mitigation of any impact on sites of archaeological importance and the setting of archaeological features. Open space to be utilised to protect settings of Scheduled Monuments.
- Built form and layout respond appropriately to the landscape and strengthen character of Blairgowrie as a distinctive place.
- Provision of landscaping to provide a framework for development and integrate it with the countryside setting of the area, particularly on southern approach to the site. This should include the creation of a tree belt along the western side to create natural screening from the A923.
- Retention of wooded areas for screening purposes.
- Biodiversity study with provision for the protection of habitats and enhancement of biodiversity including the provision of buffering between housing and business land.
- Retention of core paths adjacent to the site boundaries and consider additional linkages to the core path network in surrounding area.

*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
MU330	Blairgowrie Eastern Expansion	53.1 ha	594-928 (300 in phase 1 to 2028)

## Site Specific Developer Requirements

- Green infrastructure on the site to link to the wider network to the west.
- Retention of part of the site for cemetery expansion.
- Contribution to the expansion of the strategic playing fields and facilities at Rosemount.



*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Uses and Capacity Range
MU5	Western Blairgowrie	24.55 ha	179-280 Employment Use (4 ha), Education (4 ha)

## Site Specific Developer Requirements

- Development of a masterplan setting out the phasing and comprehensive development of the site in consultation with the community and Council.
- Reservation of area for educational and/or play provision in centre of site (4 ha).
- Provision of 4 ha of business land to be developed in phased manner with housing development.
- Layout of the development to minimise impact on residential properties.
- Transport Assessment.
- Flood Risk Assessment.
- Wastewater Network Investigations may be required resulting in network improvements.
- Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development.
- Development to be kept below the 90m contour line to the north of the site, area above that level to be considered for community woodland or similar use.
- Protection of ancient woodland in southern part of site.
- Expand woodland on west side of site.
- Green infrastructure on the site to link to existing network, particularly to the south west.
- Protect local footpaths and the Ardblair Trail.
- Evaluation of archaeological potential and mitigation will be required including protection of Fir Hillock Scheduled Monument.
- Enhancement of biodiversity.



*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
H63	Glensalmond Road, Rattray	11.59 ha	139-217

## Site Specific Developer Requirements

- Development on lower slopes of field only.
- Flood Risk Assessment.
- Wastewater Network Investigations may be required resulting in network improvements.
- Path linkage to the core path along the north eastern boundary.
- Green infrastructure on the site to link to the existing network to the north.
- Provision of woodland screen planting along the west and north boundary of site incorporating public access.
- Evaluation of archaeological potential and mitigation may be required.
- Enhancement of biodiversity.



*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
H341	Westfields of Rattray	4.3 ha	68-104

### Site Specific Developer Requirements

- Phasing programme for development should be agreed to ensure paddock development does not occur in isolation. Emphasis should be to develop brownfield site at an early stage.
- A Flood Risk Assessment may be required due to minor part of the site identified with a potential for surface water flooding.
- Retention of the core paths link and consider additional linkages to the core path network in the surrounding area.
- Green infrastructure on the site to link to the existing network to the north and south east.
- Provision of landscaping to provide a framework for development and integrate it with surrounding setting. Retention of important trees and additional planting.
- Implement measures to increase biodiversity.

The map shows a site plan for Westfields of Rattray. A red line boundary outlines the site. Inside, there are green areas representing existing woodland, purple arrows indicating main routes, blue hatched areas representing an area of investigation for flooding, and grey circles representing main developable areas. The site is situated near a road and a river.

*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
H64	Blairgowrie South	7.82 ha	94-148

## Site Specific Developer Requirements

- Flood Risk Assessment and investigate potential for removing culvert.
- Provision for a link road from Hazelwood Road to Berrydale Road, the phased delivery of which would be informed by a detailed Transport Appraisal.
- Wastewater Network Investigations may be required resulting in network improvements.
- Retention of, and linkage to, the core path along the eastern boundary and consider additional linkages to the core path network in surrounding area.
- Enhancement of biodiversity.



*(continued)*



# Blairgowrie/Rattray *(continued)*

Ref	Location	Size	Capacity Range
H258	Golf Course Road	1.5 ha	18-31

## Site Specific Developer Requirements

- A Flood Risk Assessment may be required due to minor parts of the site identified for surface water flooding (low probability).
- Transport Assessment.
- Vehicular access would need to be taken from Golf Course Road and connect into development at H64.
- Retention of, and linkage to, the core paths along the eastern and southern boundaries and consider additional linkages to the core path network in surrounding area.
- Landscaping to provide a framework for development and integrate it with the countryside setting of Rosemount, particularly on the eastern edge of site at Piggy Lane.
- Implement measures to enhance biodiversity.

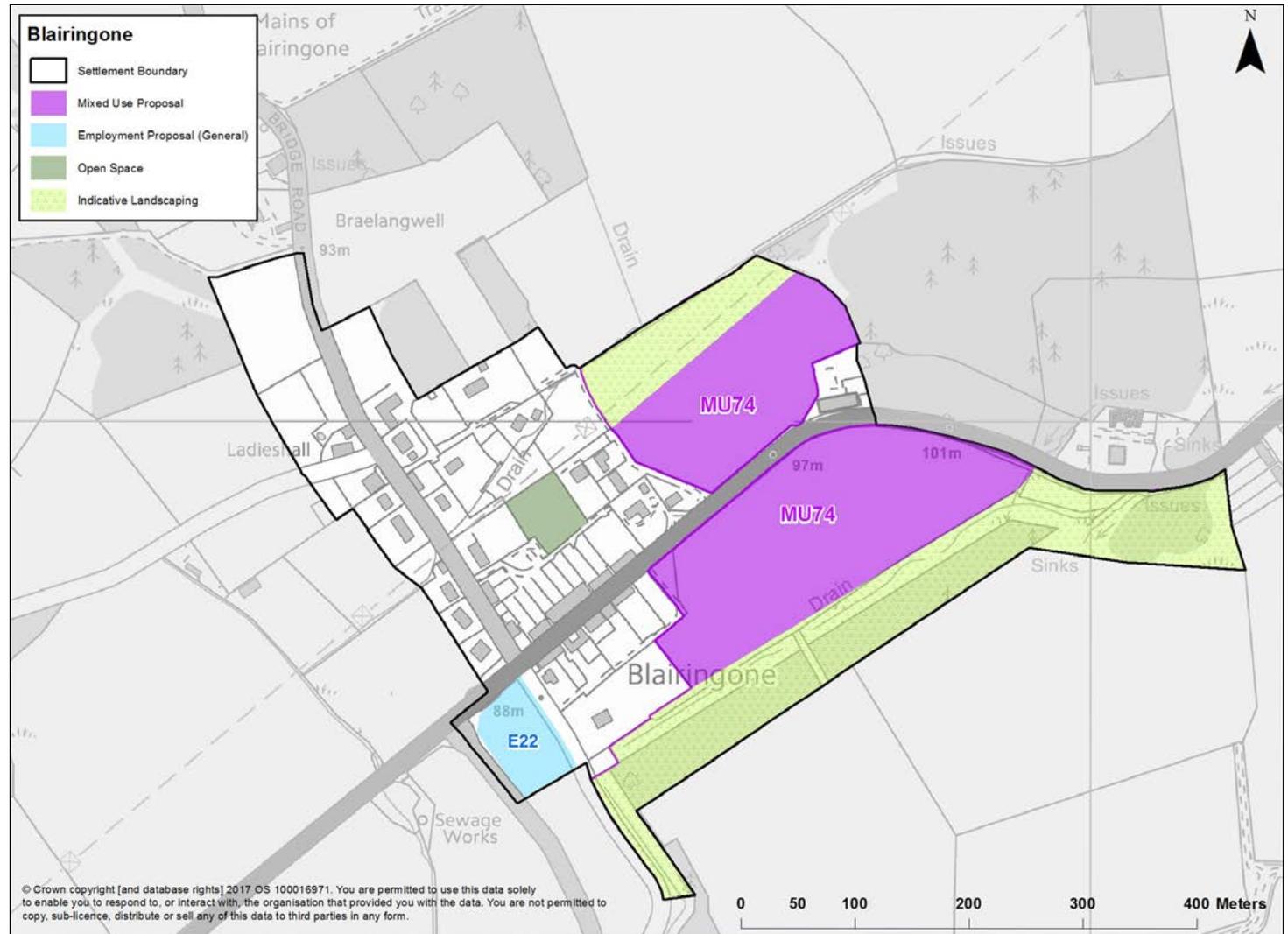


# Blairingone

## Settlement Summary

The former mining village of Blairingone has been identified as being able to accommodate some limited future growth in order to help support local services. In order to encourage developer interest and create a flexible framework the total area for development is 5.5 ha. 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 provides for incremental growth of the village over a longer timescale expecting no more than 30 homes to be constructed by 2028. Also in order to encourage small scale employment uses within the village, a site has been identified for such uses. This site is not considered suitable for residential use due to its proximity to the Waste Water Treatment Facility.

Applications for new development will require to be supported by an engineer's report into the stability of ground conditions with particular regard to old mine workings.



(continued)



# Blairingone *(continued)*

Ref	Location	Size	Uses
E22	Vicars Bridge Road	0.5 ha	General employment use

## Site Specific Developer Requirements

- *Landscape Framework.*
- *Flood Risk Assessment.*
- *Feasibility study to assess the restoration of the existing culvert.*
- *Preference will be given to roadside development echoing the character of the original village.*

Ref	Location	Size	Uses
MU74	Blairingone	5.5 ha	Restriction to 30 homes up to 2028, suitable for housing, small-scale retail, and community uses

## Site Specific Developer Requirements

A Masterplan setting out the phasing and for the comprehensive development of the whole of this site is required at the time of any planning application.

- *Landscape Visual Impact Assessment to inform masterplan and phase early landscaping.*
- *Flood Risk Assessment.*
- *Updated ground condition investigations required.*
- *Survey woodland, retain important trees, provide appropriate planting, and set development sufficiently back from woodland.*
- *Require feasibility of enhancing/restoring existing channel in southern area, no culverting of existing watercourse and set development sufficiently back from the watercourse.*
- *Onsite affordable housing provision.*
- *Traffic calming measures on the A977 and road and access improvements to the satisfaction of the Council as Roads Authority.*

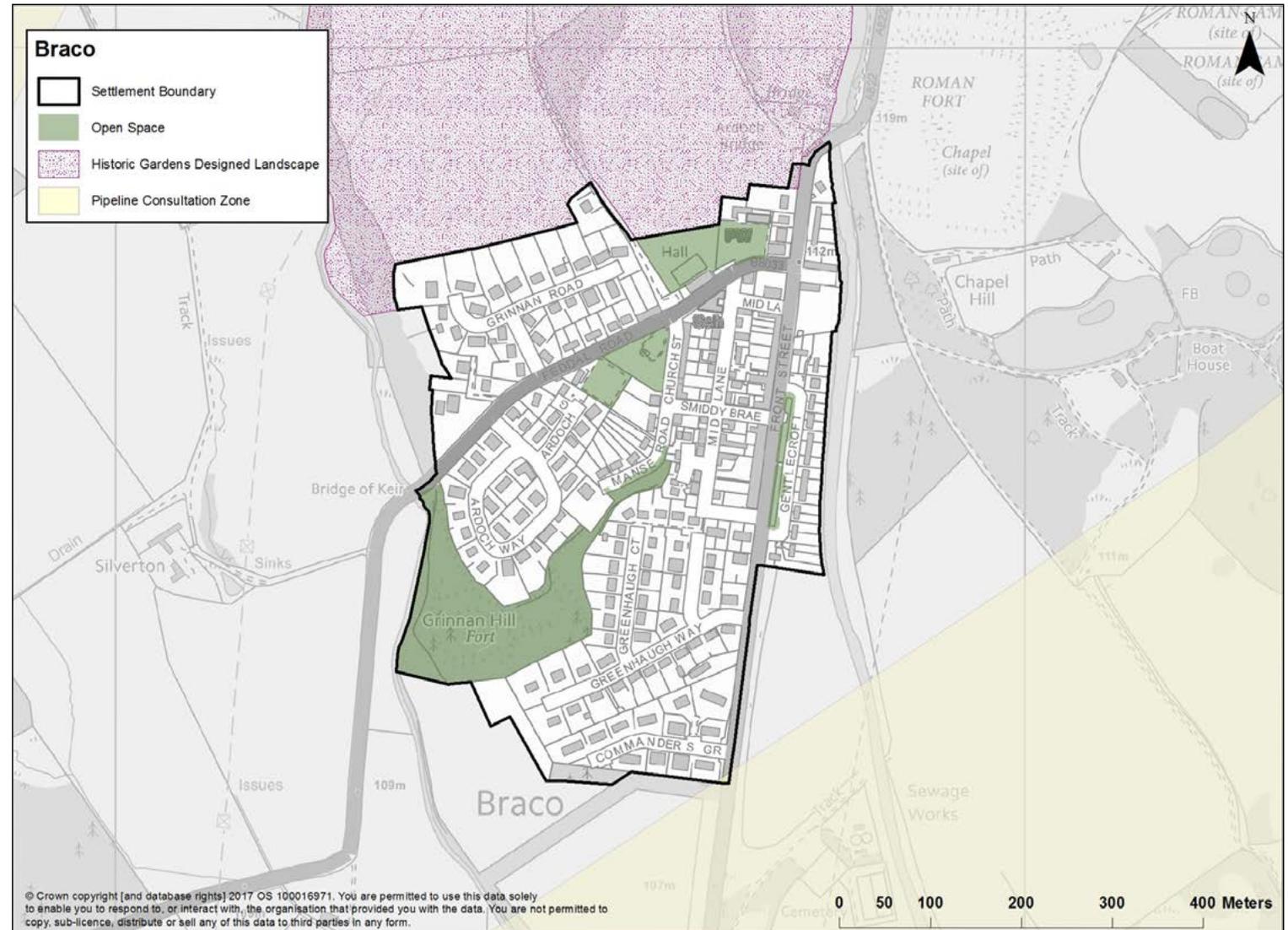


# Braco

## Settlement Summary

Braco is located around six miles south-west of Auchterarder and has some services including a school and village shop. It is mainly residential with surrounding agricultural uses. There is a significant amount of archaeological interest with the northern part of the village adjacent to Braco Castle.

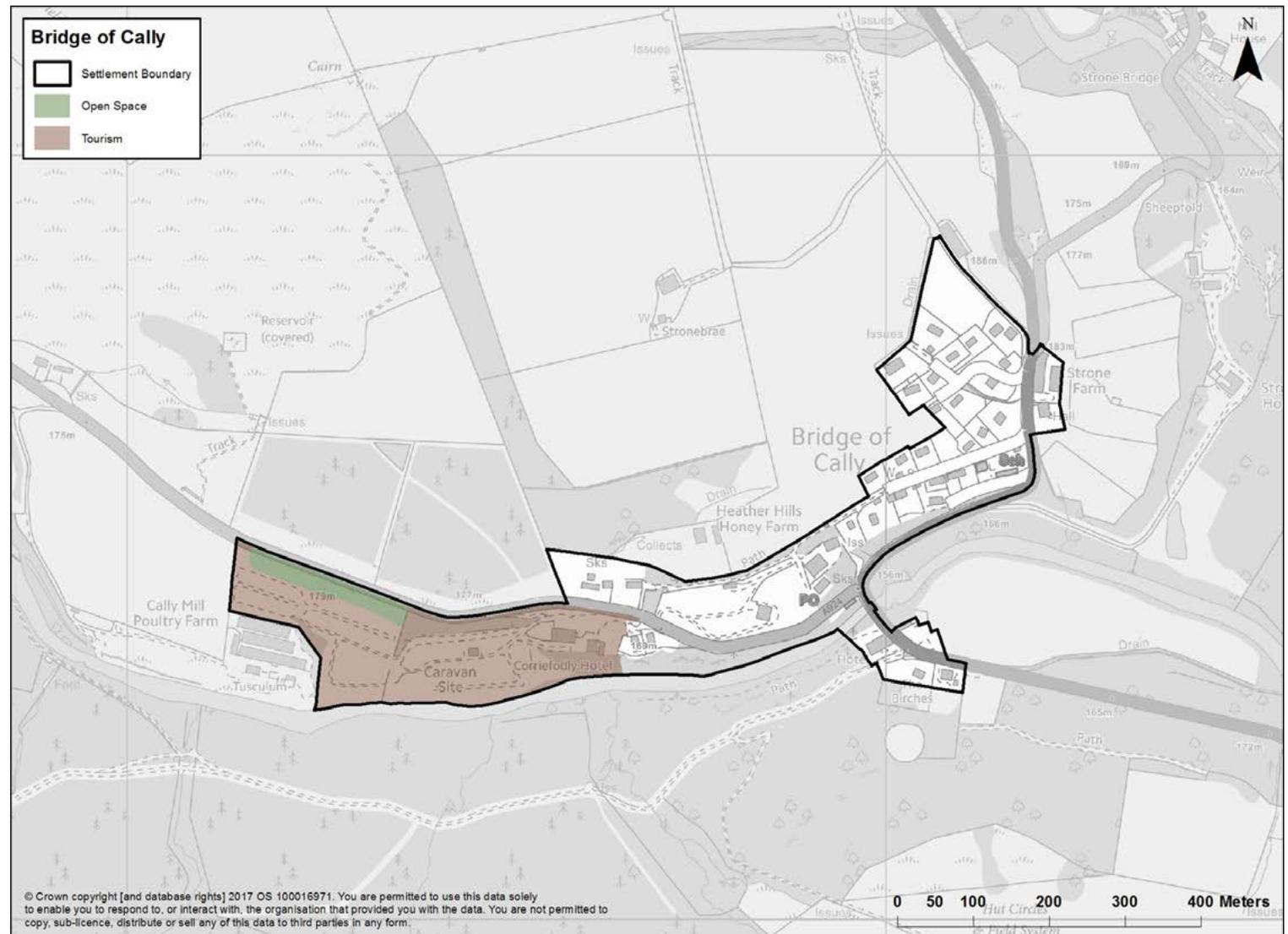
There is limited scope to expand the settlement due to flood risk from nearby watercourses, and the pipeline consultation zone to the west of the village. There may be scope for limited infill opportunities inside the settlement boundary.



# Bridge of Cally

## Settlement Summary

The settlement boundary of Bridge of Cally includes holiday accommodation at the western end of the village which makes an important contribution towards tourism in the area. The settlement boundary has been drawn to allow for some small-scale infill development to help sustain the existing community.



# Bridge of Earn and Oudenarde

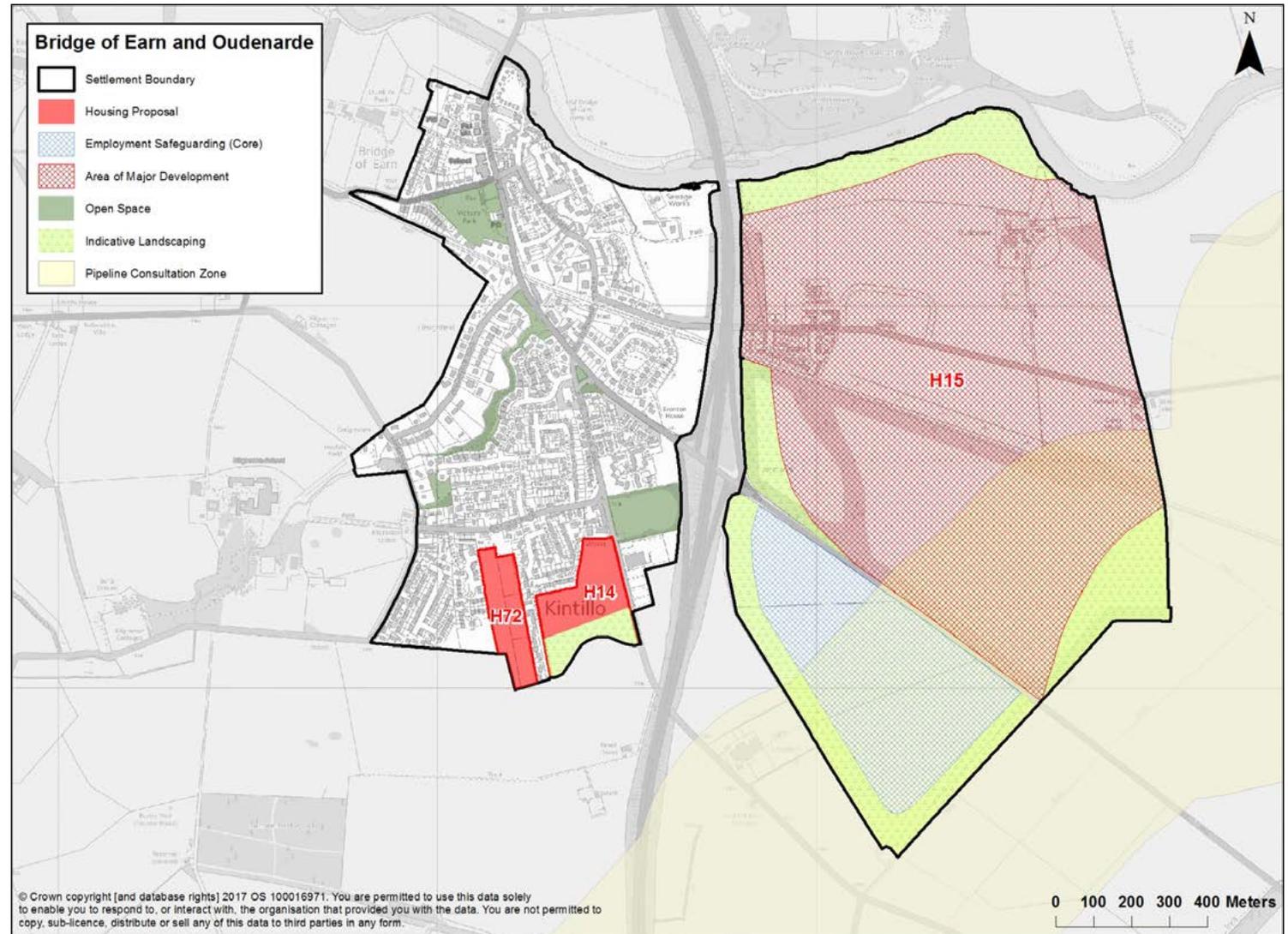
## Settlement Summary

Bridge of Earn and Oudenarde are part of the Tier 1 Perth Core area. The area has been identified for significant expansion.

Bridge of Earn has already seen a considerable amount of development in recent years. It has a school, a hall, doctor's surgery and village centre with a good range of facilities and services and there are very good connections to Perth and the wider area.

Two sites within Bridge of Earn are identified for housing development to consolidate and rationalise the southern boundary of the village.

Oudenarde will be developed through implementation of a masterplan, since planning permission in principle has already been granted. The aim is to create a new sustainable community with a mix of uses including employment at Brickhall Farm, and housing supported by education and community facilities north of the A912.



(continued)



# Bridge of Earn and Oudenarde *(continued)*

Ref	Location	Size	Uses
H14	Old Edinburgh Road/Dunbarney Avenue	5.2 ha	Housing 67-104 units

## Site Specific Developer Requirements

- A landscape framework is required. Development to be contained north of the ridge line and a suitable boundary treatment to create village edge, enhance biodiversity and create new habitats.
- Connections and enhancement to be made to the existing Core Path Network are required. In particular, vehicles and pedestrian links are required to Old Edinburgh Road and The Meadows.
- Phased site development to reflect the construction of the new school at Oudenarde.
- Drainage Impact Assessment will be required.



*(continued)*

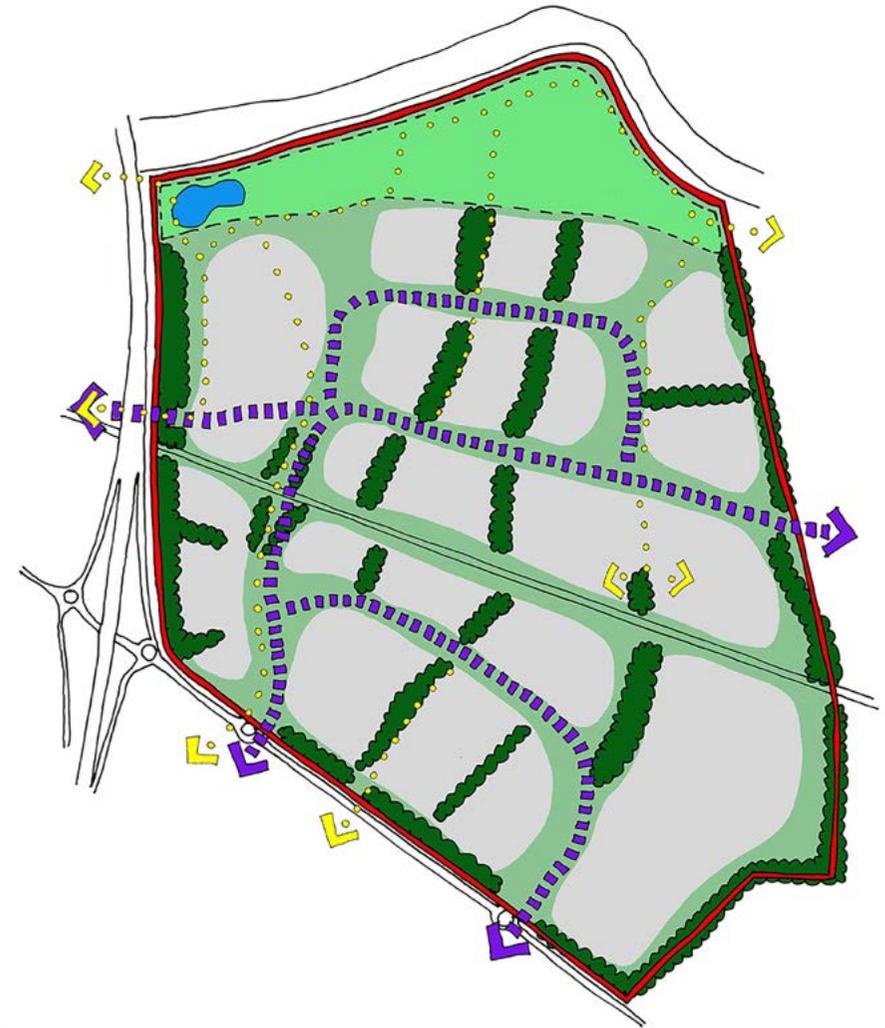


# Bridge of Earn and Oudenarde *(continued)*

Ref	Location	Size	Uses
H15	Oudenarde	123 ha	Housing 1,600 units and Employment 35 ha

## Site Specific Developer Requirements

- Implementation of approved masterplan.
- Subject to strategic transport appraisal (involving Transport Scotland), a new railway station may be required as part of the development.
- Investigation of provision of a heat network using renewable or low carbon energy sources.



