

Aberfeldy Infrastructure Report

Working Document

November 2017

Introduction & Context

Aberfeldy is situated on Scotland's longest river, the River Tay. It is one of the largest settlements in Highland Perthshire area and plays an important role in the economy. As a local and visitor service centre Aberfeldy has a selection of independent shops, cafés and food stores including the purpose- built Co-operative supermarket which opened in 2014. The Breadalbane Community Campus provides Aberfeldy with community facilities including a primary and secondary school as well as indoor and outdoor sports provision. This is supplemented by the community owned Birks Cinema and the Town Hall.

The town is also home to Dewars, Aberfeldy's Distillery, which brings many tourists to the area promoting economic growth to the town and providing employment. There are further employment sites in settlement providing opportunities for sustainable economic growth. Perth and Kinross Council also administers a Common Good Fund to provide community benefits for the people living in Aberfeldy.

There are approximately 1102 residential properties within Aberfeldy (PKC Corporate Address Gazetteer, 2017). With an average household size of 2.08 (based on Census trends) it is estimated that the settlement's current population is 2292.

The Proposed Plan provides land for approximately 200 new houses to be built within the settlements. In addition to this, there is already planning consent in principle for the development of a site allocated in the current LDP for 100 houses.

Therefore in total, 300 houses within Aberfeldy could potentially to be built by 2028. Based on Census trends the average household size for Aberfeldy will fall to 2.02 by 2028. It is estimated that as a result of new development, the population could increase to 2832 by 2028, assuming that all properties are occupied.*

Area	Current population estimate	Population estimate by 2028	Current residential properties estimate	Residential properties estimate by 2028
Aberfeldy	2292	2832	1102	1402

**It should be noted that land for a total of 300 houses is allocated market evidence suggest a slower build rate which is likely to result in the housing land supply lasting well beyond 2028. This will be regularly monitored however for the purposes of this report it is assumed that 300 houses could be occupied by 2028.*