*(continued)*



# Bridge of Earn and Oudenarde *(continued)*

Ref	Location	Size	Uses
H72	Kintillo Road	2.9 ha	Housing 60-93 units

## Site Specific Developer Requirements

- A Landscape Framework is required.
- Phased site development to reflect the construction of the new school at Oudenarde.
- Drainage Impact Assessment will be required.

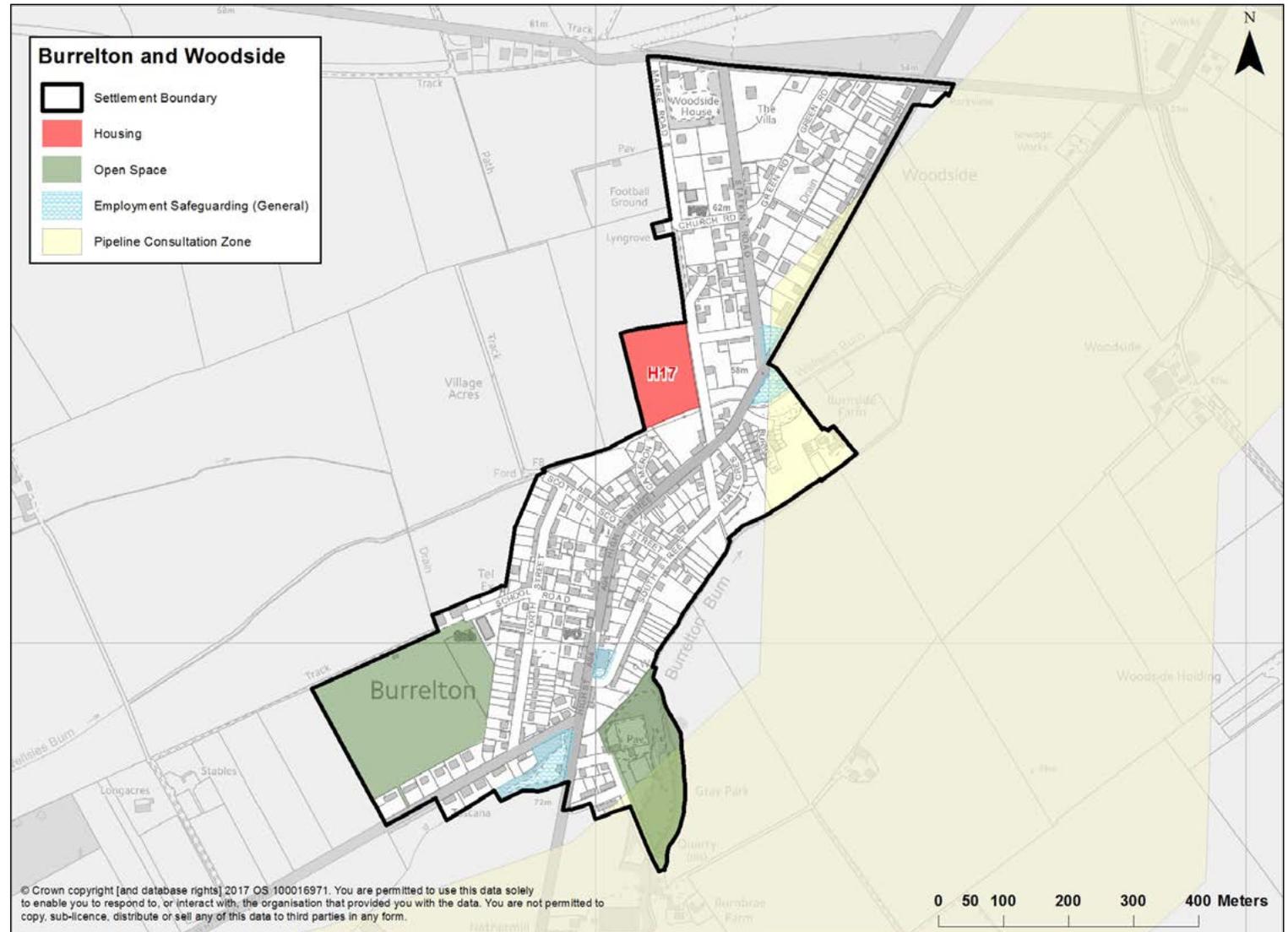


# Burrelton and Woodside

## Settlement Summary

Burrelton and Woodside are outwith the Perth Core Area identified in TAYplan. There is a limited range of local facilities. A small site for housing has therefore been identified to support the local facilities but not overwhelm the school.

To prevent the reduction in air quality and increased congestion in the Bridgend area of Perth, there will be an embargo on detailed planning consents for housing sites of 10 or more until such a time as the construction of the Cross Tay Link Road is a committed project. The embargo will not apply to brownfield sites. The embargo is anticipated to be lifted in 2019.



(continued)



# Burrelton and Woodside *(continued)*

Ref	Location	Size	Uses
H17	Church Road	1.3 ha	Residential: 16-26 units

## Site Specific Developer Requirements

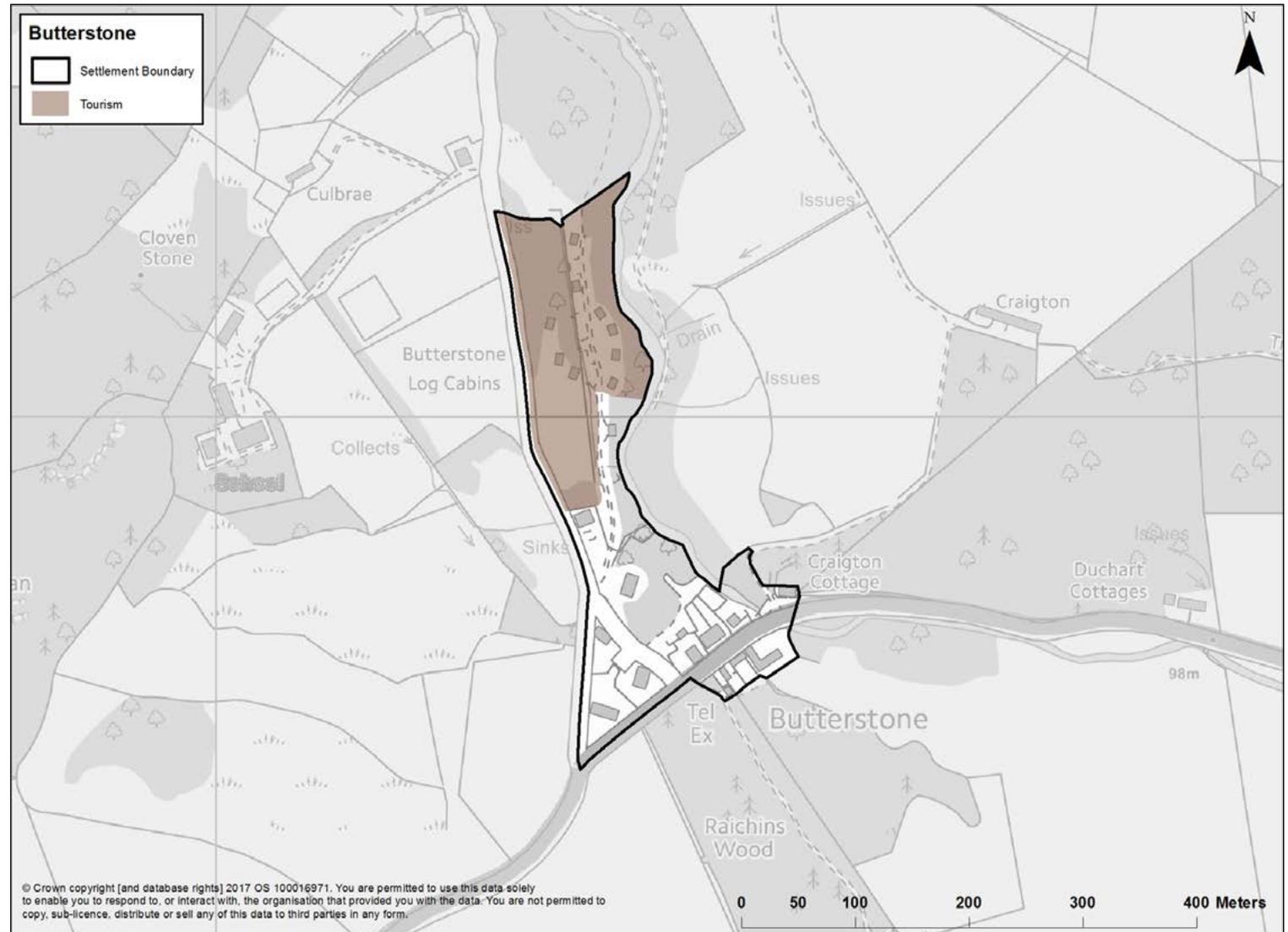
- *Vehicular access to Cameron Walk.*
- *Suitable boundary treatment to create village edge.*
- *Links to core path network on the west of the village.*
- *Enhancement of biodiversity.*
- *Flood Risk Assessment.*



# Butterstone

## Settlement Summary

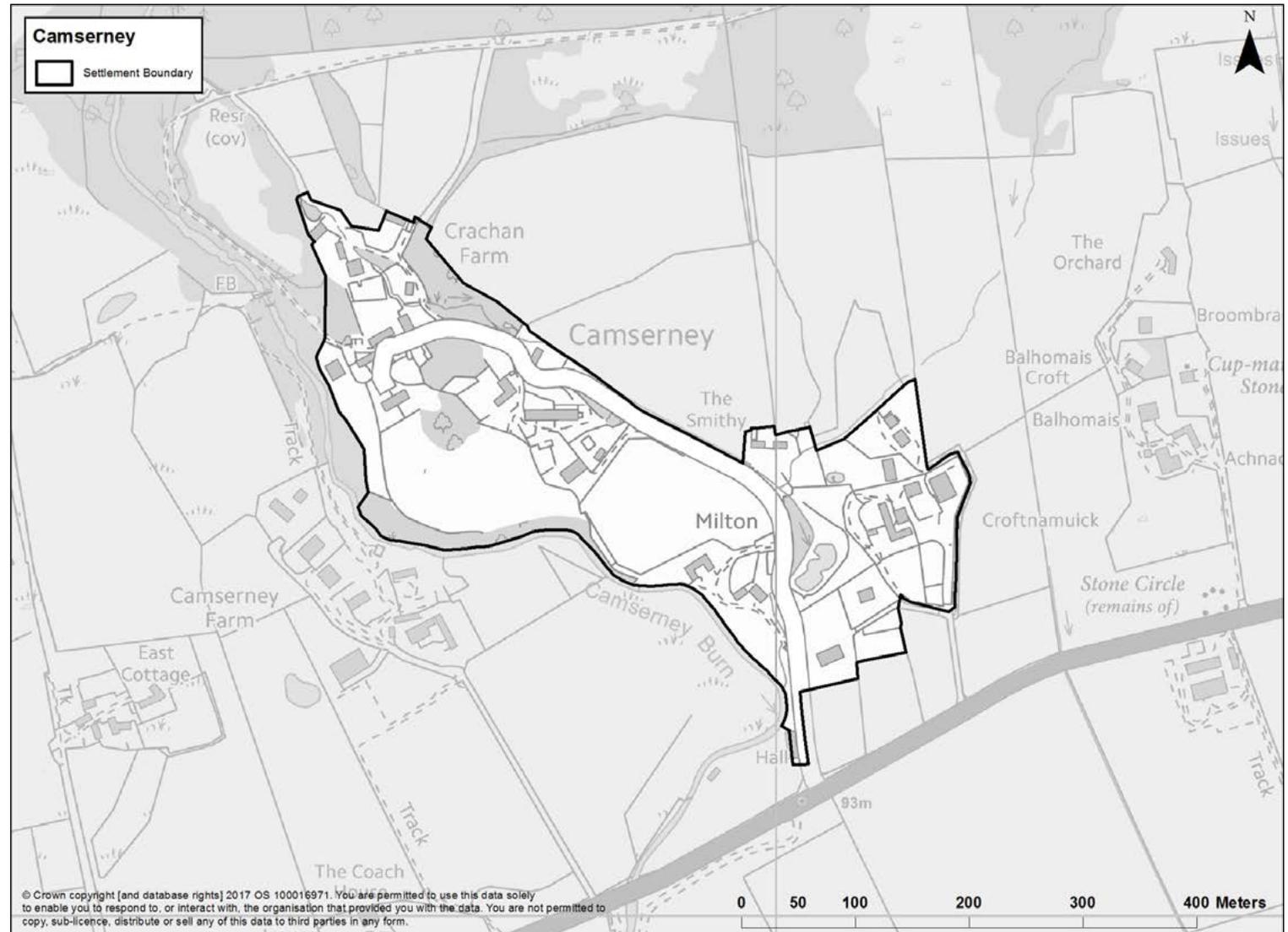
The settlement boundary of Butterstone includes holiday accommodation to the north of the village which makes an important contribution towards tourism in the area. The New School Butterstone lies outwith the settlement boundary to the West. Butterstone sits within the Lunan Lochs Catchment Area and the settlement boundary is therefore drawn tightly to limit future growth and avoid adverse impact on this area. Policy 43 sets out the relevant criteria for development in the catchment area.



# Camserney

## Settlement Summary

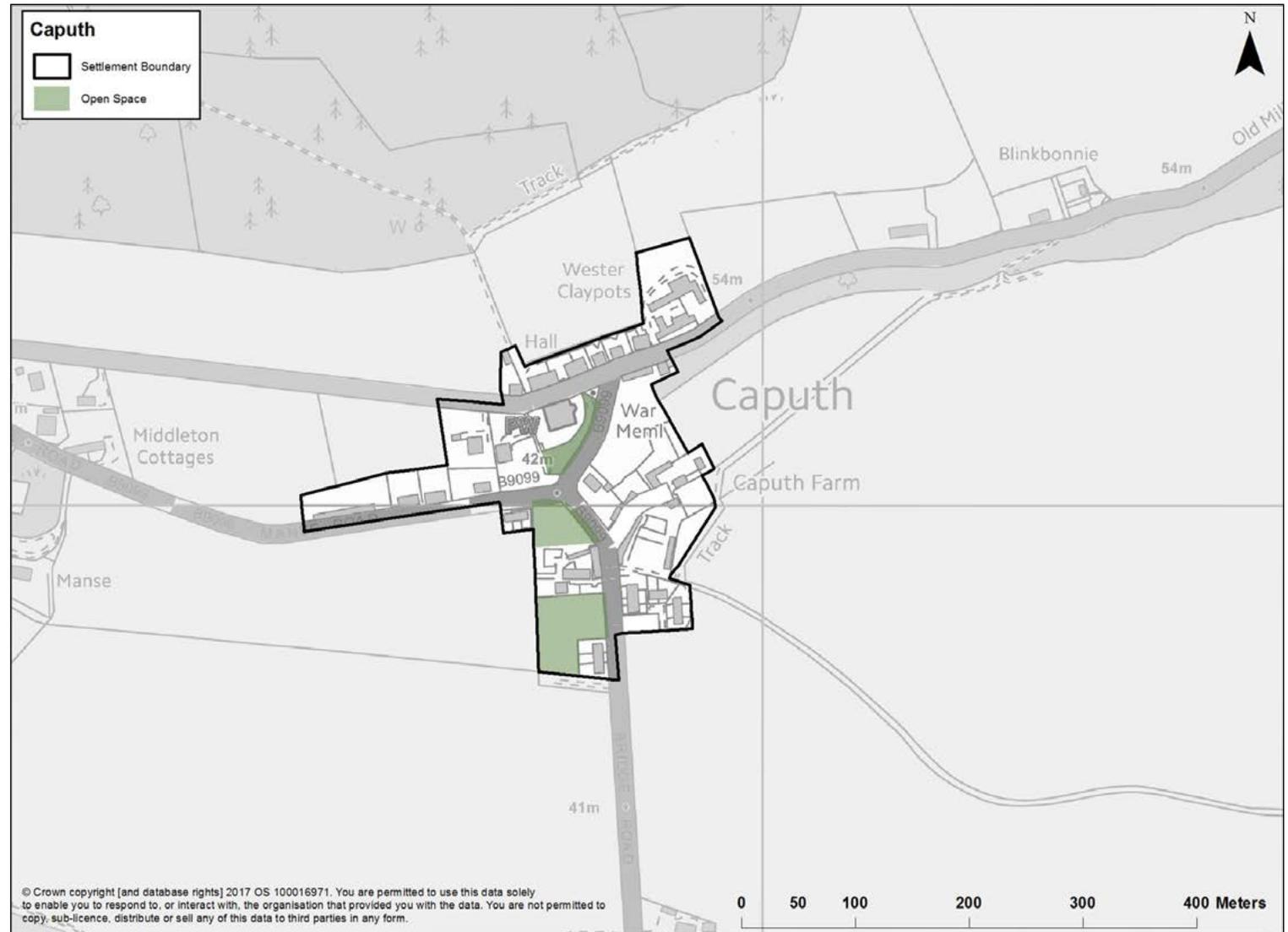
Camserney has a fairly dispersed building pattern and the settlement boundary has been drawn to offer scope for some small-scale infill development. Camserney lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.



# Caputh

## Settlement Summary

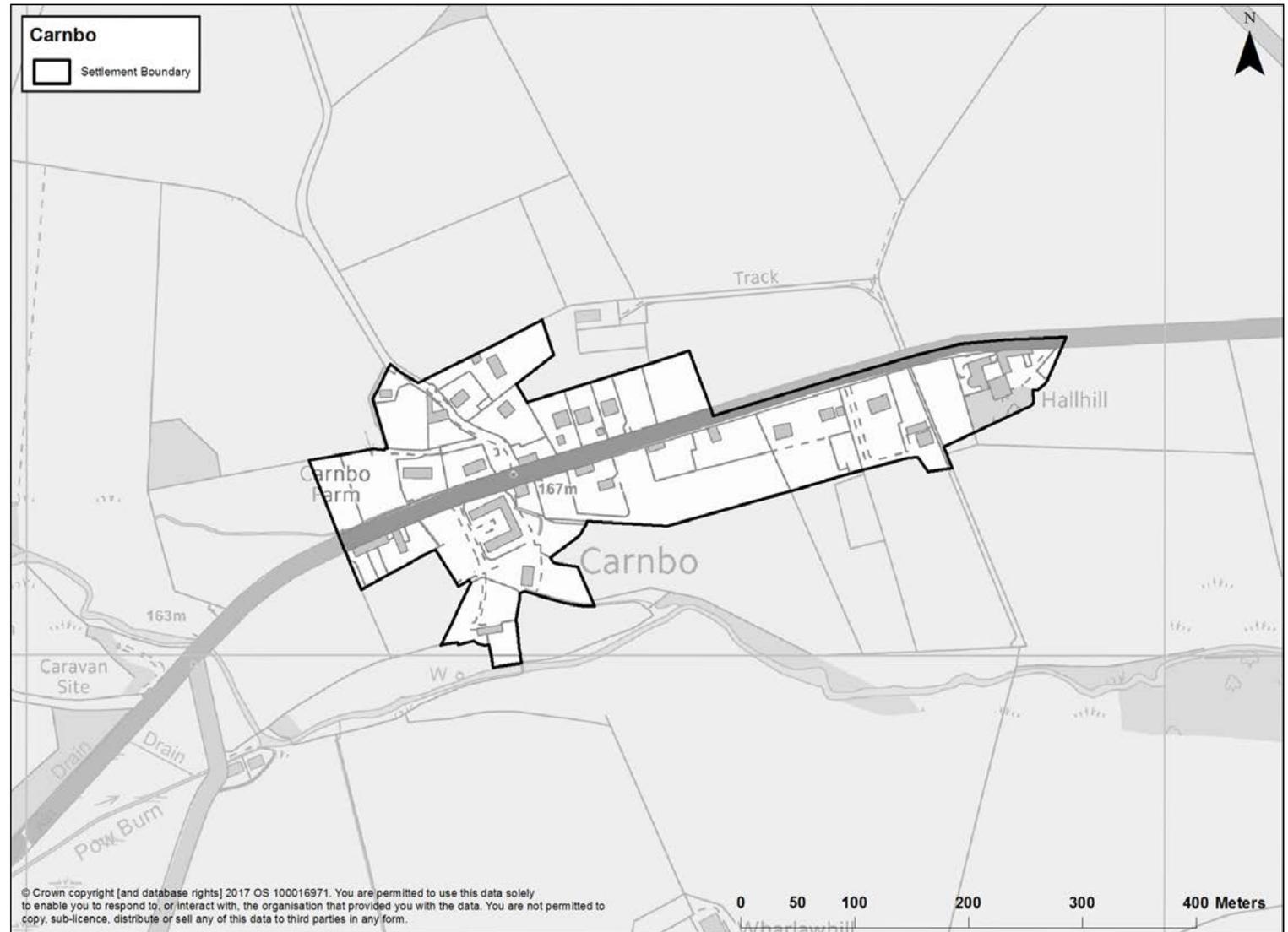
The settlement boundary at Caputh has been drawn to allow for some small-scale infill development to help sustain the existing community. Open spaces within the village are protected from development. To the south of the village, there is a risk of flooding.



# Carnbo

## Settlement Summary

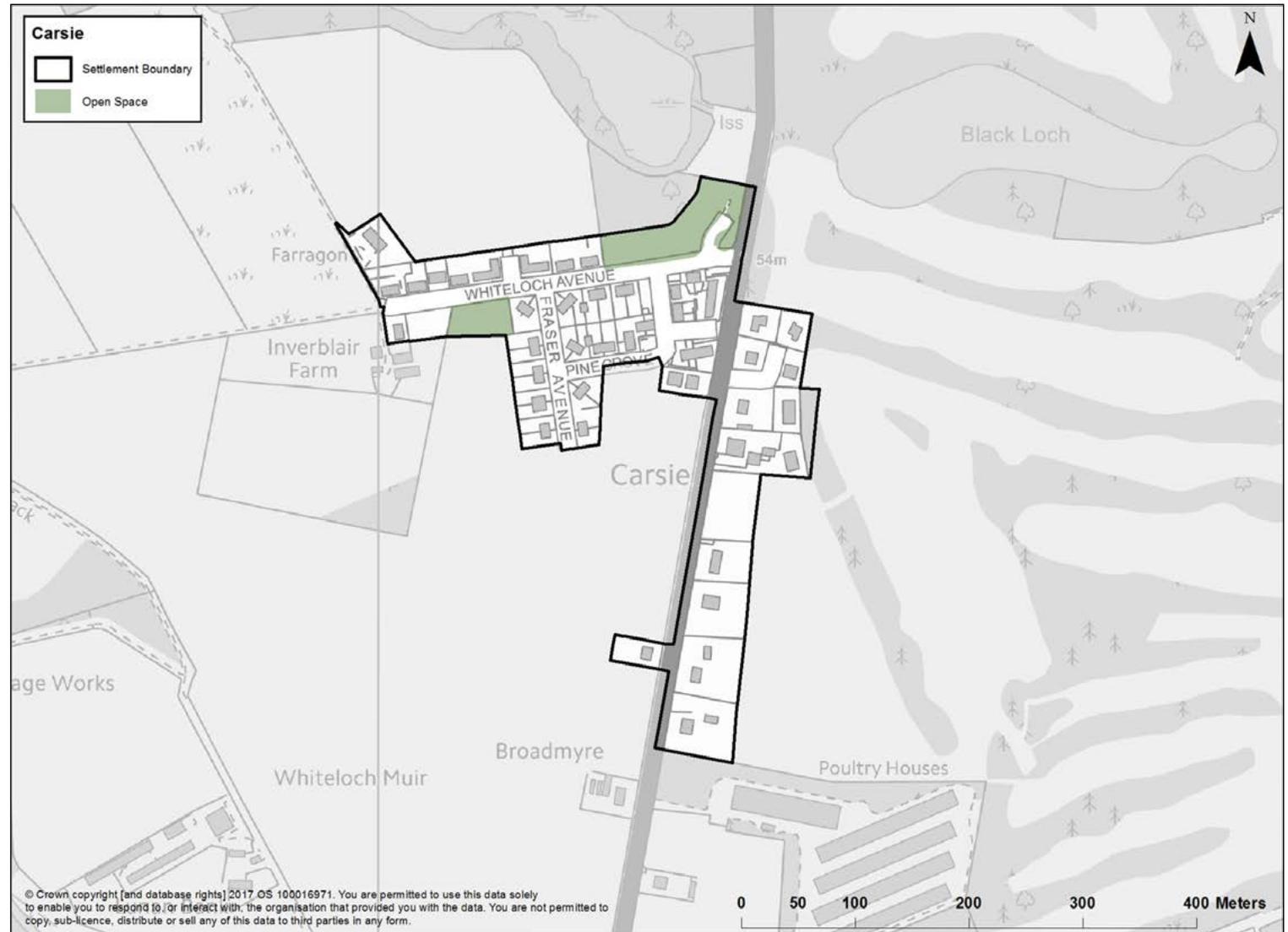
Carnbo extends in a linear pattern along the road frontage and comprises of a mixture of modern and traditional properties. The settlement boundary has been drawn to offer the potential to accommodate some further development and reflect existing planning permission. This settlement lies within the Loch Leven SPA and so any development should comply with Policy 44: Loch Leven Catchment Area.



# Carsie

## Settlement Summary

The settlement boundary at Carsie has been drawn to allow for some small-scale infill development to help sustain the existing community. Open spaces in the north of the village are protected from development.



# Clathymore

## Settlement Summary

Clathymore is around eight miles west of Perth and its original use was as a satellite airfield for Polish squadrons during the Second World War. It has recently been developed with large detached houses in a rural location.

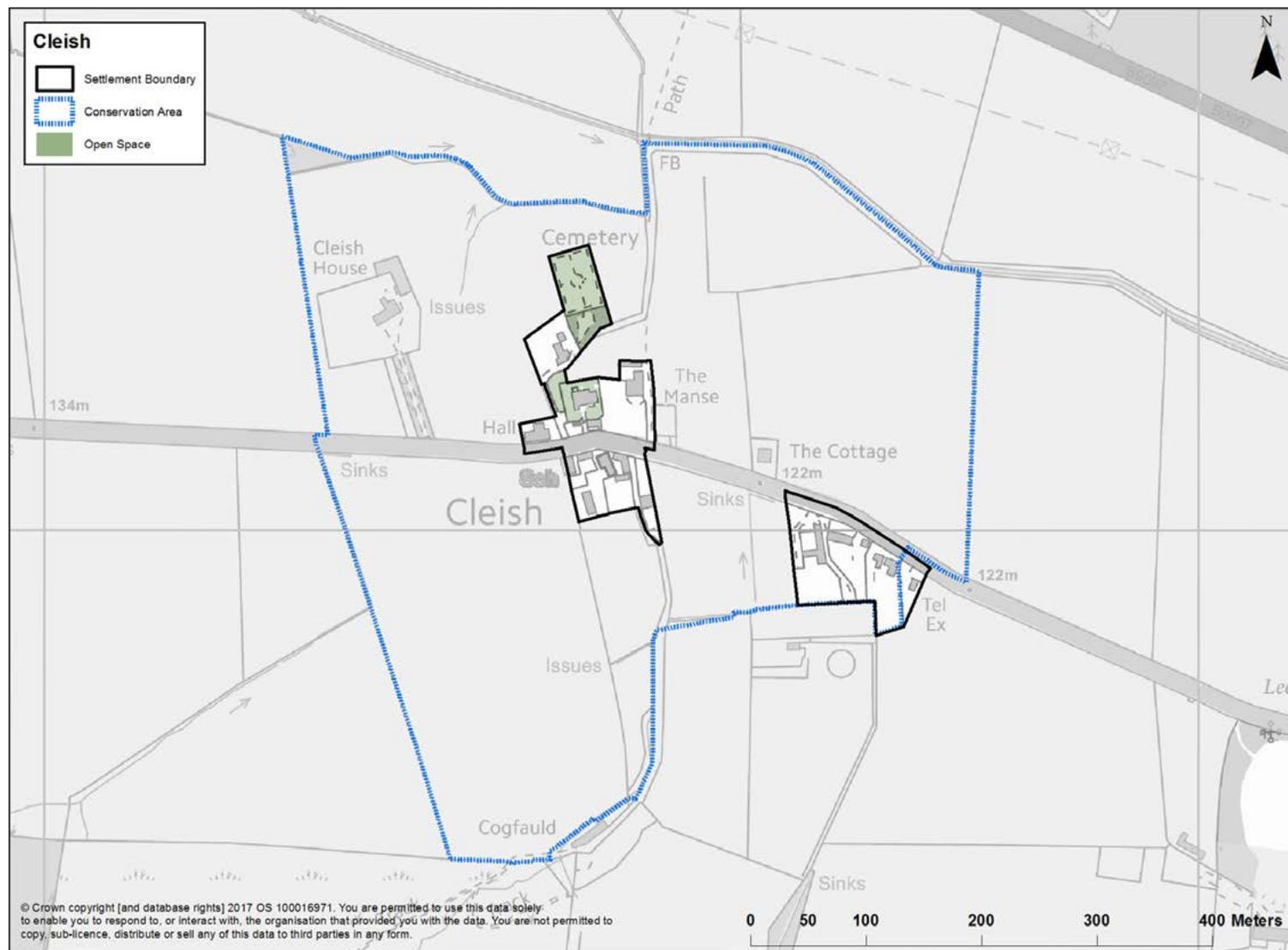
The settlement boundary has been drawn to reflect the existing planning permissions at the site. All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.



# Cleish

## Settlement Summary

Cleish is designated as a Conservation Area and is unique in Kinross-shire by merit of the spatial arrangement of the dwellings and its open spaces. A tight settlement boundary has been drawn and open spaces identified to limit any significant future growth to protect the historic environment. This settlement lies within the Loch Leven SPA and so any development should comply with Policy 44: Loch Leven Catchment Area.



# Comrie

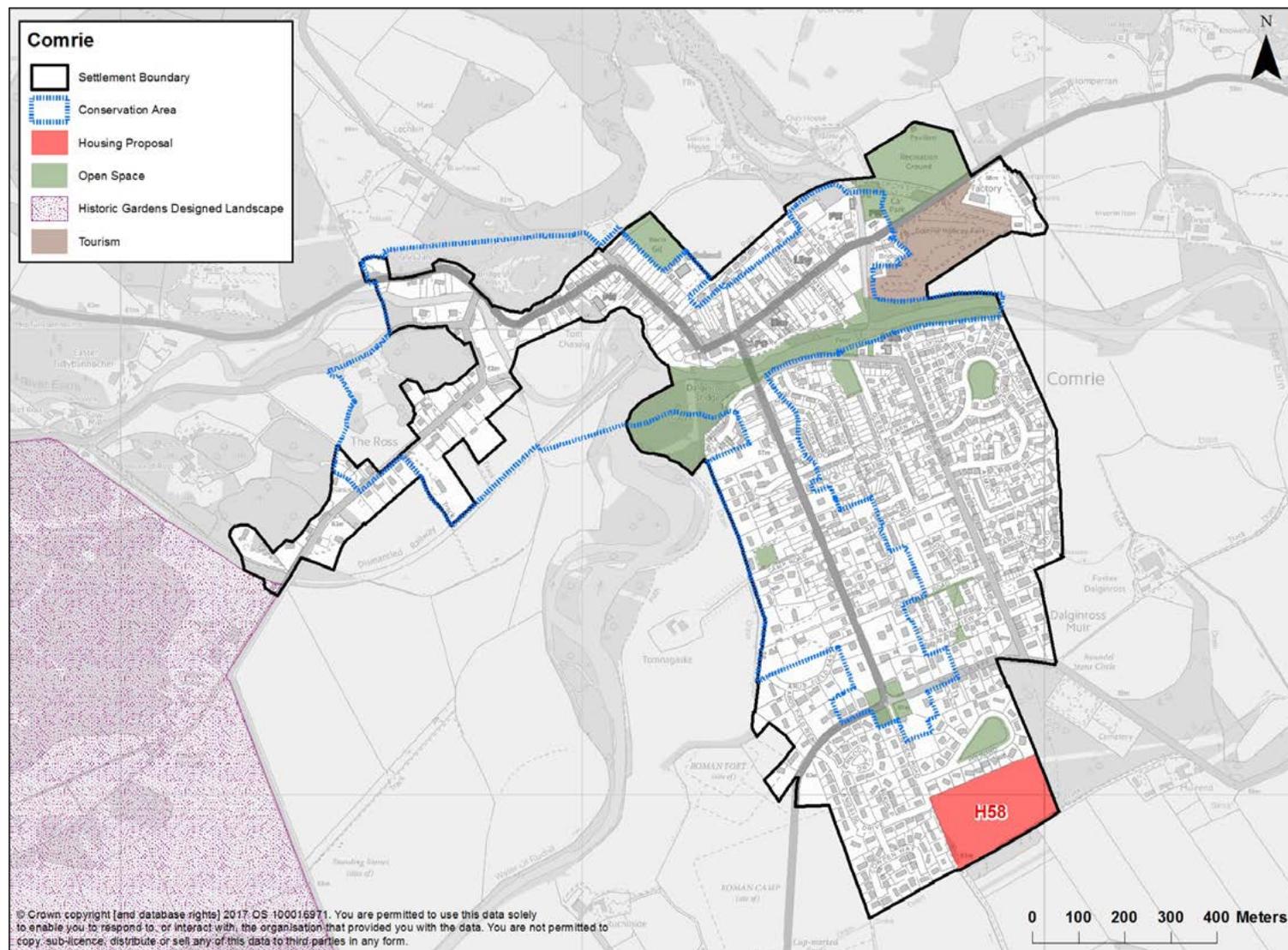
## Settlement Summary

Comrie is located in the western Strathearn area at the confluence of the River Earn, River Lednock and Water of Ruchill. It has a range of local services and is an important tourist destination.

The central area of Comrie is designated as a Conservation Area, which reflects its historic character. The village lies within a very high-quality landscape framework which provides only limited opportunities for expansion. Significant areas of the village have been affected by flooding from nearby watercourses and work has commenced on options for flood defences.

A small housing allocation remains identified to the south of the village.

The caravan park provides valuable tourist accommodation and should be retained.



(continued)



Ref	Location	Size	Uses
H58	Cowden Road	3.8 ha	Housing 33-52

### Site Specific Developer Requirements

- *Flood Risk Assessment.*
- *The development will require to be accessed from the public road.*
- *Link to paths at west, south and east boundaries of site.*
- *Protection and enhancement of woodland to east and south boundary.*
- *Enhancement of biodiversity and protection of habitats.*



# Concraigie

## Settlement Summary

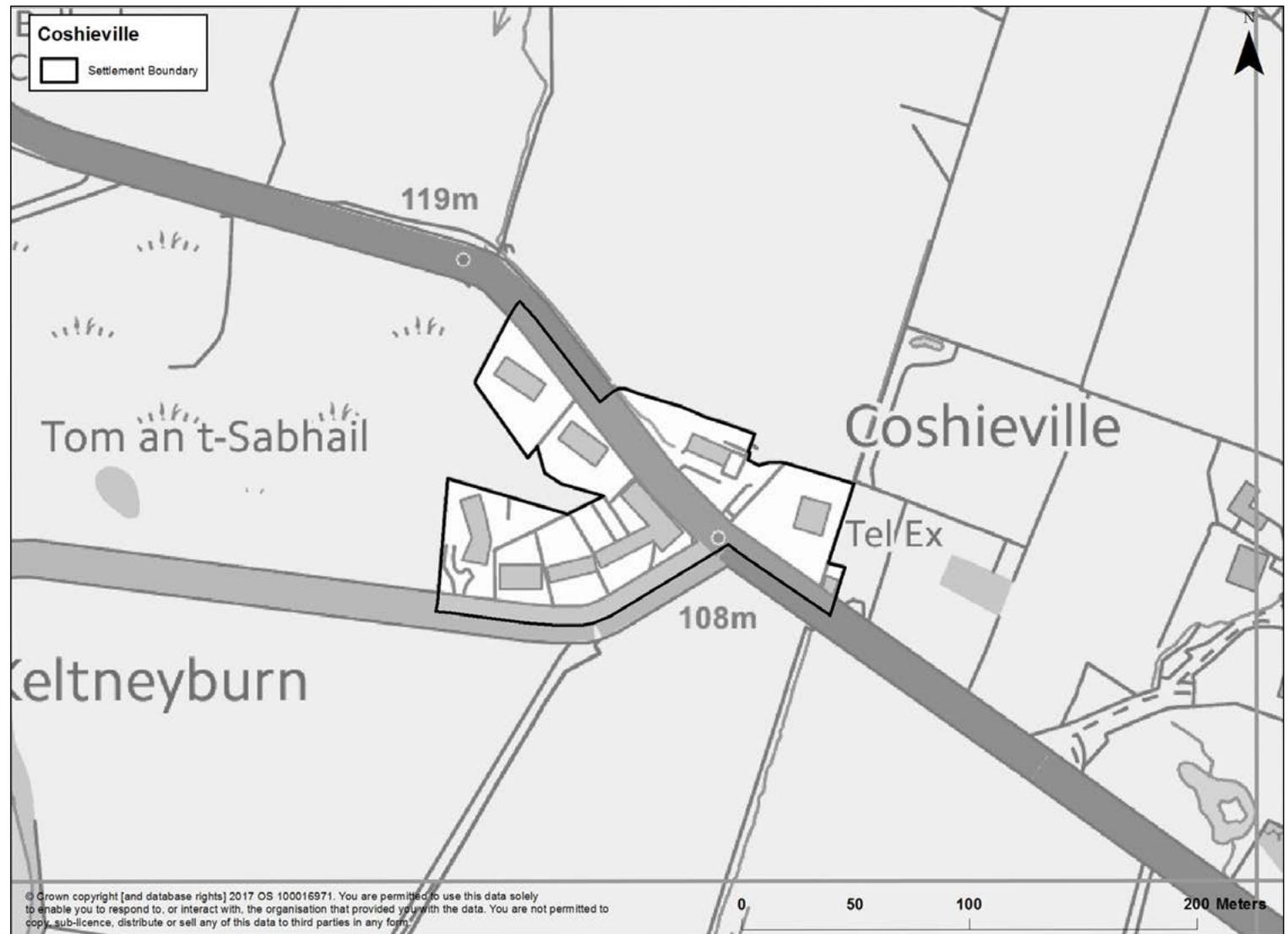
Concraigie is a very small settlement which lies within both the Lunan Lochs and River Tay Catchment Areas. Policies 43 and 45 set out the relevant criteria for development in these areas. The settlement boundary has been drawn to allow for limited infill development.



# Coshieville

## Settlement Summary

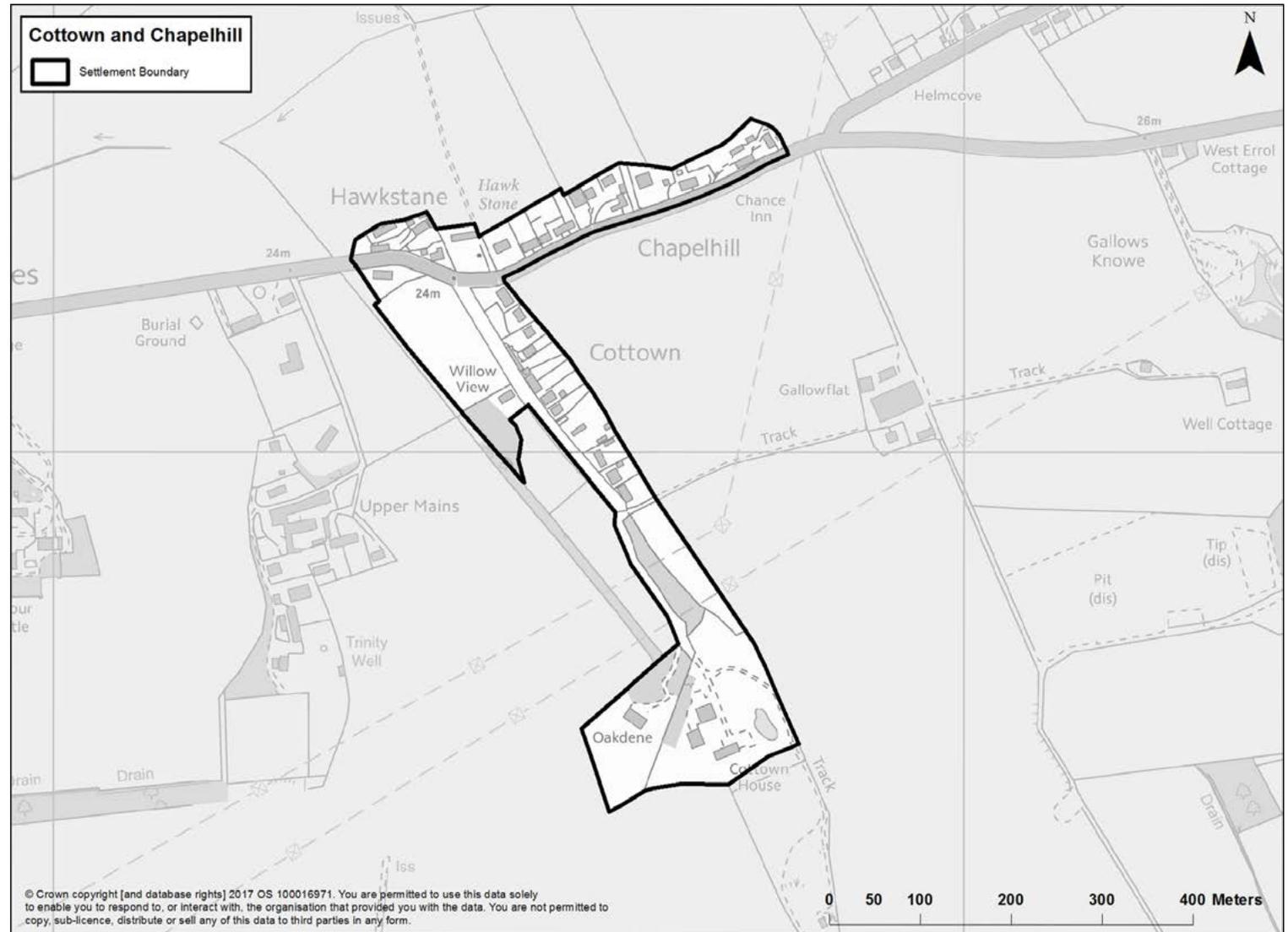
Coshieville is a very small settlement which has evolved through roadside development. No further growth of the settlement is envisaged.



# Cottown and Chapelhill

## Settlement Summary

Cottown and Chapelhill is a small collection of houses located on the road leading to Cottown House. The restored former schoolhouse dates from the 18th century. The settlement boundary has been drawn to create an opportunity for small-scale development on the north-west edge. There are no allocations identified.

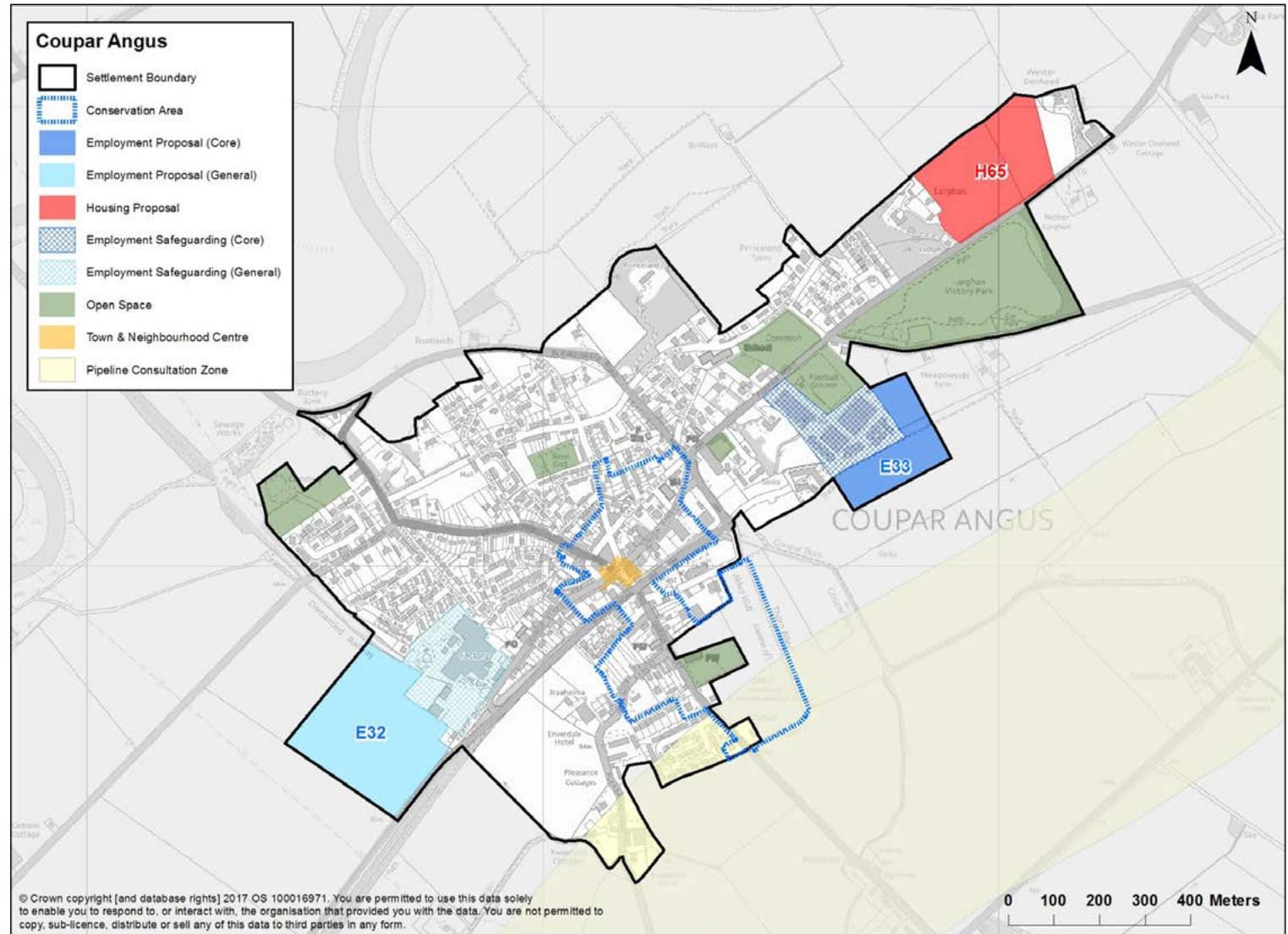


# Coupar Angus

## Settlement Summary

Coupar Angus is one of the larger towns in the Strathmore and the Glens area and it plays an important role in the local economy. Coupar Angus is identified as a tier 3 principle settlement in TAYplan and as such it is expected to accommodate some growth. There are two major employers in the town and land is allocated to allow for the future expansion of these important businesses. A site is also allocated for new housing development to the east of the town at Larghan. Beyond this the potential for growth is limited; Coupar Angus is constrained by flood risk from the River Isla and small burns, especially to the north and south, and archaeological constraints.

Significant areas of open space are protected from development. The Council will not permit any development which could prejudice the construction of a bypass at a future date, between Burnside Road and Dundee Road.



(continued)



# Coupar Angus *(continued)*

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

## Site Specific Developer Requirements

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

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

## Site Specific Developer Requirements

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

*(continued)*

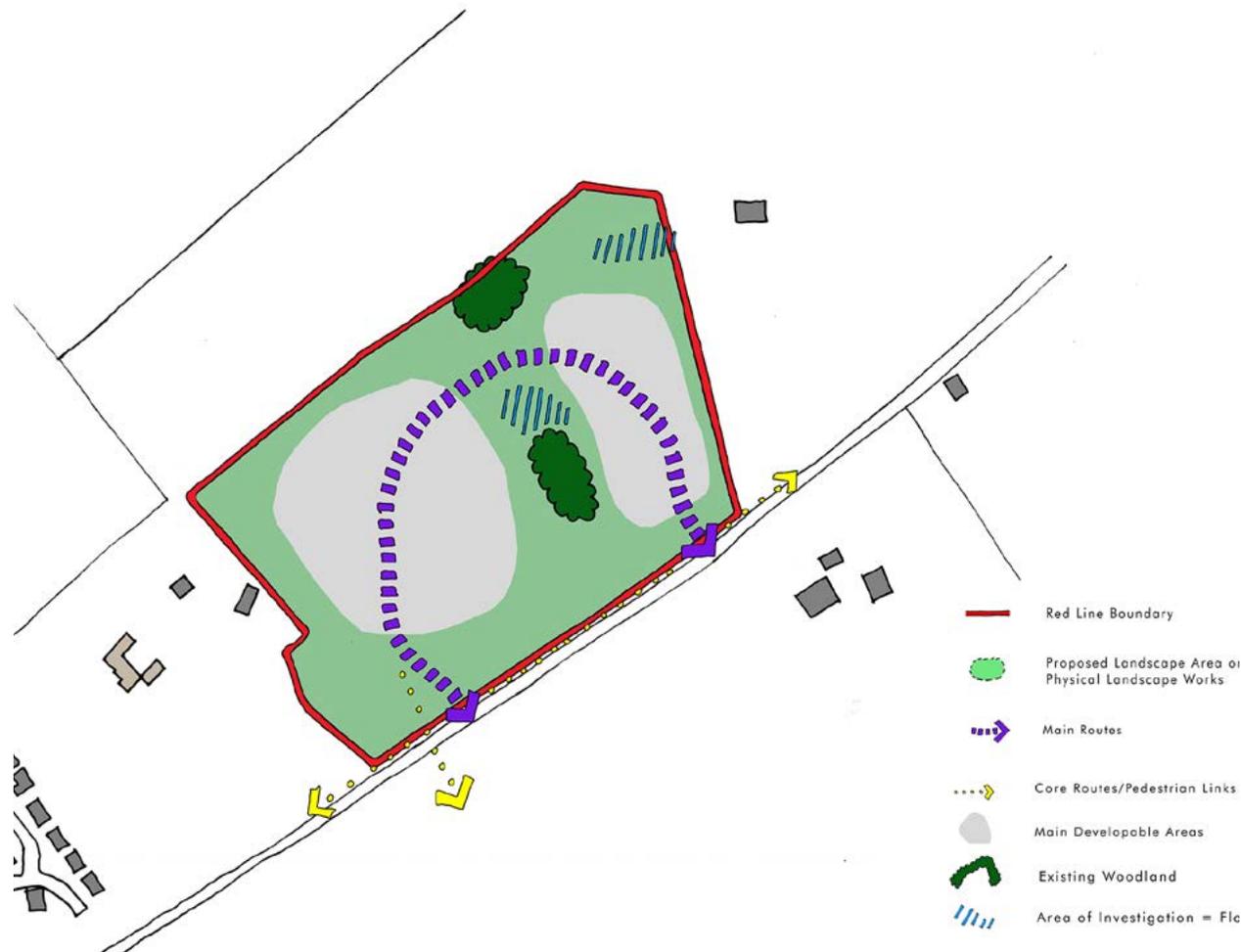


# Coupar Angus *(continued)*

Ref	Location	Size	Capacity Range
H65	Larghan	5.5 ha	80-125

## Site Specific Developer Requirements

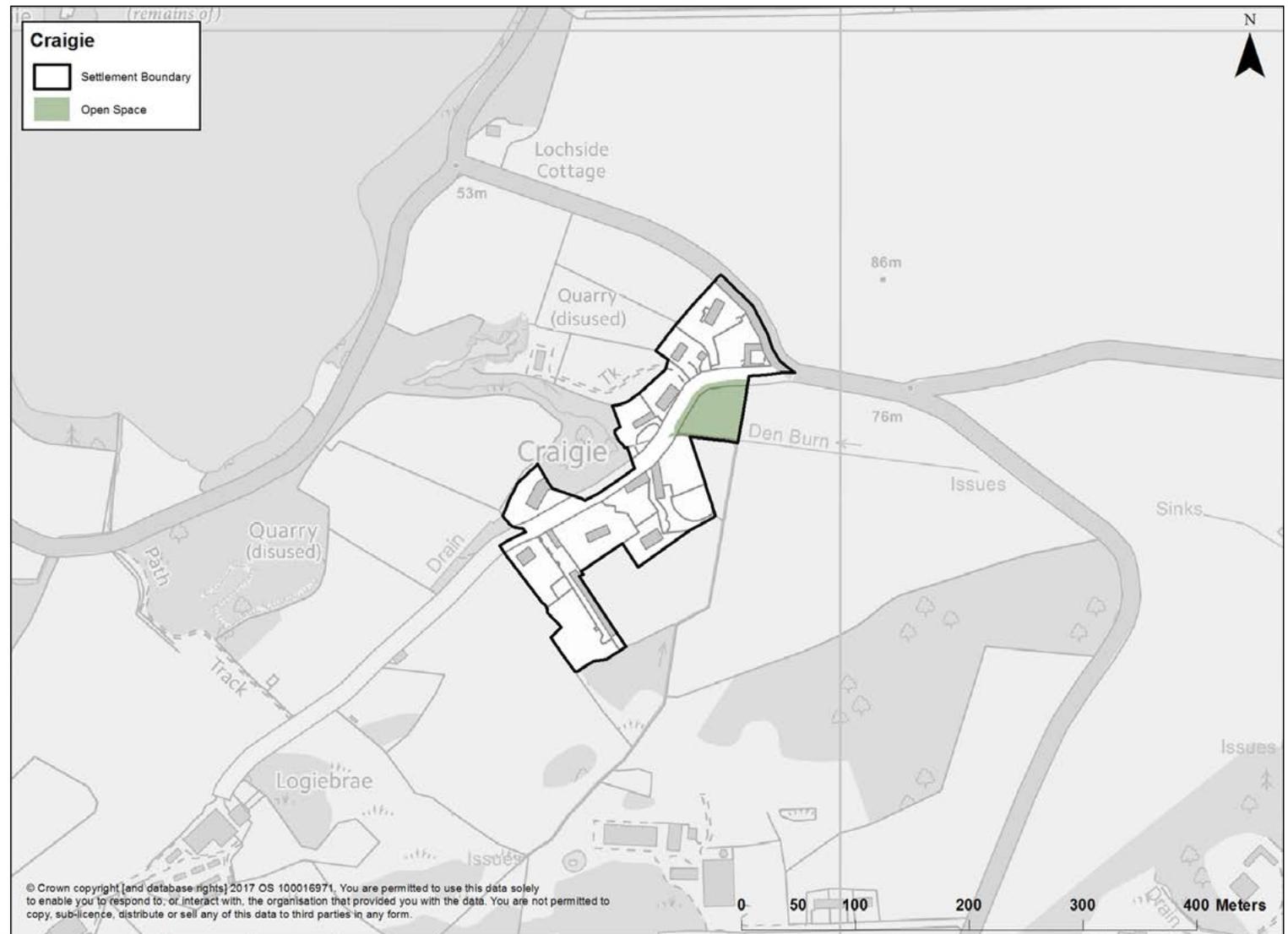
- *Appropriate crossing to the existing park and new park entrance maybe required.*
- *Existing landscape framework to east and west to be retained; green infrastructure on the site to link to this existing network.*
- *Evaluation of archaeological potential and mitigation will be required; setting of Scheduled Monument to be safeguarded.*
- *Traffic calming at entrance to conservation area.*
- *Enhancement of biodiversity.*



# Craigie

## Settlement Summary

Craigie is a very small settlement which lies within both the Lunan Lochs and River Tay Catchment Areas. Policies 43 and 45 set out the relevant criteria for development in these areas. The settlement boundary has been drawn to allow for limited infill development. The small area of open space is protected from development.



# Crieff

## Settlement Summary

Crieff has been a historically important market town since medieval times, located between lowland and highland Scotland. It has a good range of local services and shops and is a focus for tourism in the area. The award-winning MacRosty Park provides an attractive setting to the town. There is a Conservation Area designation that extends beyond the centre. Like nearby Auchterarder, Crieff serves a large rural area where tourism is the main economic driver providing local employment. The Plan therefore seeks to protect and retain existing employment and tourism uses.

The town provides a good range of services including a supermarket, the Strathearn Community Campus, and there are several tourism resorts and attractions in the area that play a significant role in the local economy. Crieff is located in a very high quality landscape framework with an extensive network of core paths around the town providing good access to countryside and open spaces.

Crieff is a key settlement, identified in TAYplan as a tier 2 principal settlement which means that it is expected to accommodate a significant proportion of

housing demand in the Strathearn area. The population of the town is expected to steadily grow over the next ten to fifteen years and this growth will help support local services but will also increase pressures on local services.

An infrastructure study was prepared to ensure that the infrastructure capacity is adequate to support the level of growth envisaged. This study highlights the current infrastructure provisions within Crieff, and what will be provided alongside the allocations and developments underway, it also recognises the following should be addressed:

- *Improvements to the town centre, including improving traffic flow along the High Street.*
- *Junction upgrade at Broich Road and other transport improvements in the area to address impact of existing and proposed development; and*
- *capacity at the Strathearn Community Campus is going to have to keep pace with the housing development proposed in the town.*

The Plan contains a proposal for a large mixed use development south of Broich Road to the south of the town. Based on further



analysis of this site and masterplan it is proposed the site can accommodate more houses than identified in the 2014 LDP.

The area north of Broich Road will see retail development during this Plan period, with two adjacent sites both with retail permissions. Developer interest suggests that only one of the two sites will be built out during this plan period, and it is therefore proposed that another use or uses such as housing or employment be preferred for the remaining site, consistent with the policy framework of the Plan.

Site MU344 contains two sites at Broich Road with retail consent, for a total of 6,205 m<sup>2</sup> across four retail units. Whilst both sites have planning consents at this point in time it is more than likely, considering anticipated retail capacity, that only one proposal will come forward during the life of the Plan. It is therefore necessary to consider how to treat the remaining site. Whilst it may be preferable to identify it for employment use this runs the risk of sitting vacant unless alternative uses are considered.

*(continued)*



Potentially this could lead to a derelict site remaining undeveloped for an extended period. The existence of a potentially derelict site next to key flagship uses including the new retail units, the community campus and the major town expansion area will detract from recent and proposed investment in the town. It is therefore considered beneficial to identify the two retail sites as a mixed use area indicating that following the development of one of the retail proposals should the consent for the other site not be progressed the preferred use for the second site would be for residential use.

The Proposed Plan again carries the proposal for 100-120 houses maximum at a site at Wester Tomaknock. Part of this site already has planning permission for 102 houses and developer interest suggests that the whole of this site will be built out during this plan period.

At the eastern end of Broich Road, there is a housing site at Hebridean Gardens that was first allocated under the previous Strathearn Area Local Plan. Development has commenced but the planning permission has not been fully implemented with a number of houses still to be built therefore the remainder of this site may be built out during this Plan period.

All of these proposals have the potential to adversely affect air quality in Crieff town centre. Mitigation and/or avoidance measures will be required for each proposal. An Air Quality Management Area has been designated during the last LDP, for which an Air Quality Management Plan is being developed.

During a Charrette exercise the local community highlighted opportunities to improve the town centre public realm and strengthen links to the countryside and community facilities. These opportunities can be considered against the policy framework of the Plan.

Ref	Location	Size	Uses
E26	Bridgend	3 ha	General employment uses

**Site Specific Developer Requirements**

- Road and access improvements to the satisfaction of the Council as Roads Authority.
- Landscape Framework, including retention of woodland belt and new woodland buffer to southern boundary.
- Link to core path network.
- Enhancement of biodiversity and protection of habitats.
- Mitigation of potential impact on northern fringes of the Drummond Castle Garden and Designed Landscape.

*(continued)*

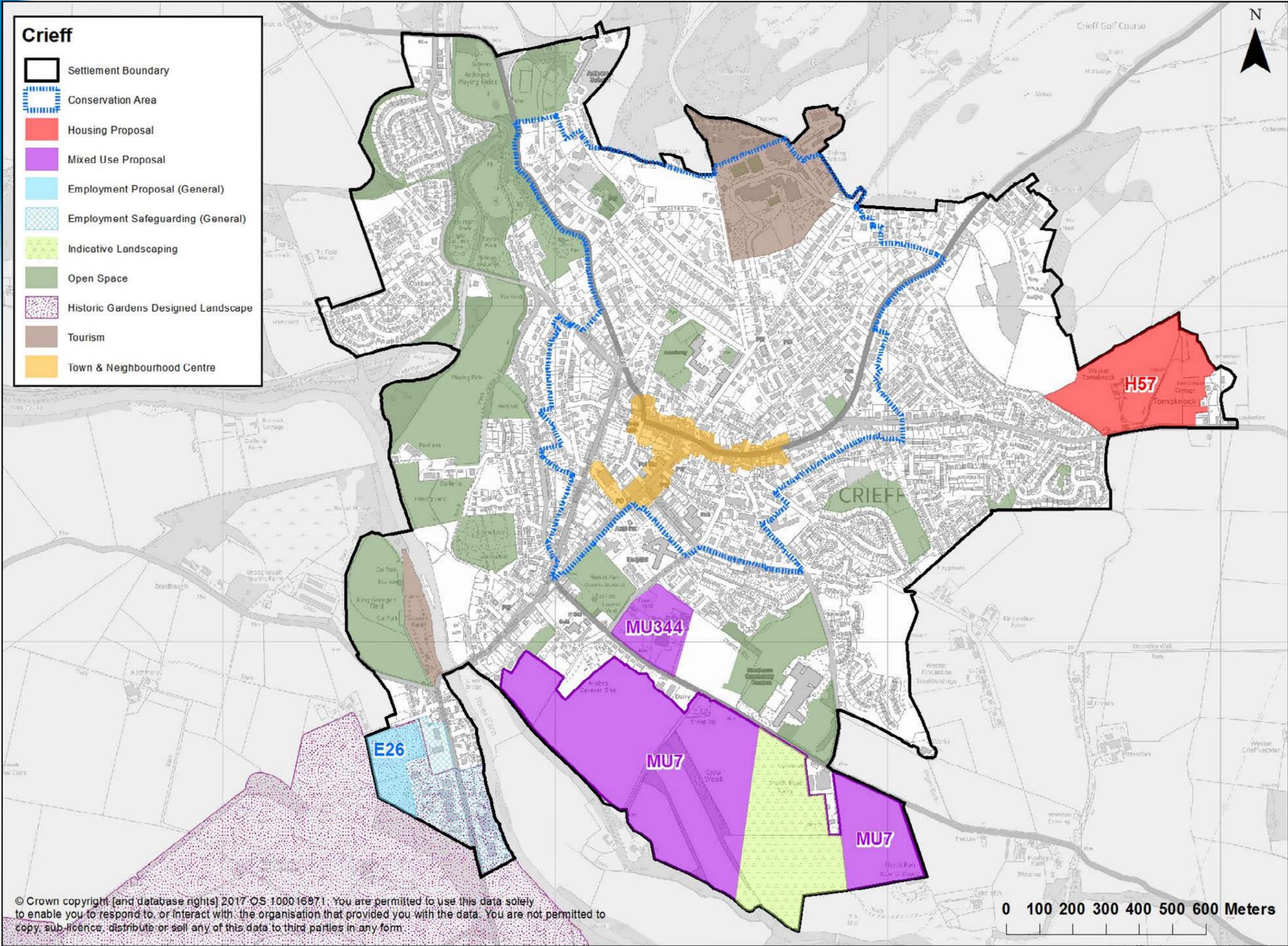






### Crieff

-  Settlement Boundary
-  Conservation Area
-  Housing Proposal
-  Mixed Use Proposal
-  Employment Proposal (General)
-  Employment Safeguarding (General)
-  Indicative Landscaping
-  Open Space
-  Historic Gardens Designed Landscape
-  Tourism
-  Town & Neighbourhood Centre



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Ref	Location	Size	Capacity Range
H57	Wester Tomaknock	10.2 ha	114-121

Because of its size and sensitive landscape setting, a masterplan is required for the development of this site. Appropriate landscaping requirements, including a woodland strip, will reduce its developable area to 6.4 ha.

Planning permission has been granted for 102 houses on 8.75 ha of the allocated site, the western part of this site that is nearest the existing settlement (16/02217/FLM). The remainder of the allocated site, a 1.48 ha strip on the eastern edge of the site, has capacity for 12-19 houses.

### Site Specific Developer Requirements

- Masterplan submitted at the time of any planning application to ensure built form and layout respond appropriately to the landscape.
- Mix of housing types and sizes including low cost housing.
- Flood Risk Assessment.
- Transport Assessment.
- Enhancement of biodiversity and protection of habitats.
- Public access, extension of path network around Crieff.
- Archaeological investigation may be required.



*(continued)*



Ref	Location	Size	Uses
MU7	Broich Road	47 ha	Implementation of existing retail planning consent; and/or Housing: 409-639 Employment: minimum 5 ha serviced employment land

The capacity of this site to deliver within the Plan period is a matter for the masterplan. Not all the land will be needed for housing development, with areas of open space and amenity landscaping. Land at the western part of the site could also be suitable for compatible employment use. Development should avoid impact on the existing waste management facility at North Forr.

There are archaeological features in and around the site including a scheduled Neolithic Cursus (two ditches running north to south across the site), and the site of the Stayt of Crieff. Both these important features require a large area to be reserved where development should be avoided.

### Site Specific Developer Requirements

- Implementation of Masterplan with phasing plan due to scale of site.
- Mix of housing types and sizes including low cost housing.
- Transport Assessment.
- Public access, extension of core path network to south of Crieff.
- Existing woodland framework to be retained, existing hedge lines and woodland corridors within and around perimeter of site to be extended.
- Enhancement of biodiversity and protection of habitats.
- At the eastern part of the site there is a Scheduled Monument, which development should avoid. The Plan shows this area should be reserved for landscaped open space or left undeveloped.
- Archaeological investigation will be required.



*(continued)*



Ref	Location	Size	Uses
MU344	Broich Road north	4 ha	Retail: implementation of planning permission; and/or Housing: high capacity range 26-40 per ha

Site MU344 contains two sites at Broich Road with retail consent, for a total of 6,205 m<sup>2</sup> across four retail units. Following the completion of one of the proposed sites should the consent for the other site not be progressed the preferred use for the second site would be for housing.

### Site Specific Developer Requirements

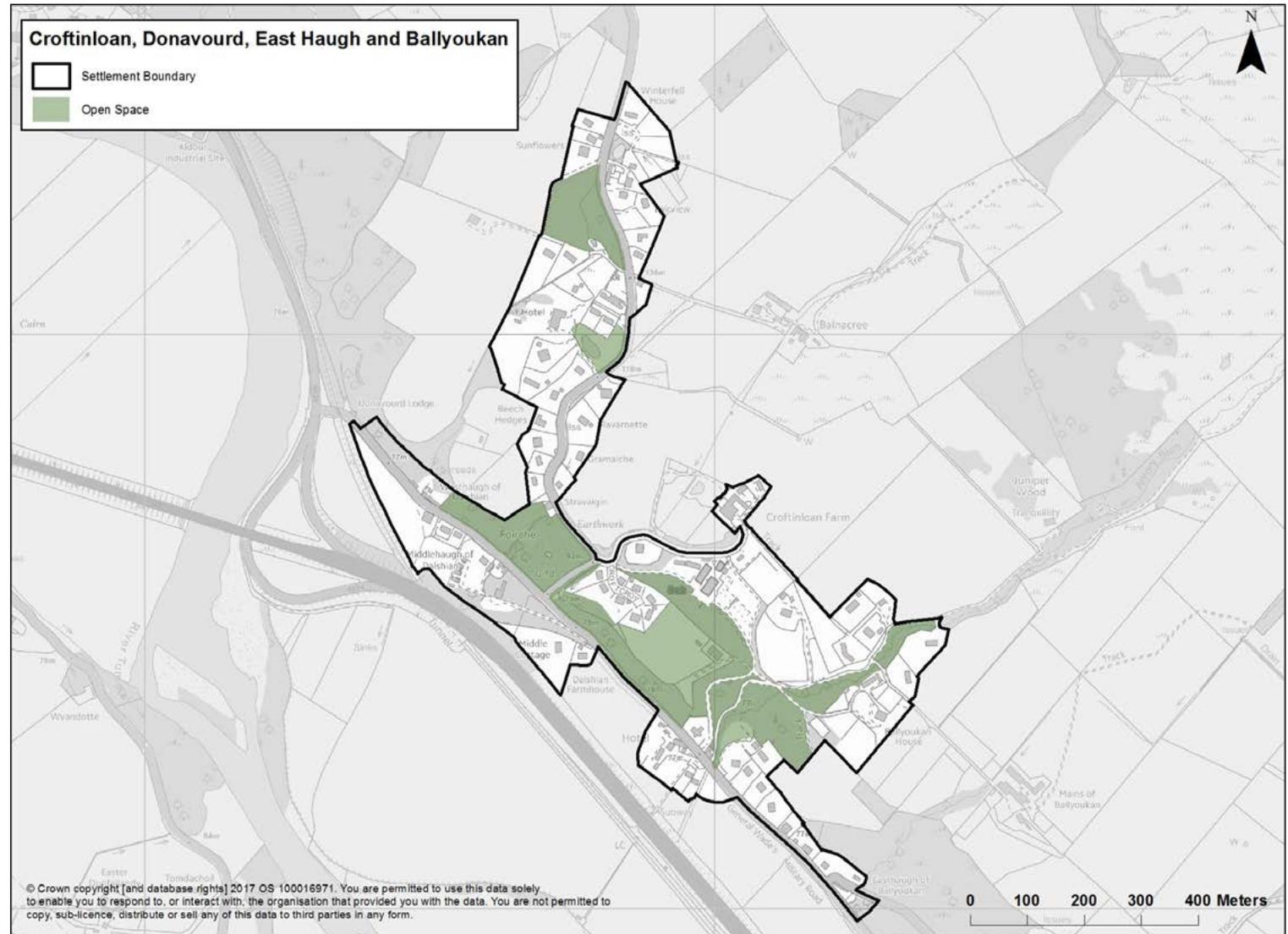
- *Mix of uses with phasing plan to show implementation of retail planning permission(s) and/or housing; together with reuse of listed buildings.*
- *Mix of housing types and sizes including low cost housing.*
- *Proposed development to respect setting of listed farm house and steading buildings, which are to be retained, repaired, restored reused and integrated into the design and layout of the site.*
- *Road and access improvements to the satisfaction of the Council as Roads Authority.*
- *Archaeological investigation may be required.*



# Croftinloan, Donavourd, East Haugh and Ballyoukan

## Settlement Summary

Croftinloan, Donavourd, East Haugh and Ballyoukan are closely related and to reflect this they have been grouped together under a single settlement boundary. The open spaces within the boundary contribute towards maintaining the character and setting of the group and these are protected from development. Past growth has largely been as a result of ad-hoc infill development; further development will be limited to small-scale infill opportunities within the existing settlement boundary. The settlement group lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.



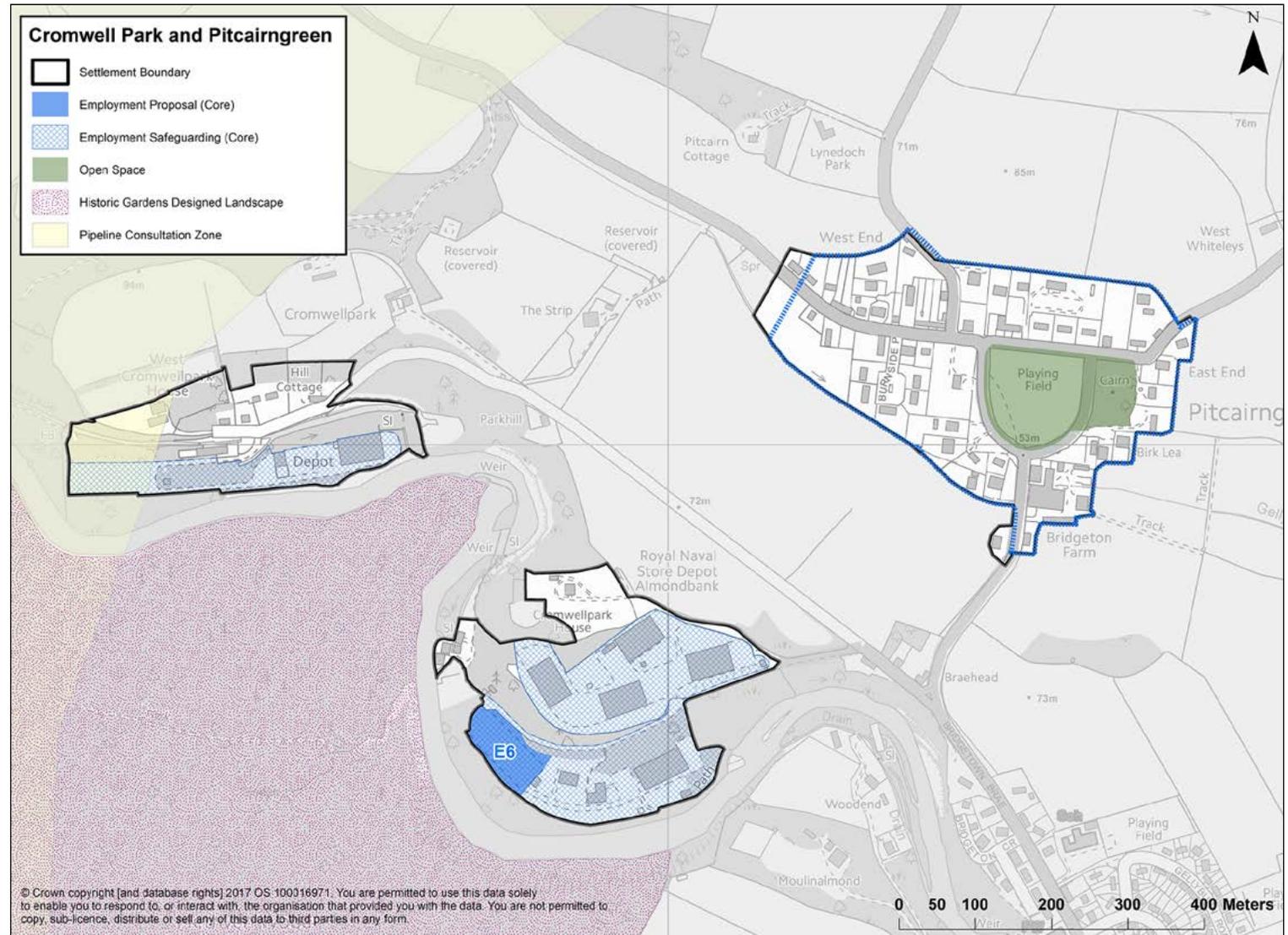
# Cromwell Park and Pitcairngreen

## Settlement Summary

Cromwell Park and Pitcairngreen lie west of Almondbank on the periphery of the Perth area.

Pitcairngreen is a planned estate village centred around an attractive village green. The settlement boundary has been drawn to offer the potential to accommodate only limited further development.

Cromwell Park has been identified as being able to accommodate some limited future growth in order to encourage the redevelopment of brownfield land.



(continued)



# Cromwell Park and Pitcairngreen *(continued)*

Ref	Location	Size	Uses
E6	Cromwell Park	0.6 ha	General employment uses

## Site Specific Developer Requirements

- *Flood Risk Assessment.*
- *Roads and access improvement and internal road layout to the satisfaction of the Council as Roads Authority are required.*

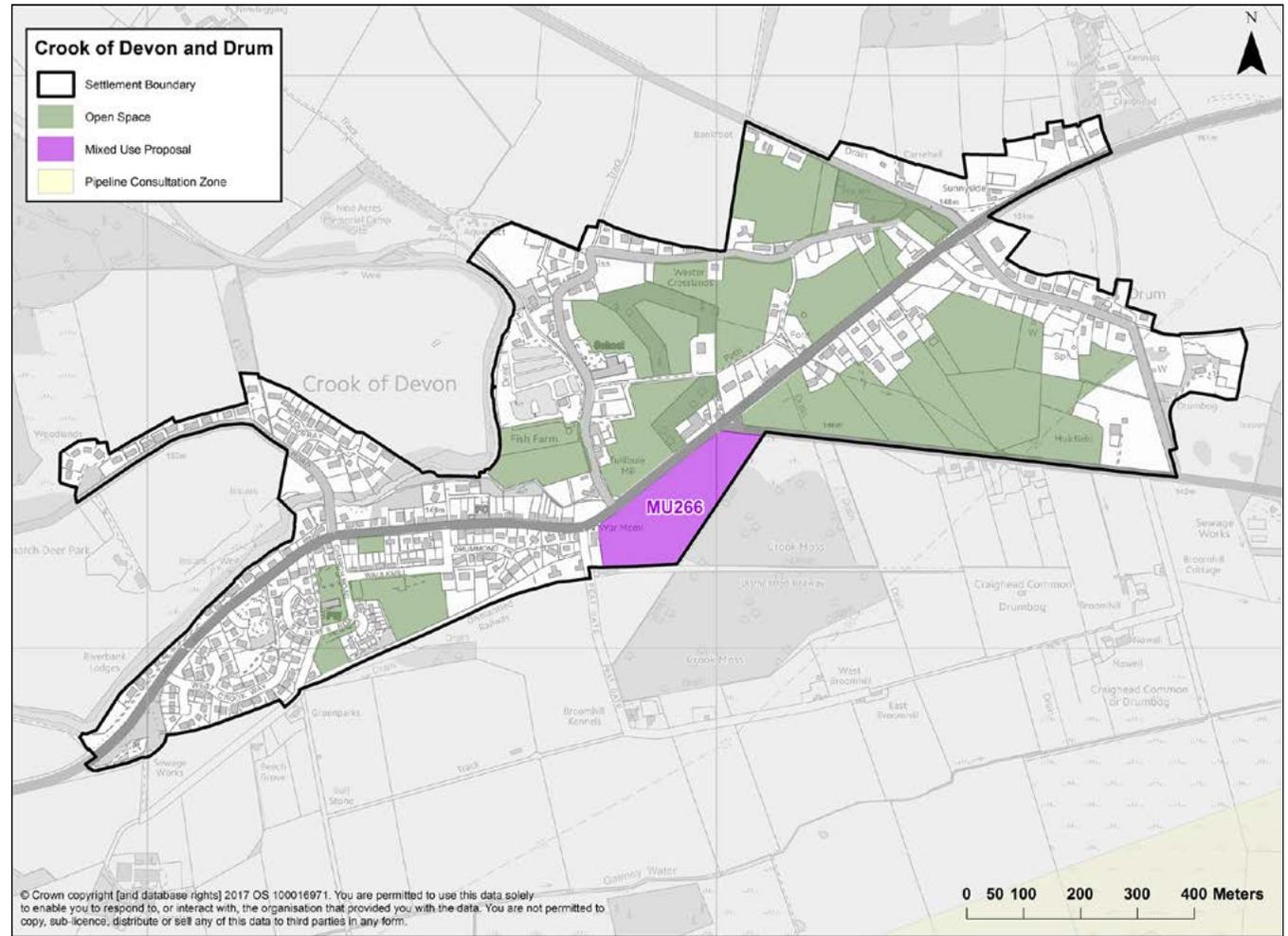


# Crook of Devon and Drum

## Settlement Summary

Crook of Devon contains a range of services and infrastructure including a shop, pub, primary school, recreation facilities and the Village Institute. The villages of Crook of Devon and Drum are considered capable of supporting further development. Identifying an allocation between Crook of Devon and Drum gives opportunity to support the village services without compromising the existing settlement pattern, in particular at Back Crook. Drainage will be required to connect to a publicly maintained waste water treatment works. Currently the treatment works at Drum and Crook of Devon are at or near capacity. It will be for Scottish Water to consider the most effective means of providing wastewater drainage.

The former fish farm is a brownfield site and its redevelopment will also be supported subject to an appropriate Flood Risk Assessment being carried out. Preference will be given to roadside development echoing the character of the original village.



(continued)



# Crook of Devon and Drum *(continued)*

Ref	Location	Size	Number
MU266	Junction of A977 and B9097	3.1 ha	Maximum of 30 homes, employment uses, farm shop/restaurant

## Site Specific Developer Requirements

Prepare a masterplan with a high-quality design and layout which reflects its gateway position; and a landscape framework which retains some visual separation between Crook of Devon and Drum.

The masterplan should be informed by:

- *Landscape and Visual Impact Assessment;*
- *Transport Statement and review of pedestrian crossing facilities on the A977 and improved provision where required;*
- *market research into employment use, and farm shop viability (if there is not demand then provision of land for additional car parking and/or another agreed community use which would benefit the community);*
- *an appropriate peat survey and management plan to minimise impact and implement suitable mitigation measures;*
- *Flood Risk Assessment;*
- *Drainage Impact Assessment to define area at risk and appropriate detailed layout and levels and SUDS. The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.*

The masterplan should provide:

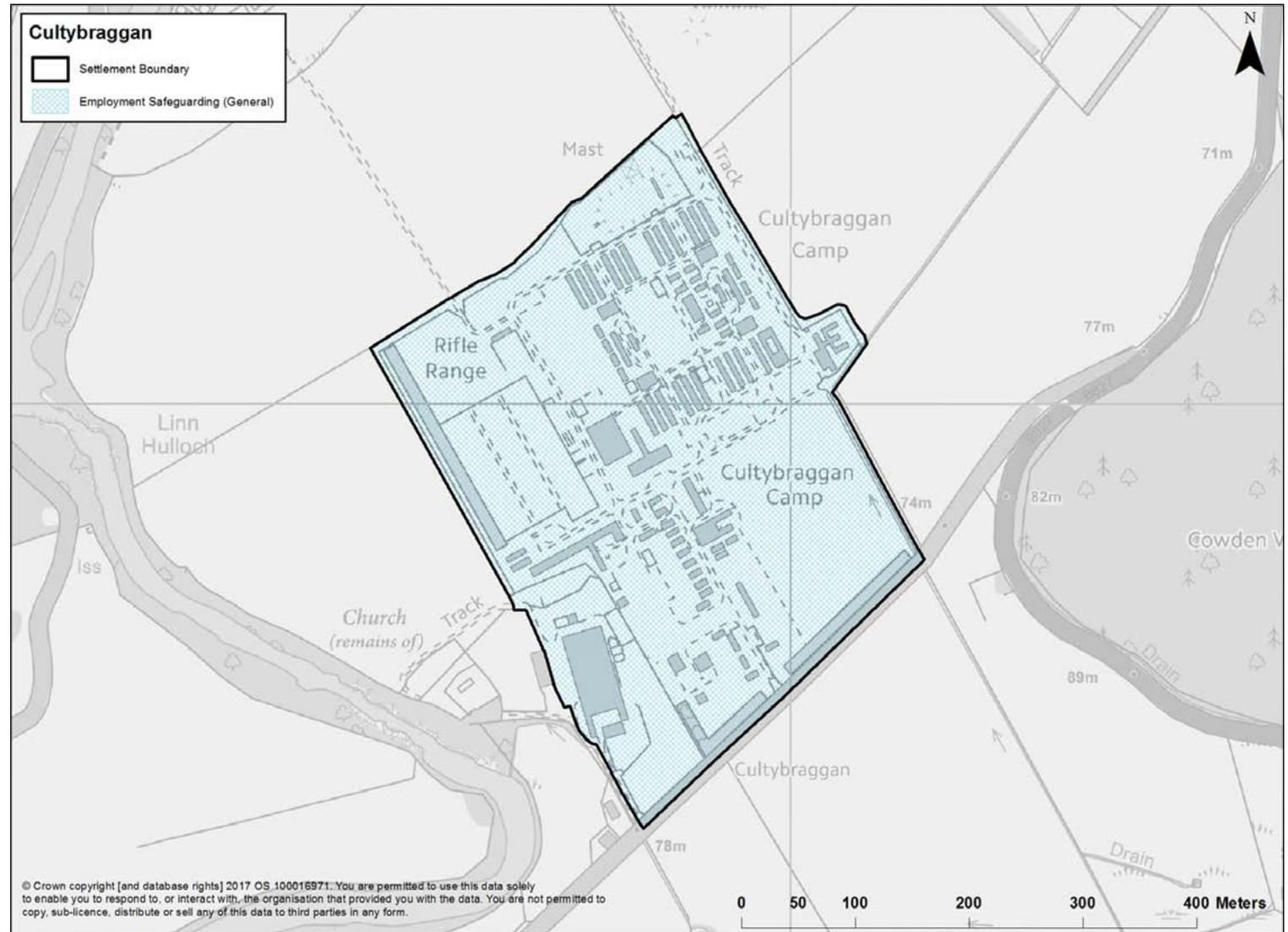
- *a significant landscape buffer along the A977 and the boundary with the village hall*
- *bus shelter, additional car parking for the village hall, and contribution to A977 mitigation measures*
- *an entrance feature*
- *appropriate footpath provision along the frontage of the site, and with existing core path network. Also enhance footpaths between the site and school.*
- *waymarked footpaths, disabled access and a woodland management plan for Crook Moss*
- *50% affordable housing*
- *a Construction Method Statement where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.*
- *financial contribution to education provision in line with the Supplementary Guidance.*



# Cultybraggan

## Settlement Summary

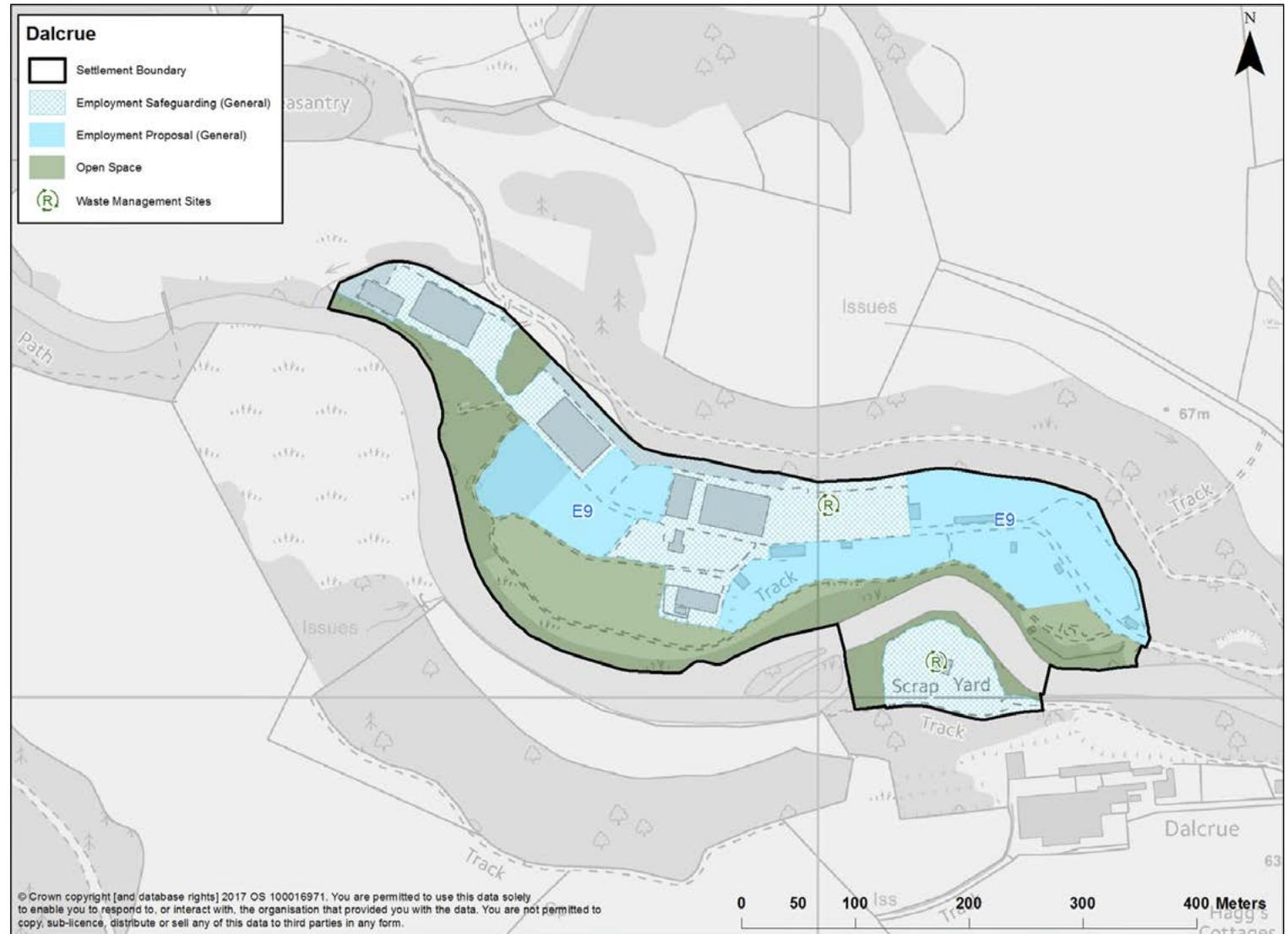
Cultybraggan Camp lies to the south-west of Comrie and is a former army camp facility. Ownership of this site was transferred to a Community Trust in 2007 and the focus is for the development of community and employment uses. Planning permission has already been granted for various uses and there is significant potential for sustainable economic growth in this rural area.



# Dalcrue

## Settlement Summary

Dalcrue has a number of small, specialist employment uses and a site has been identified to support limited growth for compatible uses. It does not have any local services and therefore is not a focus for housing. There are areas of important open space identified for protection. Developer contributions will be required towards transport infrastructure.



(continued)



## Dalcrue *(continued)*

Ref	Location	Size	Uses
E9	Dalcrue	3.6 ha	General Employment Uses

### Site Specific Developer Requirements

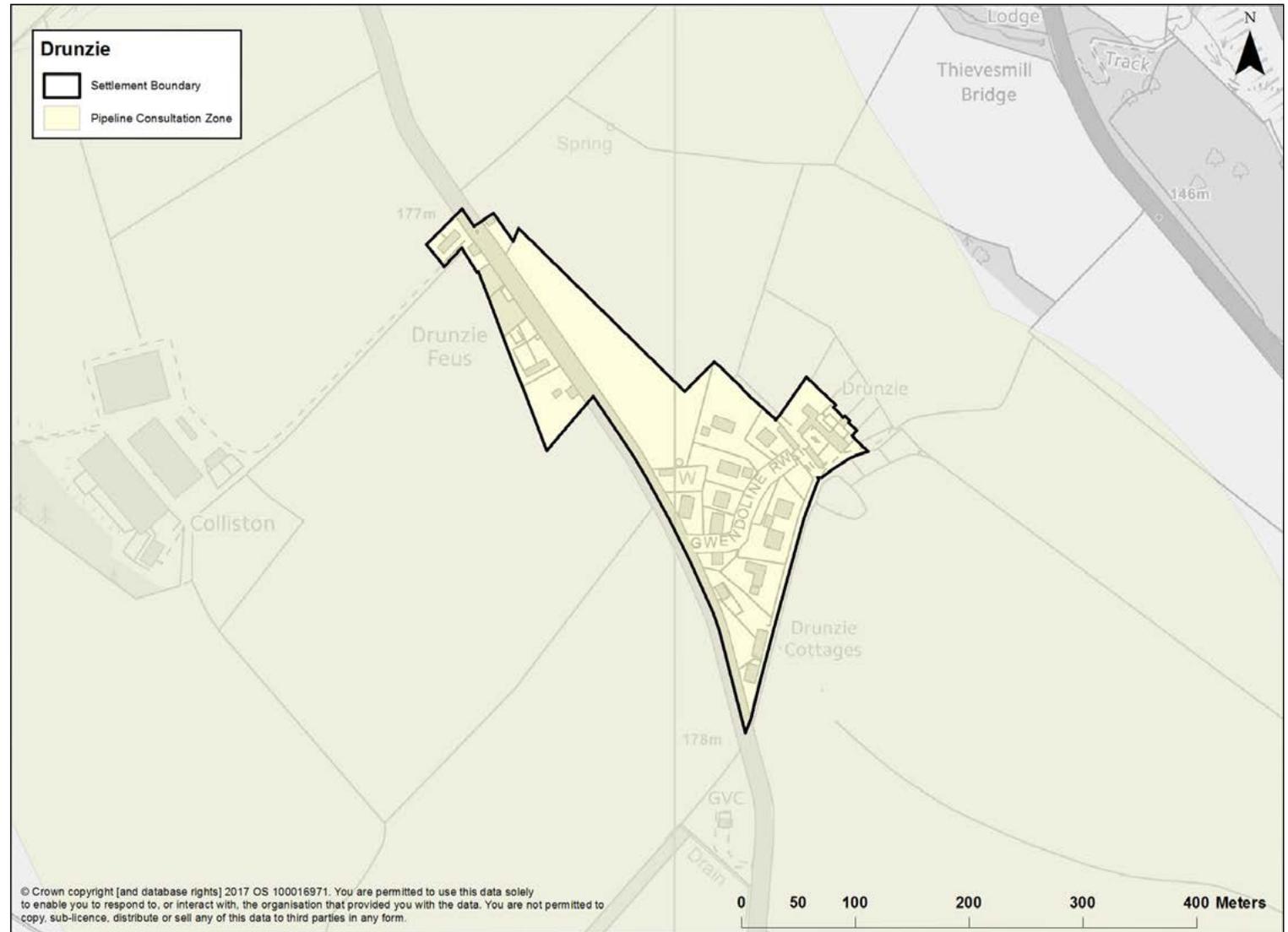
- *Flood Risk Assessment.*
- *Roads and access improvement and internal road layout to the satisfaction of the Council as Roads Authority are required.*



# Drunzie

## Settlement Summary

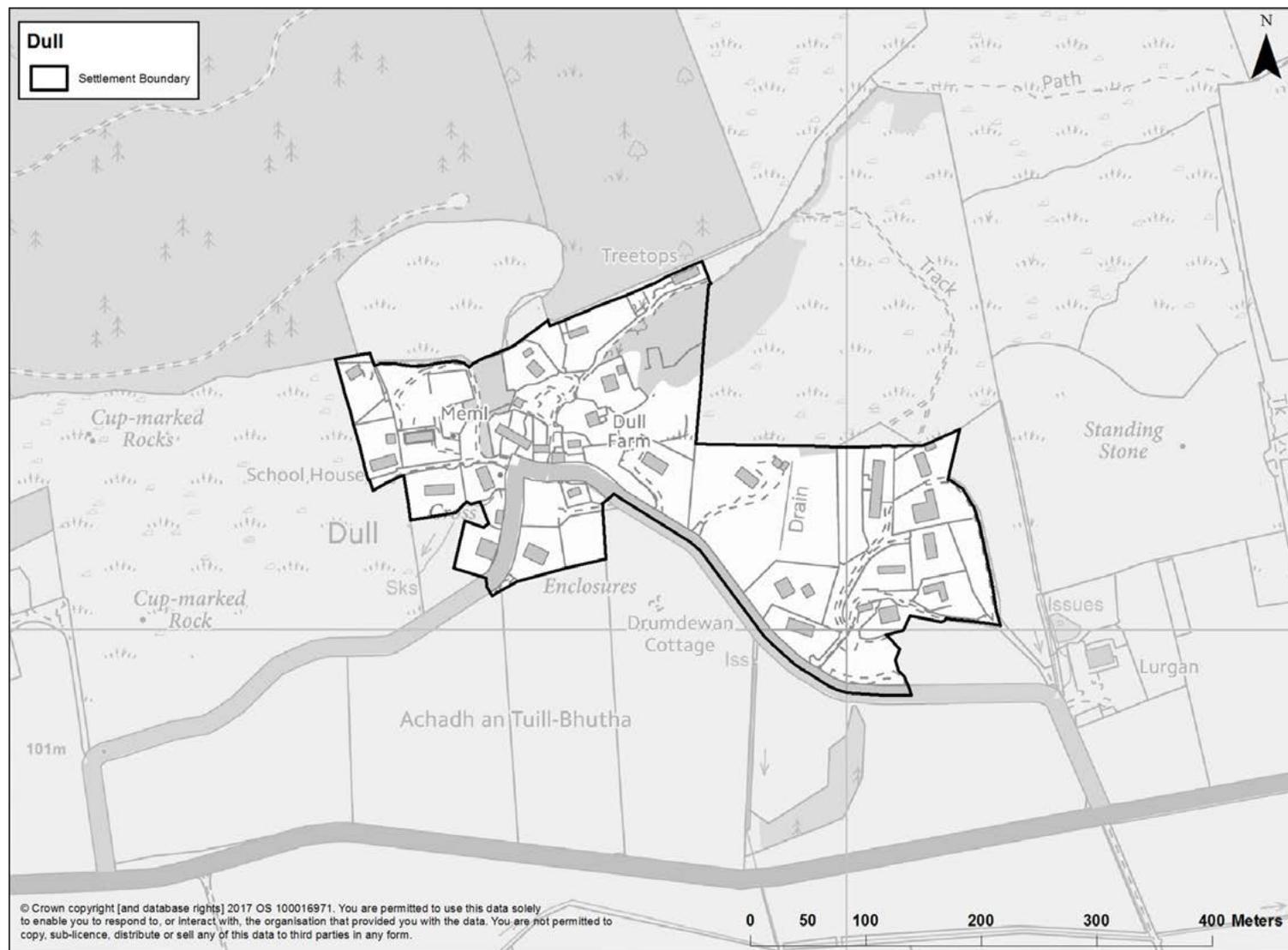
Drunzie is a small settlement which has no services. The settlement boundary has therefore been drawn to offer the potential to accommodate some limited further development and reflect existing planning permission.



# Dull

## Settlement Summary

The small settlement of Dull has a fairly dispersed building pattern and has seen various new-build developments and conversions in recent years. The boundary has been drawn to offer scope for some further small-scale infill development.



# Dunkeld and Birnam

## Settlement Summary

The towns of Dunkeld and Birnam are located on opposite banks of the River Tay joined by the historic Dunkeld Bridge. Tourism is important for employment and maintaining the viability of services. The Plan therefore seeks to protect and retain existing employment and tourism uses.

Dunkeld and Birnam are identified together in TAYplan as a tier 3 principal settlement. However, the potential for additional development is highly constrained by potential flooding, the surrounding topography, and by various international and national natural and built heritage designations surrounding the towns. Development allocations are therefore limited to additional employment sites at Tullymilny which will help to consolidate and encourage future opportunities for sustainable economic growth there. There may also be scope for some small-scale infill residential development.

The future dualling of the A9 has the potential to bring positive economic benefits to the area although the land use implications of the project are not yet clear.

*(continued)*

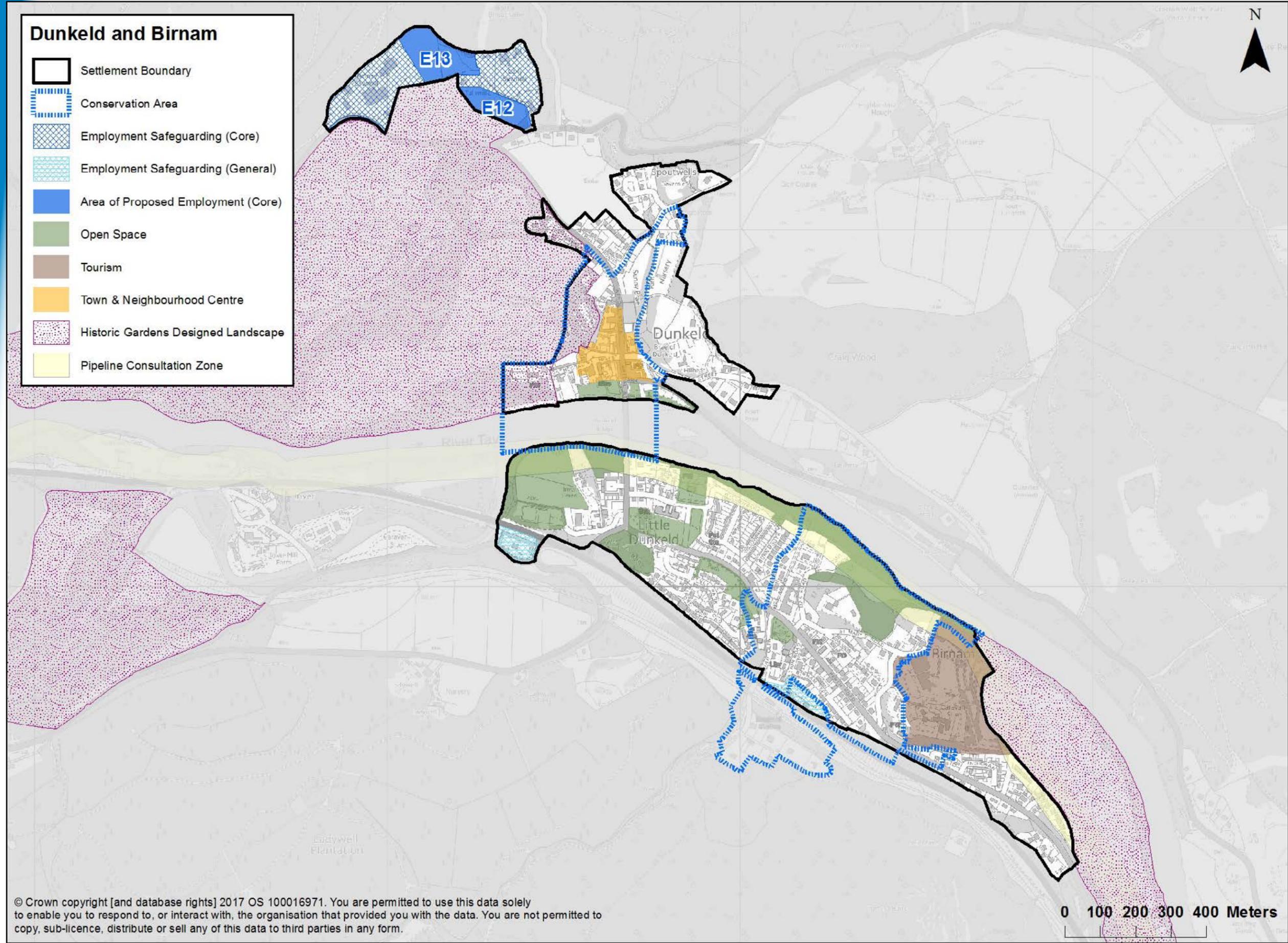






# Dunkeld and Birnam

-  Settlement Boundary
-  Conservation Area
-  Employment Safeguarding (Core)
-  Employment Safeguarding (General)
-  Area of Proposed Employment (Core)
-  Open Space
-  Tourism
-  Town & Neighbourhood Centre
-  Historic Gardens Designed Landscape
-  Pipeline Consultation Zone



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# Dunkeld and Birnam *(continued)*

Ref	Location	Size	Uses
E12-E13	Tullymilly	1.2 ha 2.1 ha	General employment use

## Site Specific Developer Requirements

- Flood Risk Assessment.
- Feasibility study to assess the restoration of the existing culvert.
- Transport Assessment.
- Built form and layout should respond appropriately to its sensitive location. A Design Statement will be required to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape.
- Road and access improvements to the satisfaction of the Council as Roads Authority.
- Green infrastructure on the site to link to the existing network to the north and south.
- Enhanced landscaping framework.
- Enhancement of biodiversity and protection of habitats.

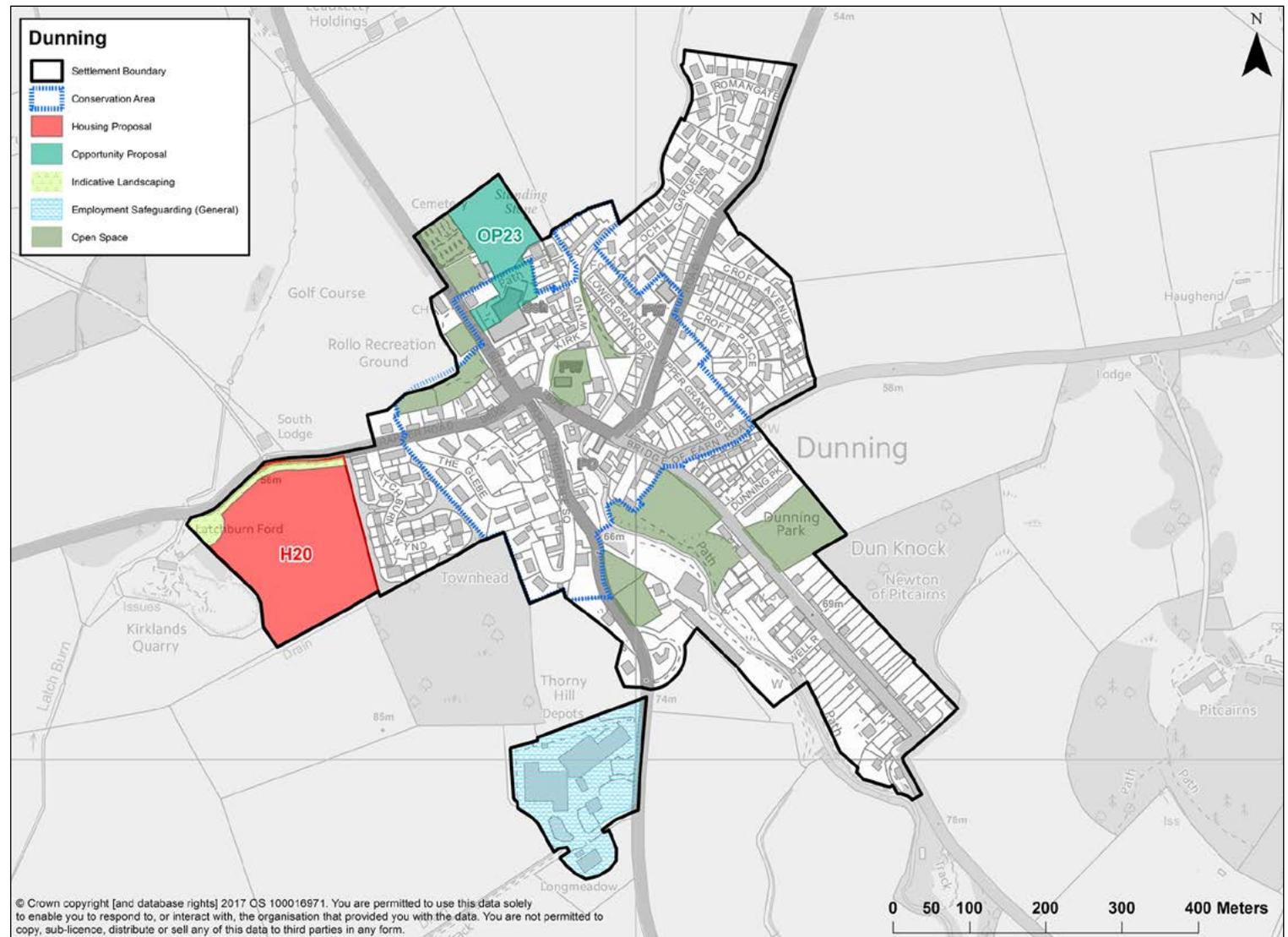


# Dunning

## Settlement Summary

Dunning was originally developed on a major crossroads linking Perth, Stirling and Kinross. It has significant archaeological features within the area and the Conservation Area designation reflects its historical significance. It has been identified as being able to accommodate some limited future growth in order to help support existing community services and facilities.

The site area proposed at Auchterarder Road (H20) has been extended following the outcome of an interim consultation event held at the Main Issues Report stage of the Plan.



(continued)



# Dunning *(continued)*

Ref	Location	Size	Uses
H20	Auchterarder Road	3.44 ha	Housing 41-63 units

### Site Specific Developer Requirements

- *Flood Risk Assessment.*
- *Drainage Impact Assessment.*
- *Develop suitable access and internal road layout.*
- *Integrate line of mature trees along Auchterarder Road into layout and to ensure the built form and layout strengthens the character of the settlement and creates attractive village boundary.*
- *Largely off-road path to village centre through Rollo Park.*
- *Contribution to improvement of core paths network.*
- *Enhancement of biodiversity.*

The map shows a site bounded by a red line. A large green area is designated for landscape works. A central grey area is the main developable area. Purple dashed lines indicate main routes, and yellow dashed lines indicate core routes/pedestrian links. A blue dotted line marks a conservation area. Existing woodland is shown in dark green. The site is adjacent to Auchterarder Road and a residential area.

*(continued)*



# Dunning *(continued)*

Ref	Location	Size	Uses
Op23	Station Road	1.2ha	Extension to School for recreational purposes

## Site Specific Developer Requirements

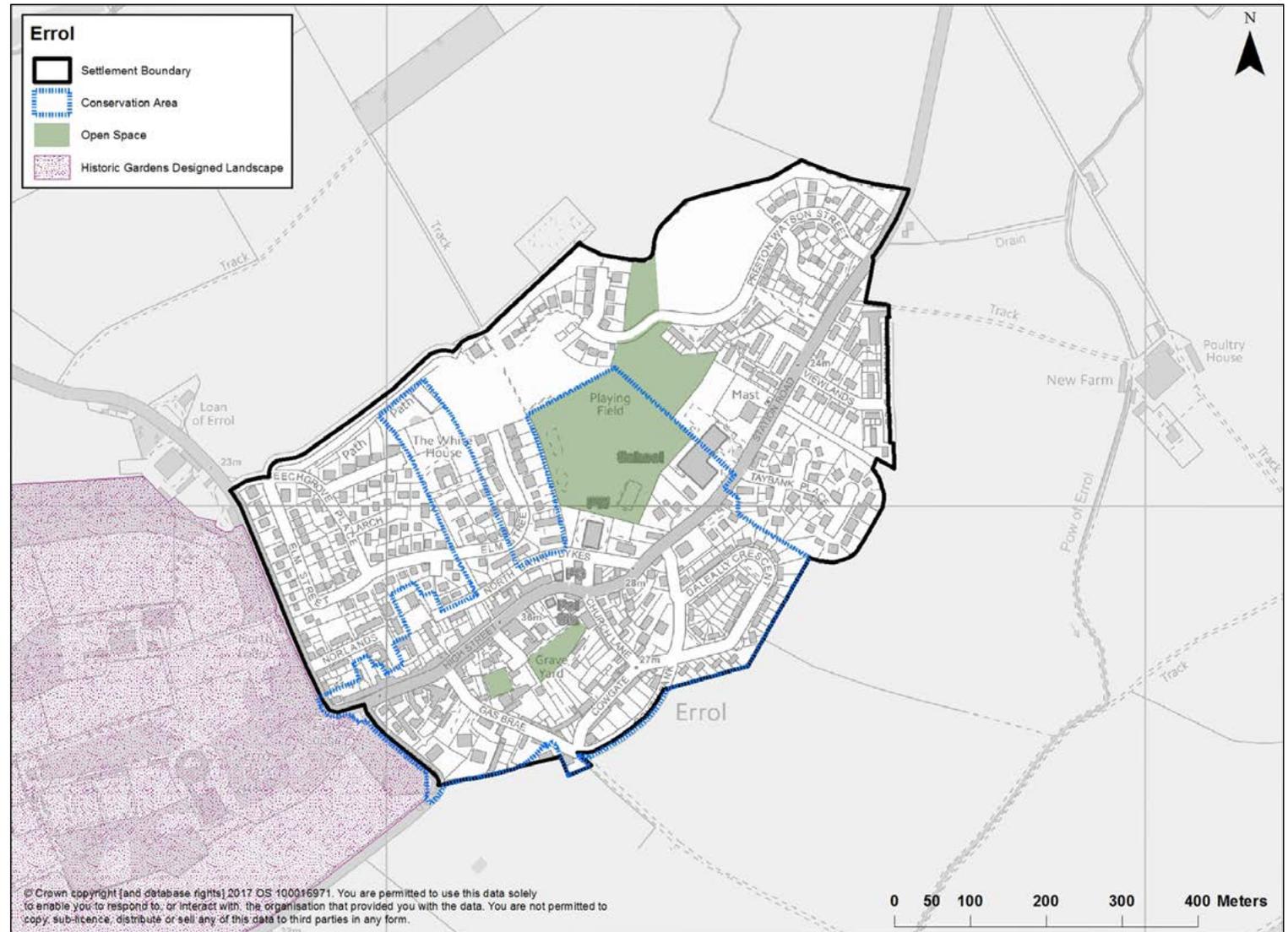
- *Protect setting of Scheduled Monument (standing stone) on east boundary of site.*
- *Landscape Framework and landscaped edge for the village boundary because the site lies within the Ochil Hills Special Landscape Area.*
- *Connections and enhancement to be made to the existing core path network are required including diversion of existing right of way/core path and provision of replacement path.*



# Errol

## Settlement Summary

Errol is located in the Carse of Gowrie, where there is a presumption against large-scale development. It has a distinctive look due to a predominance of red brick houses unusual for the area. These came from the local brick factory in Errol. The church is also very large for the settlement and announces the importance of Errol within the Carse. It remains a flourishing settlement with a good range of local amenities and services and it has a Conservation Area designation that recognises its local heritage. Errol has recently seen new development and has had a new school built. There are no housing sites identified for Errol within this plan period.



# Fearnan

## Settlement Summary

The small village of Fearnan lies on the north shore of Loch Tay, adjacent to the Tay Forest Park. The centre of the village is characterised by a traditional rigg layout and these important open spaces are protected from development. The settlement boundary has been drawn to allow for some small-scale infill development to help sustain the existing community.



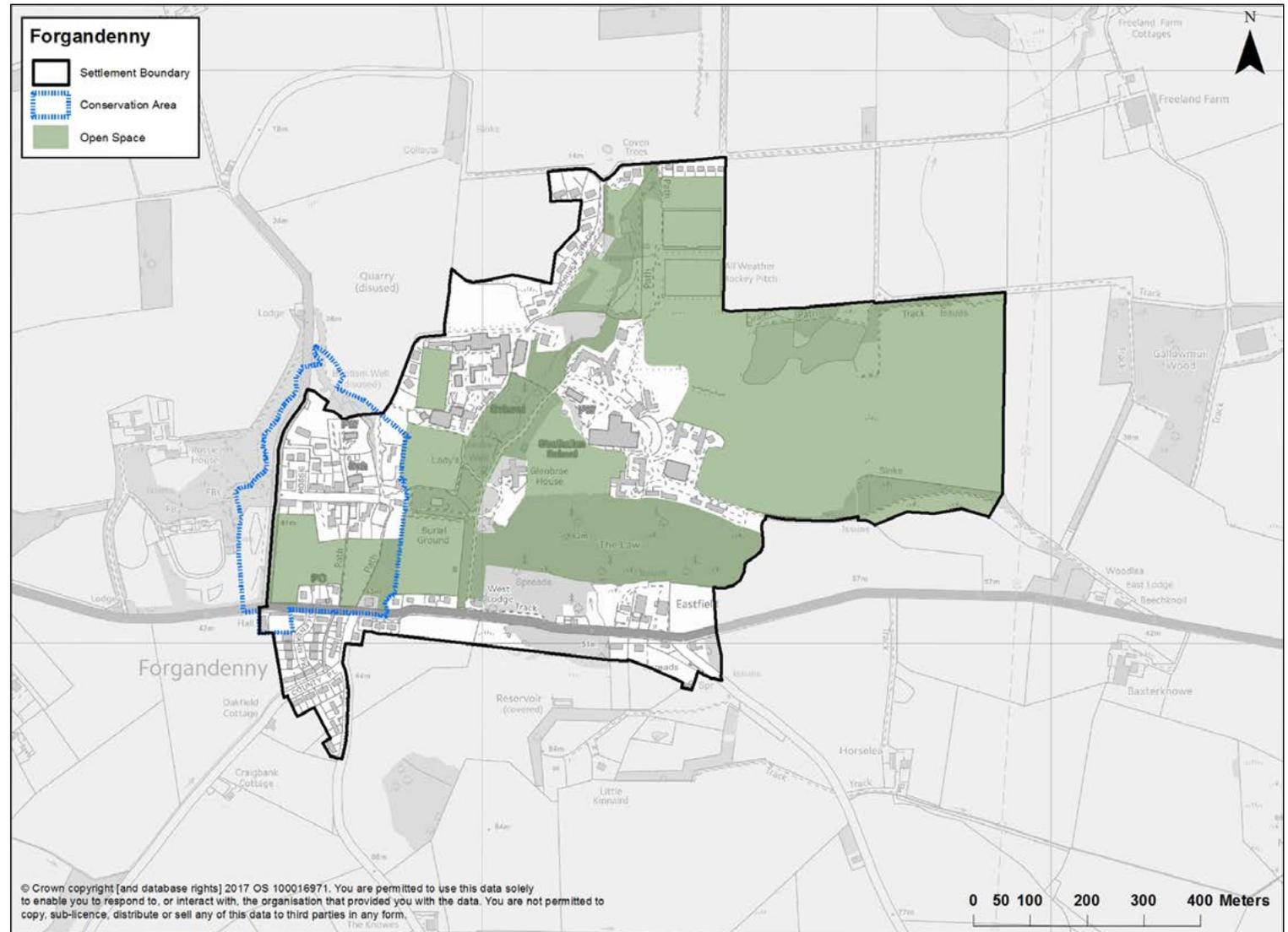
# Forgandenny

## Settlement Summary

Forgandenny is a small settlement close to Perth. It has a Conservation Area designation to reflect the historic character of the village. It has some services with a village shop, school, and the Strathallan private school.

The settlement has two distinct groups of buildings north and south of an area of open space, while the Strathallan school occupies an extensive site to the east of the settlement centre.

The settlement boundary has been drawn to offer the potential to accommodate some further development.



# Forteviot

## Settlement Summary

Forteviot was previously the site of the Pictish capital of Scotland and has a unique and important history.

The settlement was rebuilt in the 1920s and reflects a 'garden suburb' vision from that era. It has community facilities including a school, church, hall, and a bowling green. The important tree-lined open space area at the centre of the settlement is identified and protected.

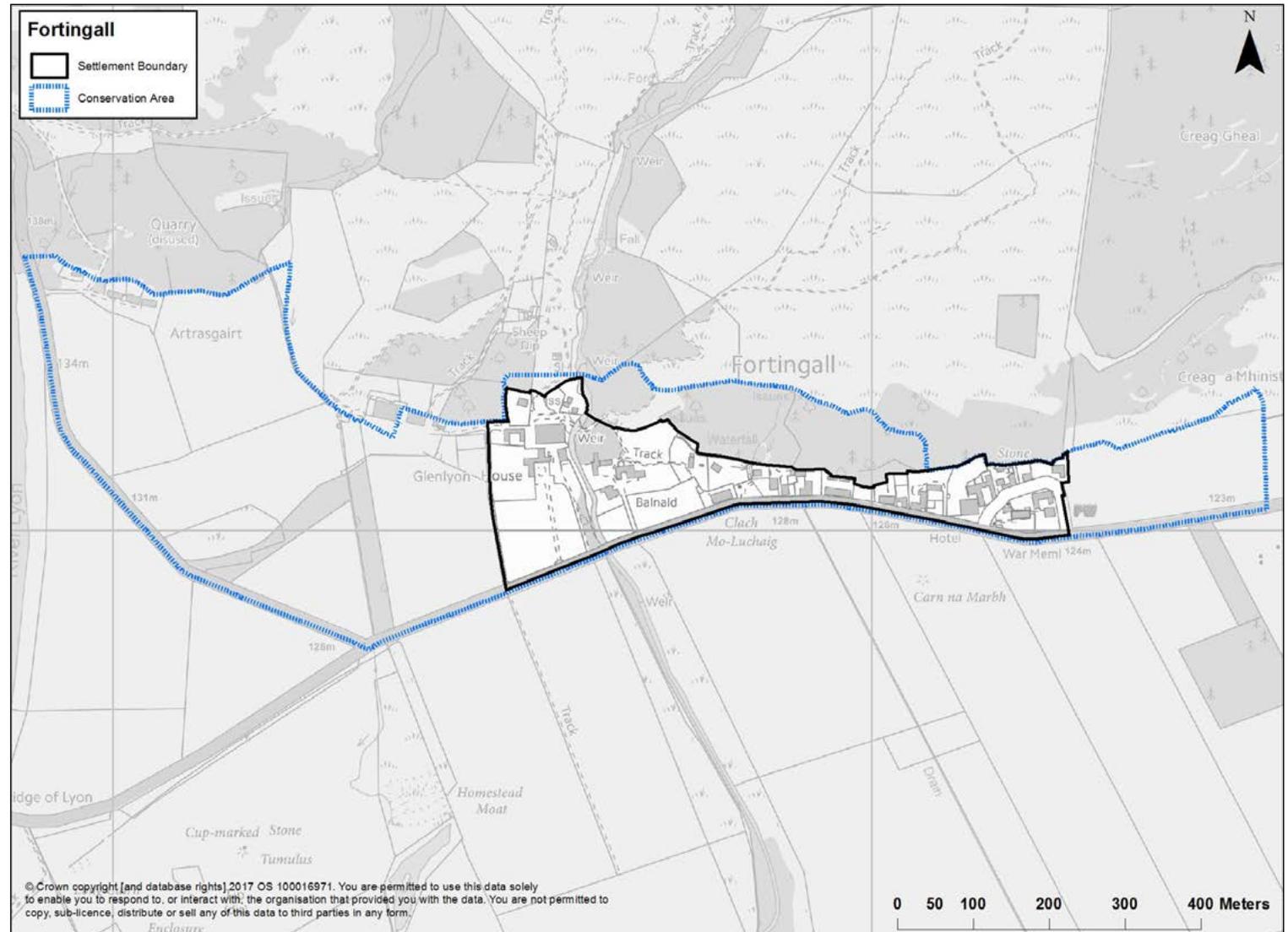
A tight settlement boundary has been drawn to limit any significant future growth in order to protect the character and setting of the village.



# Fortingall

## Settlement Summary

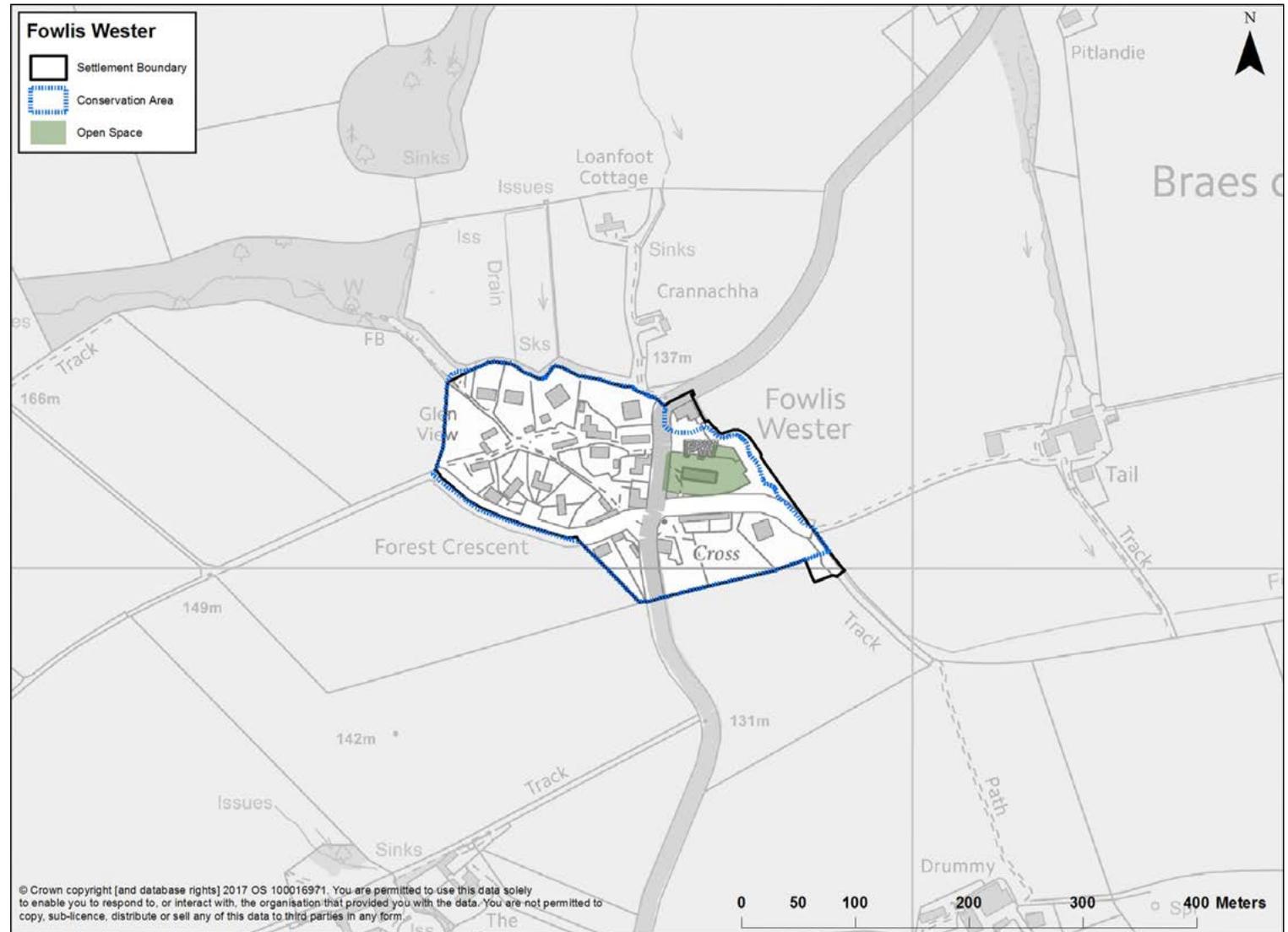
The village of Fortingall sits within a large conservation area which extends beyond the village to the north, east and west. Most of the village is also within a national scenic area. The settlement boundary is drawn to limit future growth in order to protect the historic character and setting of the village. Fortingall lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.



# Fowlis Wester

## Settlement Summary

Fowlis Wester is a small village near Crieff. It has a Conservation Area designation reflecting its medieval origins. It has no services and is not identified for growth during this plan period.

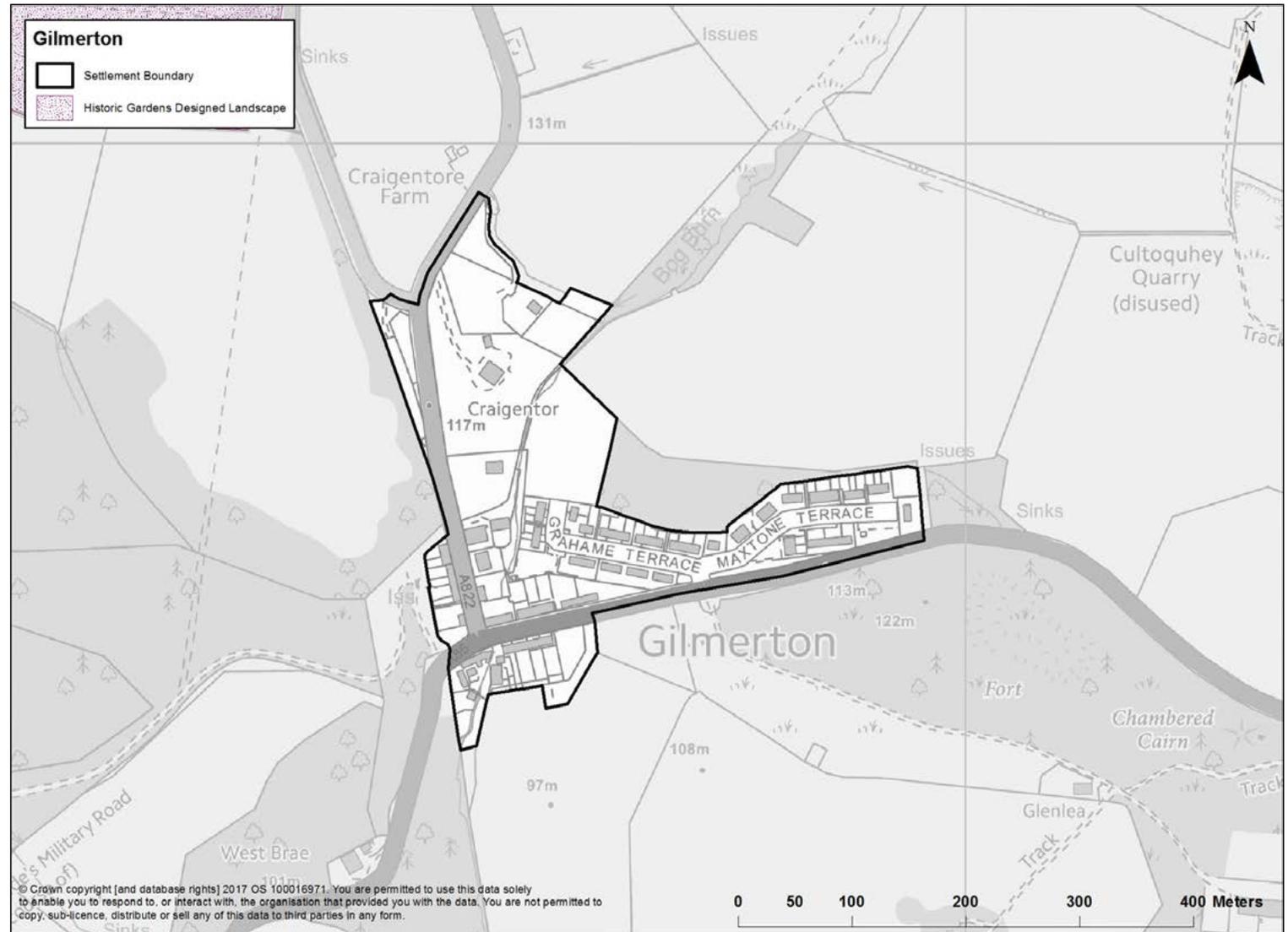


# Gilmerton

## Settlement Summary

Gilmerton is a small village east of Crieff with no services. The surrounding land use is agricultural.

The settlement is not identified for growth during this plan period; however there is an area of land north of Grahame Terrace that is within the settlement boundary and may be developed, subject to consideration against the policy framework of the Plan.



# Gleneagles

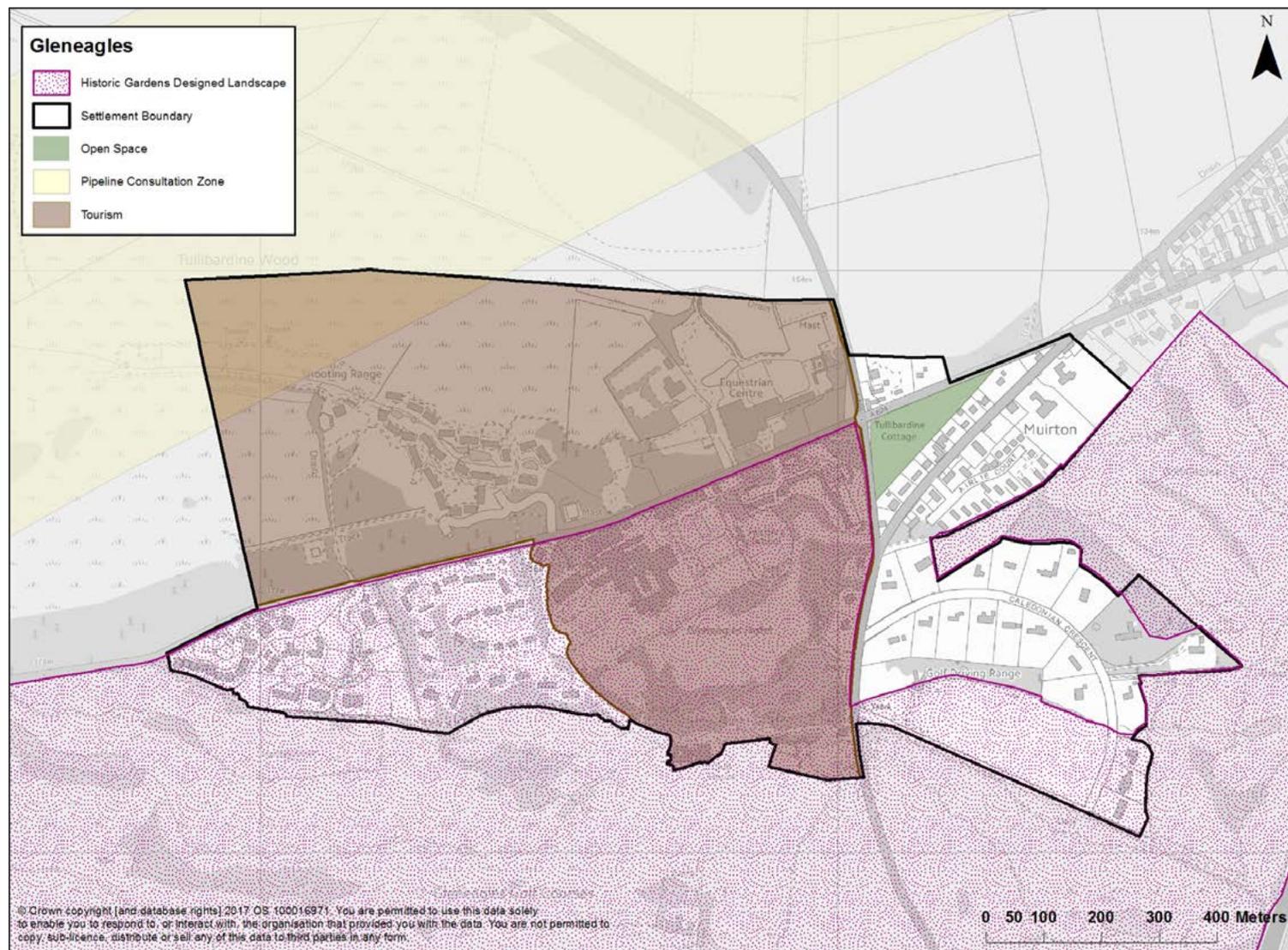
## Settlement Summary

Gleneagles is set within a high-quality landscape framework and tourism plays an important role in the settlement. Gleneagles is closely linked to the town of Auchterarder, located immediately to the west. There is good access to the A9 trunk road as work has been completed on the grade separated junction at Loaninghead. Gleneagles railway station has also recently been upgraded, with improvements to the station facilities and more frequent train services.

The Gleneagles Hotel is a major provider of employment opportunities, and the hotel and resort provides significant visitor accommodation.

A major part of the village is in the garden and designed landscape that relates to the hotel.

No further development has been identified in the plan period.



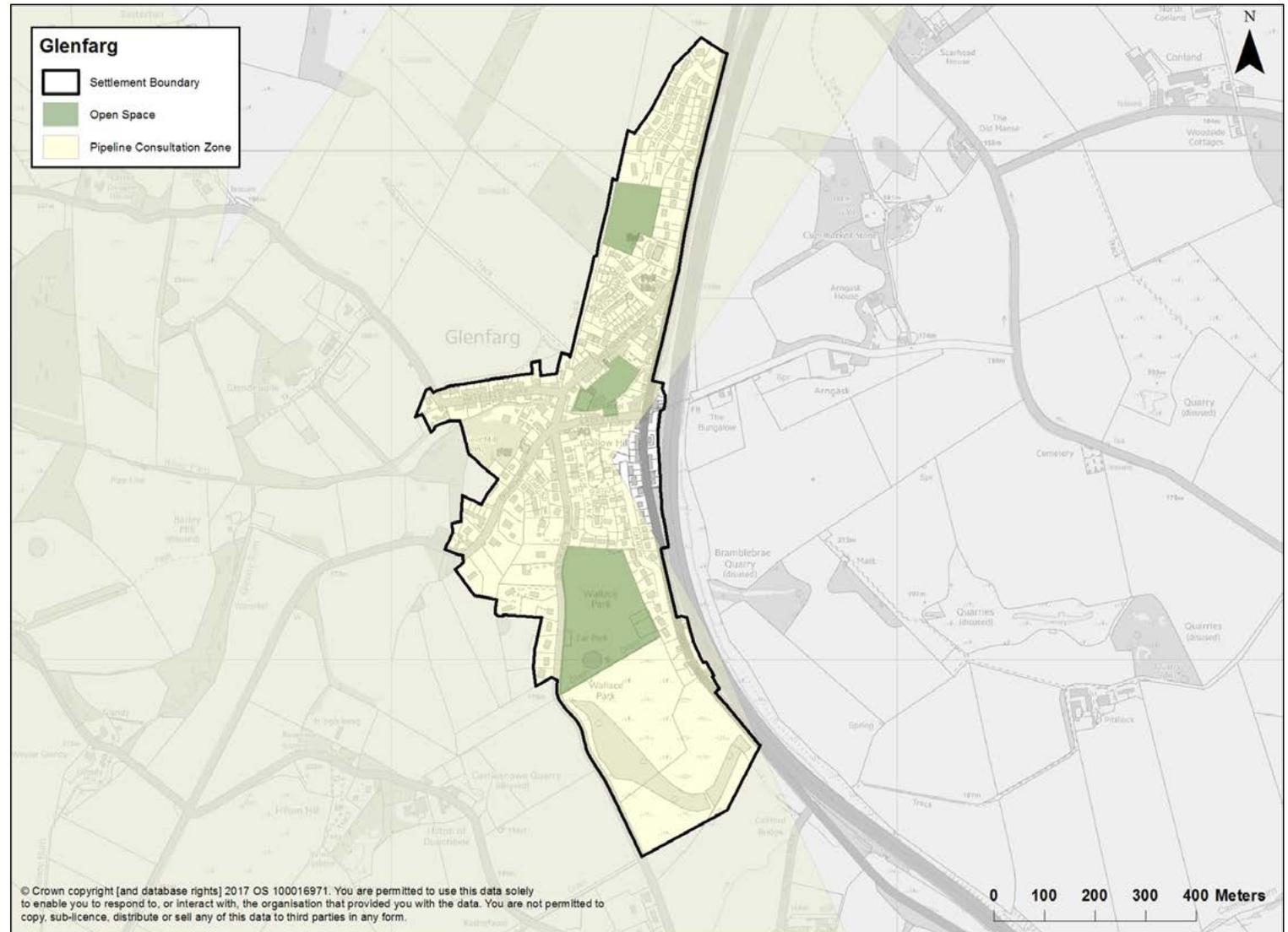
# Glenfarg

## Settlement Summary

Glenfarg is set in the Ochill Hills and close to the M90 that links Perth to Dundee and Edinburgh.

Its location is restrictive in terms of larger development sites to expand the settlement. The settlement boundary has therefore been drawn to offer the potential to accommodate some further development and to reflect existing planning permission for the site south of Wallace Park (13/01057/FLL & 13/01058/FLL). This aims to support the continuation of existing services.

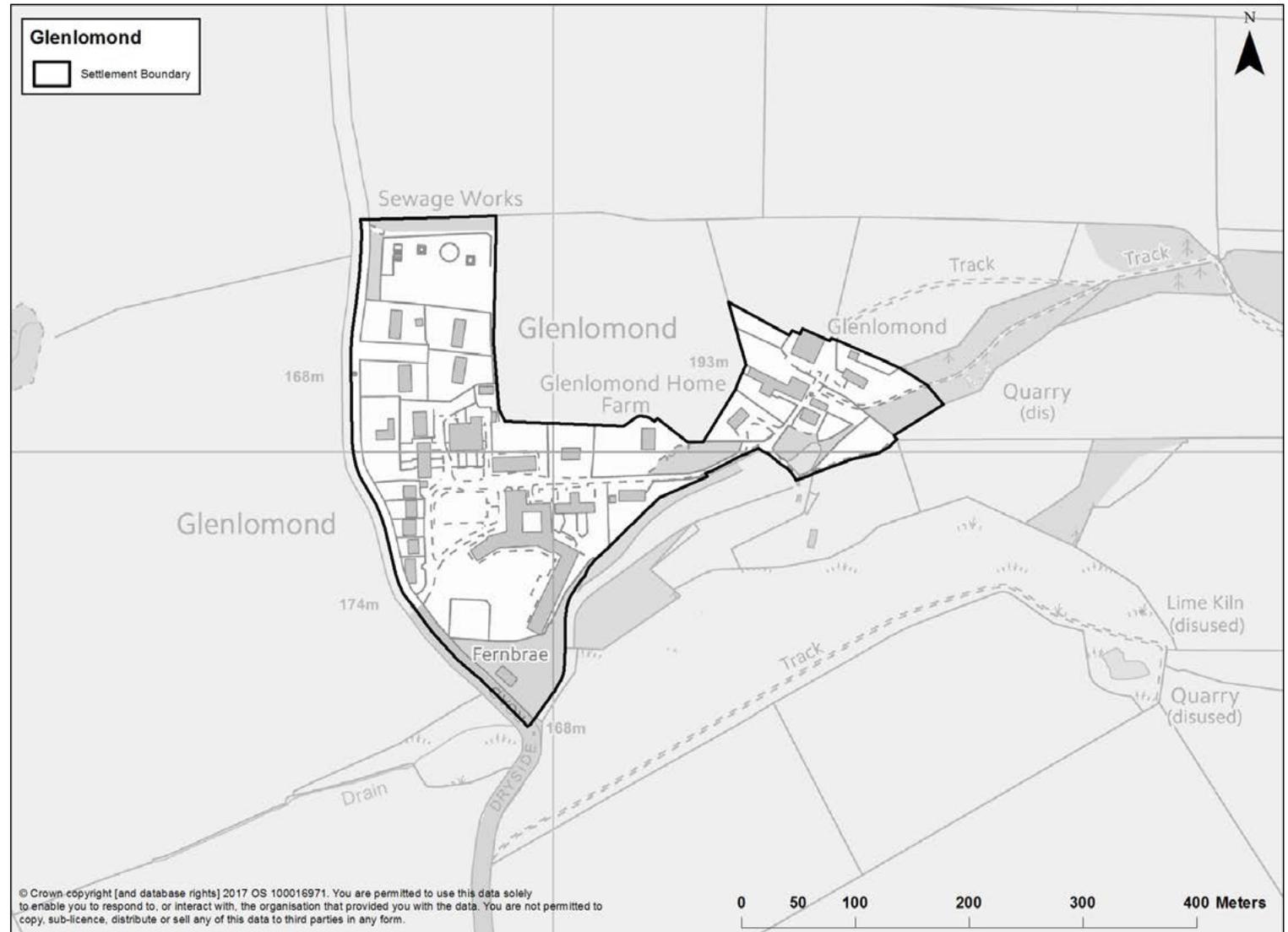
Nearly all of the settlement is within a nearby pipeline consultation zone.



# Glenlomond

## Settlement Summary

Glenlomond was the site of a hospital during the First World War and the village comprises much of the original Glenlomond Hospital and associated buildings. These were primarily converted into homes and a nursing home. The nursing home proved uneconomical to operate and was vacant before planning permission was granted for new homes on the site. When the 2016 planning permission for 13 homes has been developed there will be very limited scope for more development due to the poor access road. A tight settlement boundary has been drawn to limit any significant future growth because the village has no services or facilities, has a poor access road, and would not be a sustainable location.



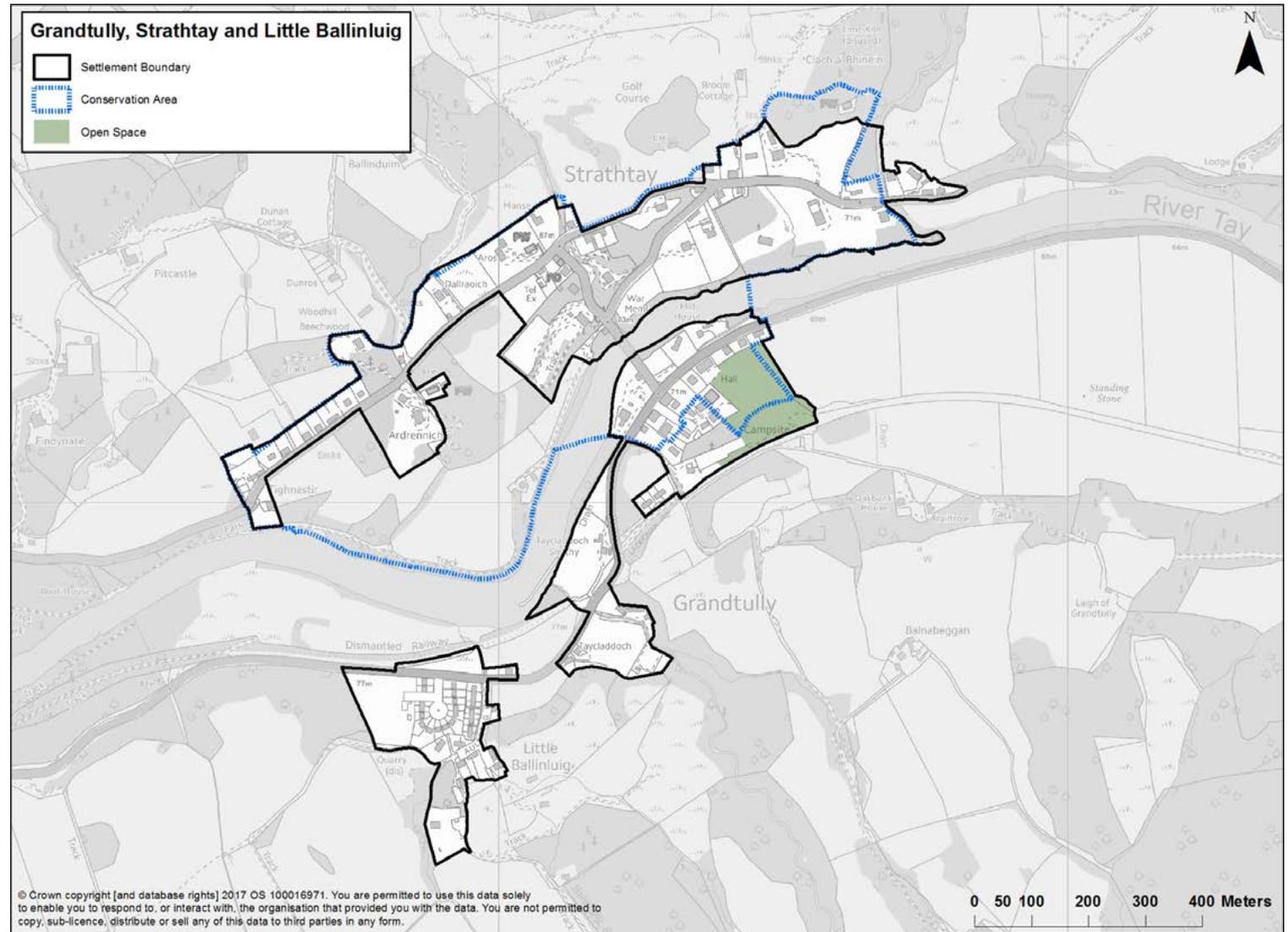
# Grandtully, Strathtay and Little Ballinluig

## Settlement Summary

Grandtully and Strathtay are joined by Grandtully Bridge over the River Tay. Strathtay and much of Grandtully are part of a larger single conservation area and, to protect the historic environment of these villages, additional development will be limited to small-scale infill opportunities within the existing settlement boundary.

At Little Ballinluig the settlement boundary has been drawn to reflect an existing planning permission for additional houses to the west.

All three settlements sit within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.

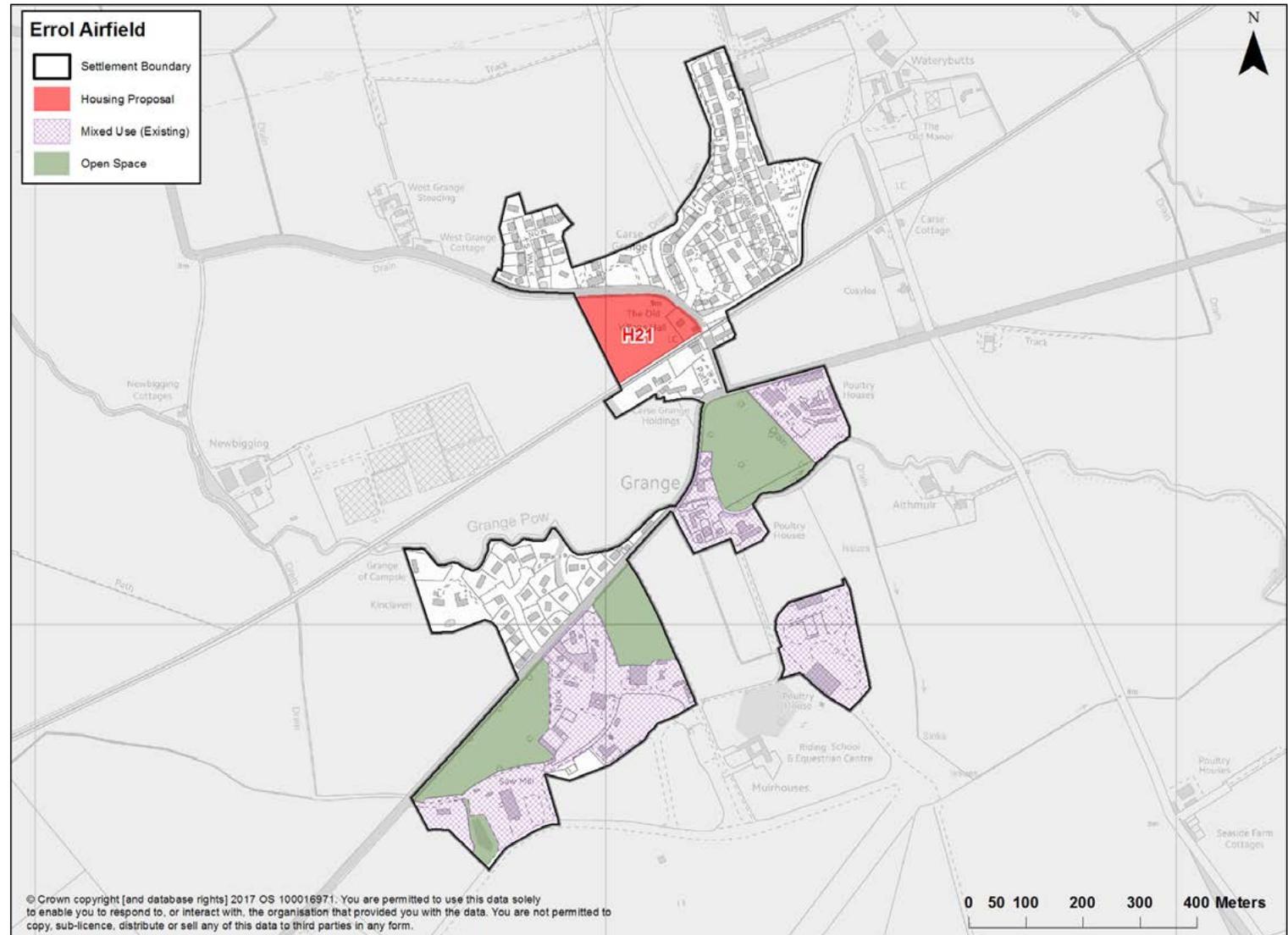


# Grange and Errol Airfield

## Settlement Summary

Grange and Errol Airfield have grown up around a Second World War airfield. The ancillary buildings now accommodate small businesses and workshops. These areas have been identified as safeguarded for a mix of uses compatible to existing businesses and residential units. This will allow for the refurbishment and reuse of current facilities within these areas. Planning permission has been granted for large housing development on the site of the old airfield which has yet to be built. The settlement boundary has therefore been drawn to reflect the existing buildings. If this development takes place, it will be redrawn to encompass the built area.

A small housing site has been identified to consolidate the existing settlement. The open space is worthy of protection, with the potential to re-establish the orchards that used to feature in this area.



(continued)



# Grange and Errol Airfield *(continued)*

Ref	Location	Size	Uses
H21	West of Old Village Hall	2.0ha	Residential: 14-20 Units

## Site Specific Requirements

- *Noise Impact Assessment of adjacent railway line.*
- *Design to create cohesion and links with adjacent development.*
- *Flood Risk Assessment.*

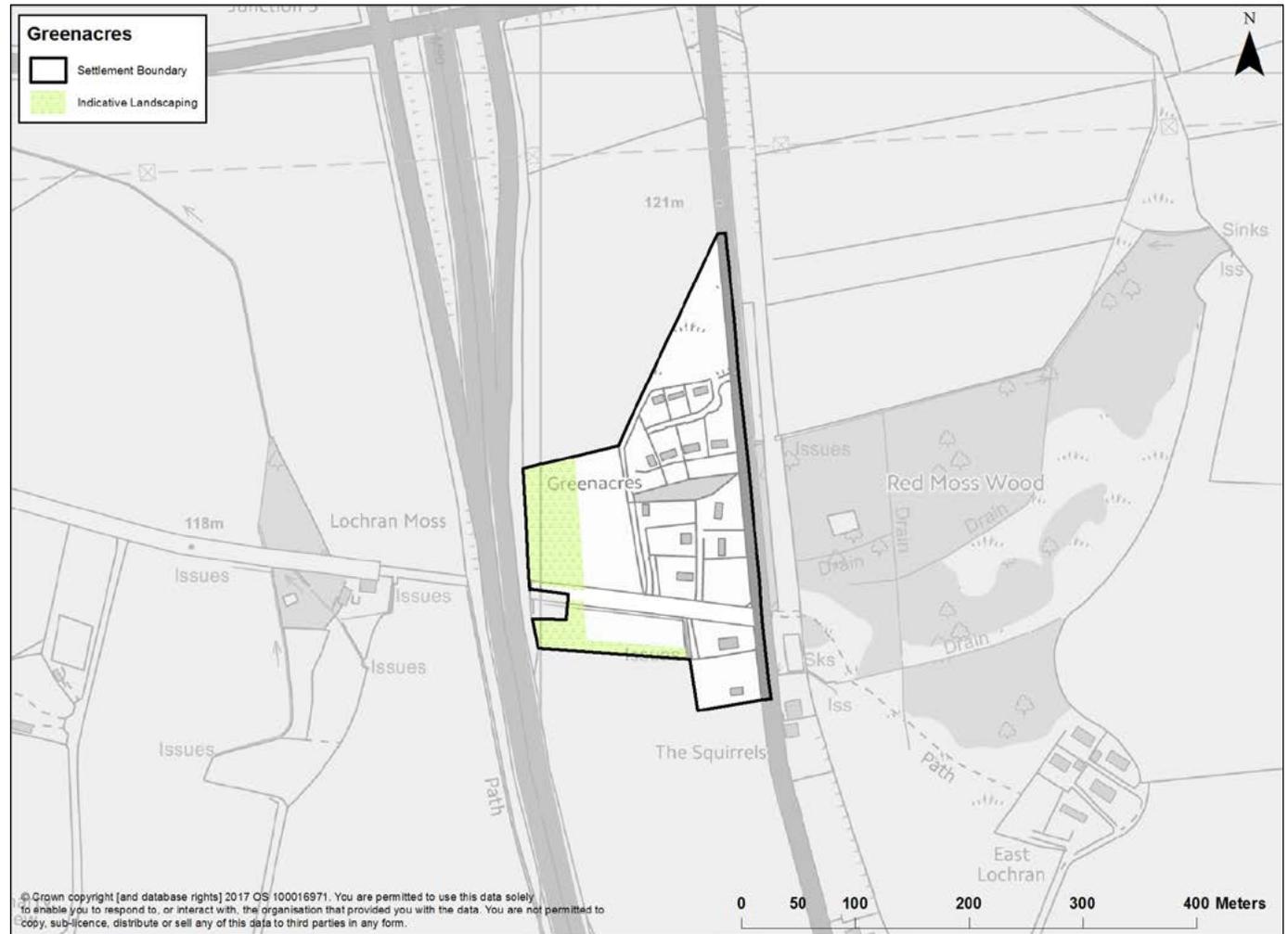


# Greenacres

## Settlement Summary

Greenacres provides private pitches for Gypsy/Travellers and has grown organically over recent years. Through the Housing Need and Demand Assessment, a need for additional capacity for Gypsy/Travellers is identified. Greenacres has become an established site and the settlement boundary has been drawn to offer encompass and encourage an overall plan for the satisfactory development of the site as a whole. The settlement will be retained for use as a travellers' site. In the event of land ceasing to be used as a Gypsy/Travellers' site, there shall be no presumption in favour of residential development.

This settlement lies within the Loch Leven SPA and so any development should comply with Policy 44: Loch Leven Catchment Area. Prior to the creation of further pitches a landscaping framework, in agreement with the Council as Planning Authority, will be implemented incorporating noise attenuation measures along the boundary with the M90 and boundary screening. Road and access improvements to the satisfaction of the Council as Roads Authority may be required.

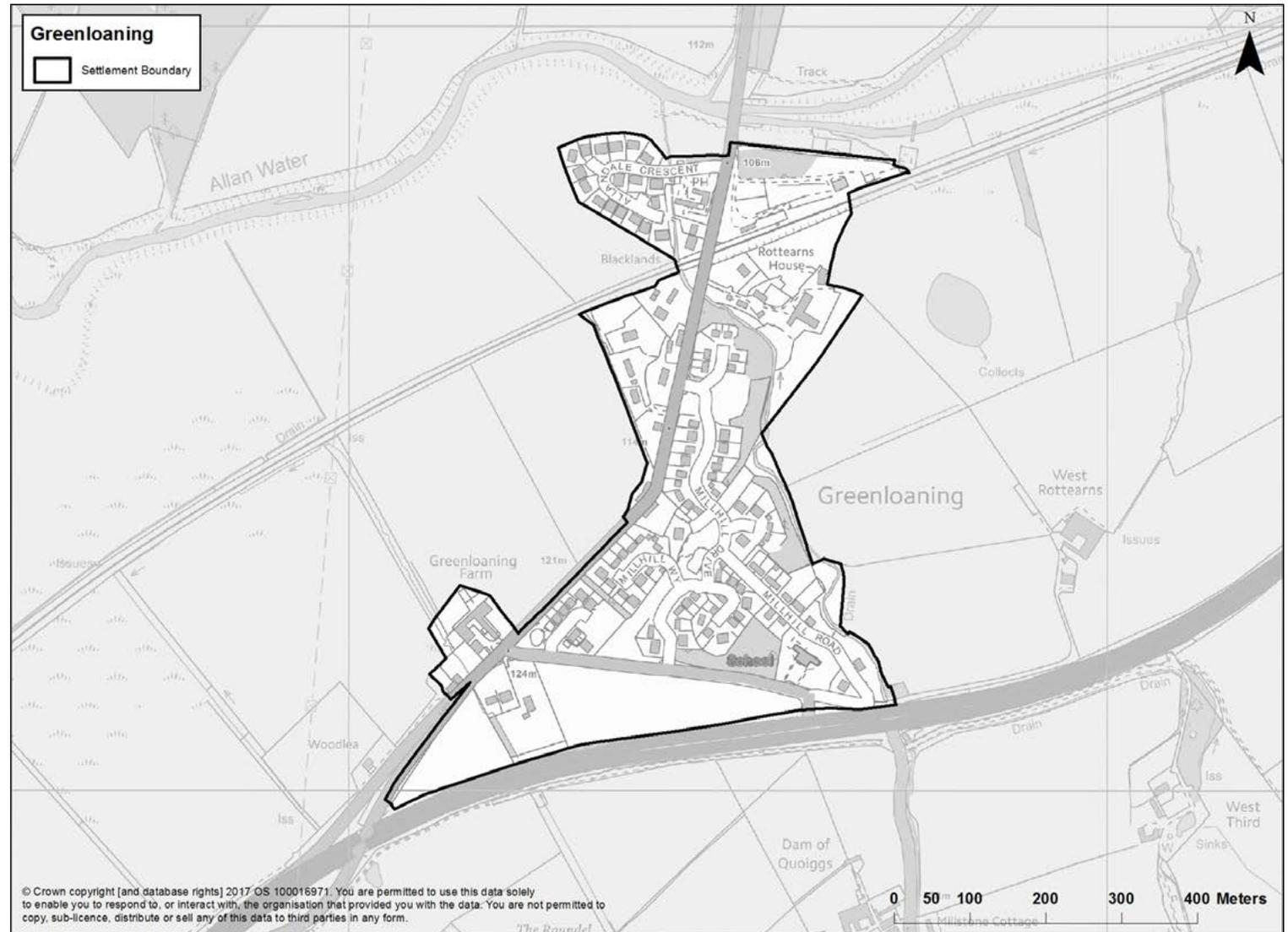


# Greenloaning

## Settlement Summary

Greenloaning is a village with a population of approximately 330 people and it is located adjacent to the A9 trunk road some seven miles south-west of Auchterarder. The village marks the beginning of the Perthshire Tourist Route, which continues to Muthill, Crieff and the north.

Greenloaning is not identified for growth during this Plan and the settlement boundary has been drawn to accommodate limited development, should this come forward, at Rottearns Mill and at land south of Milhill Drive. Neither site is specifically allocated as a housing proposal but planning permission has previously been granted for residential development at both sites (04/02581/FLL; and 10/01363/IPM respectively).



# Guildtown

## Settlement Summary

Guildtown has seen two sites being developed recently within the settlement. The settlement boundary to the west of the village has been drawn to allow some small-scale infill, creating a new road frontage. No further allocation have been made in this plan period.

To prevent the reduction in air quality and increased congestion in the Bridgend area of Perth, there will be an embargo on detailed planning consents for housing sites of 10 or more until such a time as the construction of the Cross Tay Link Road is a committed project. The embargo will not apply to brownfield sites. The embargo is anticipated to be lifted in 2019.

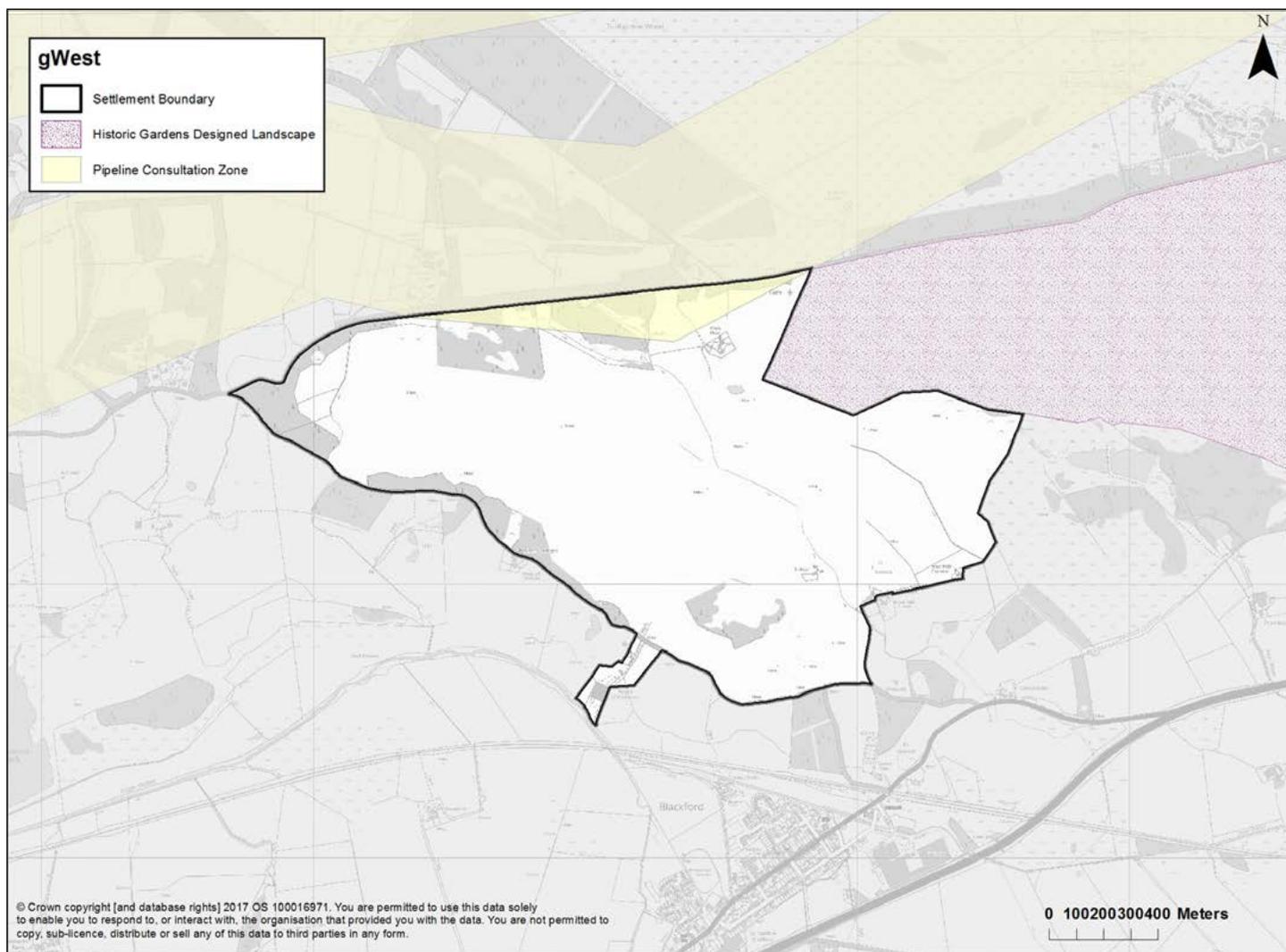


## Settlement Summary

gWest is the name for a tourist and housing development site approximately two miles west of Auchterarder and Gleneagles, and north of Blackford. Outline planning permission for golf courses, a club house, hotel, housing, shared ownership and leisure-based housing has been granted (02/01500/OUT).

With development commenced on the golf course and the club house, and a phasing plan approved for the delivery of the remainder of the development, it is anticipated that full planning permission or approval of reserved matters will be sought in stages for the development.

Tourism plays an important role in the Strathearn area and gWest is expected to be an important economic driver and major provider of employment opportunities. The proposed development is anticipated to provide opportunities for golf-based tourism; and a number of housing plots are proposed within the identified boundary, to be brought forward for development as individual projects.

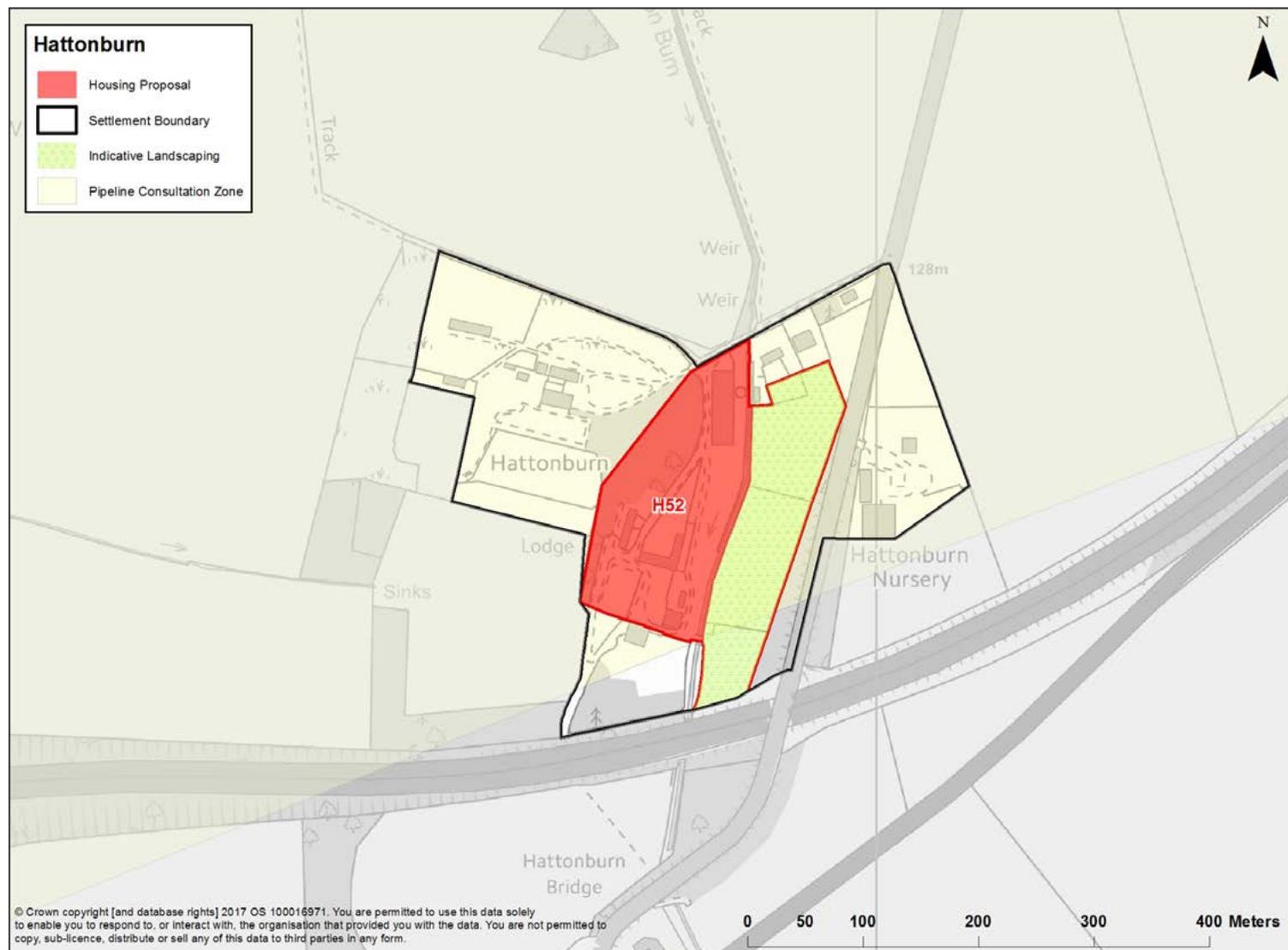


# Hattonburn

## Settlement Summary

Hattonburn is the site of a former distillery and comprises residential properties, Hattonburn House and several farm buildings associated with Hattonburn Farm. Hattonburn is a brownfield site and due to its close proximity to Milnathort it is considered capable of supporting further development. The redundant farm buildings within Hattonburn have full planning permission for residential development.

This settlement lies within the Loch Leven catchment area and within a HSE Pipeline Consultation Zone and so any development should comply with Policies 44 and 52.



(continued)



# Hattonburn *(continued)*

Ref	Location	Size	Number
H52	Hattonburn	N/A	Conversion + 20 new, total range of 19-30 homes

## Site Specific Developer Requirements

- *Sympathetic conversion of traditional buildings.*
- *Protect setting of Hattonburn House.*
- *Limited new build (max 20) within footprint of demolished buildings.*
- *Flood Risk Assessment and Drainage Impact Assessment.*
- *Open watercourses retained and minimum 6m buffer strip.*
- *Consider second access road to Hattonburn Road.*
- *Retention of existing trees and woodland management plan.*
- *Improvements to core path network.*



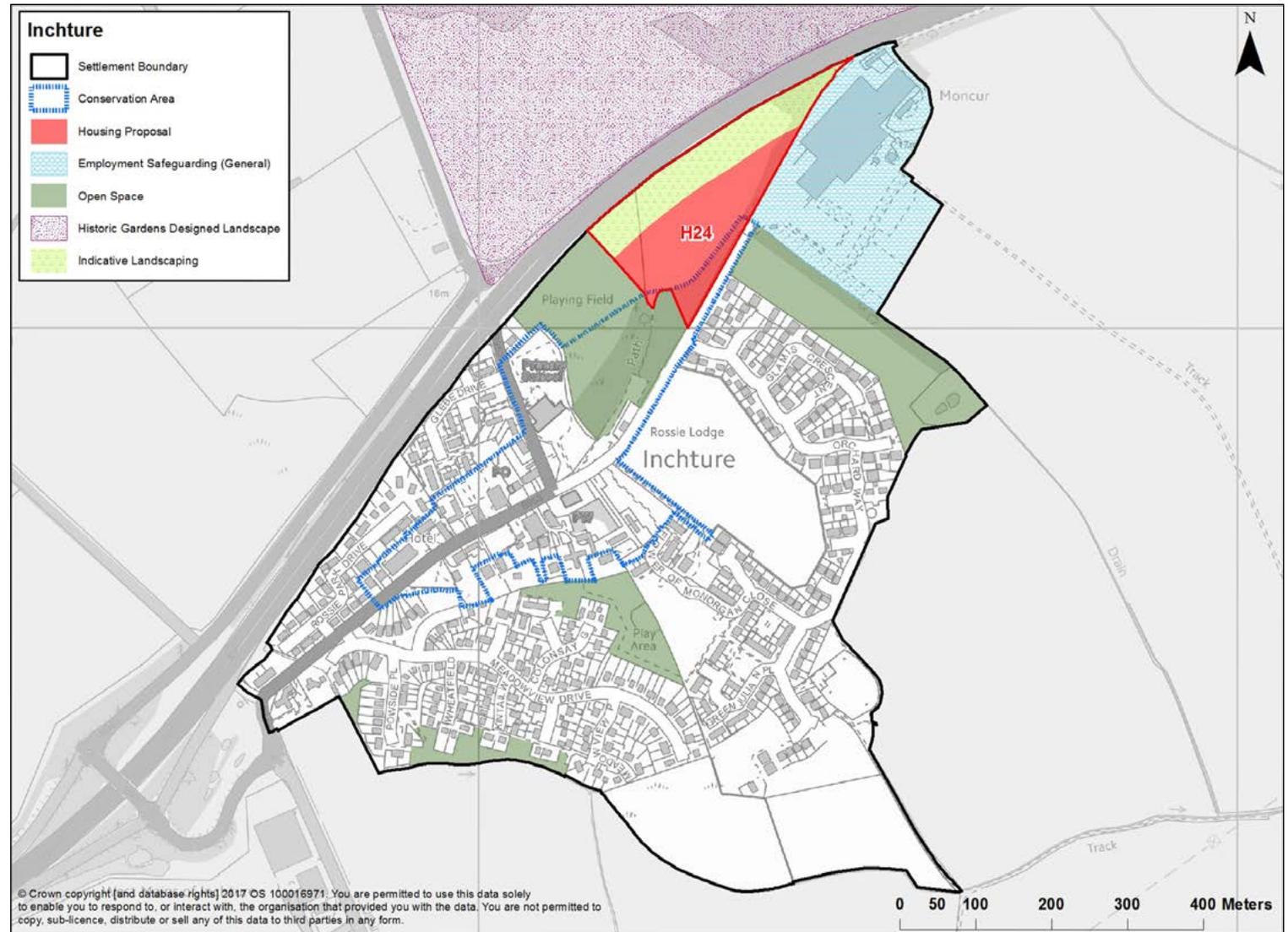
# Inchture

## Settlement Summary

Inchture is a principal settlement in the Carse of Gowrie. The village is sited on raised ground that overlooks the farmland surrounding it. It has a historic core and the centre of the settlement has a Conservation Area designation.

There is a site identified for housing to the north east of the village. This allocation has been significantly increased in terms of units in this plan to reflect the settlement's density patterns and meet the housing requirements for this area. As a consequence, no further greenfield land is required to be allocated in the Carse area. The employment safeguarded area is a currently a successful agricultural food processing plant.

There are a number of areas of protected open space that allow for good connections into the Core Path network. The school is somewhat constrained but can accommodate the housing site if it is carefully phased.



(continued)



Ref	Location	Size	Number
H24	Moncur Road	3.6 ha	52-80 units

## Site Specific Developer Requirements

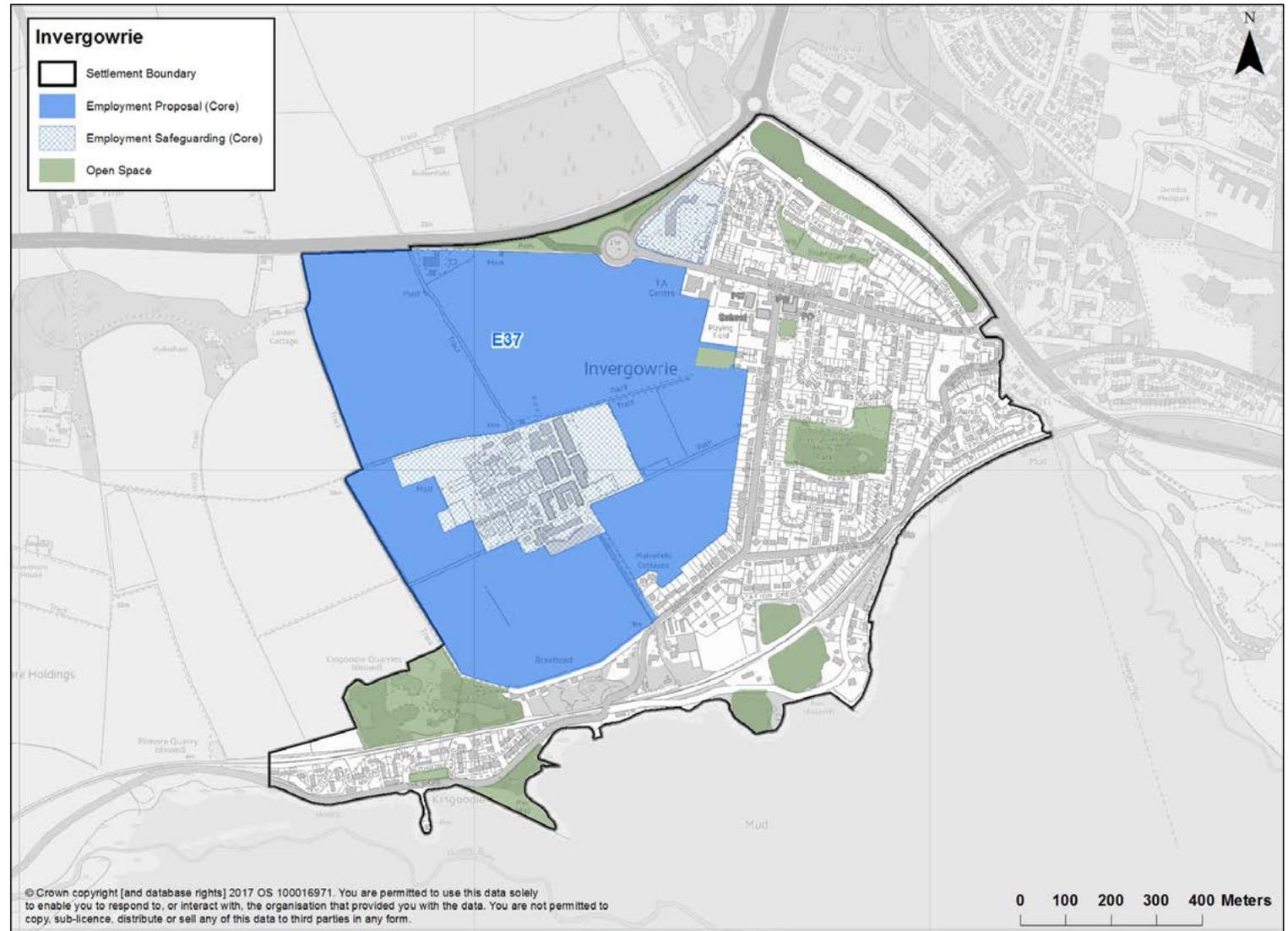
- Creation of an extensive landscape buffer to minimise visual impact of the A90 and create attractive views into the site.
- Provision of public space and paths in landscape buffer. The first 40 metres to be planted with Scots Pine, Birch, Ash, Lime, Oak and Aspen.
- Noise attenuation measures along A90 and adjacent to factory to be supported through landscape buffers.
- Existing stone wall to be retained or alternatively reused to provide boundary treatment for properties bounding Moncur Farm Road.
- The creation of an avenue of trees in the front gardens in the properties bounding Moncur Farm Road to mitigate impact of tree loss.
- Incorporation of core path into layout and linkages made into the wider Green Network.



# Invergowrie

## Settlement Summary

Invergowrie is adjacent to Dundee and edges onto the Tay estuary. There is a range of good amenities and services as well as two large employers: Scottish Water and the James Hutton Institute. It is served by a train station although there is a longer term aspiration in Regional Transport Strategy for this to be relocated to the Dundee West development. No housing sites have been identified in this plan. The settlement is identified as a strategic development area in TAYplan. There is a large site allocated for Class 4 Employment Uses. This is to support the growth of the James Hutton Institute and allow for a range of potential businesses that support the Institute's research into agriculture and food production.



(continued)



# Invergowrie *(continued)*

Ref	Location	Size	Uses
E37	James Hutton Institute		Core Employment Uses - Class 4 Food

## Site Specific Developer Requirements

- *Development must be compatible with existing uses.*
- *Road and access improvements to the satisfaction of the Council as Roads Authority.*
- *Transport Assessment.*
- *Enhancement of biodiversity and protection of habitats.*

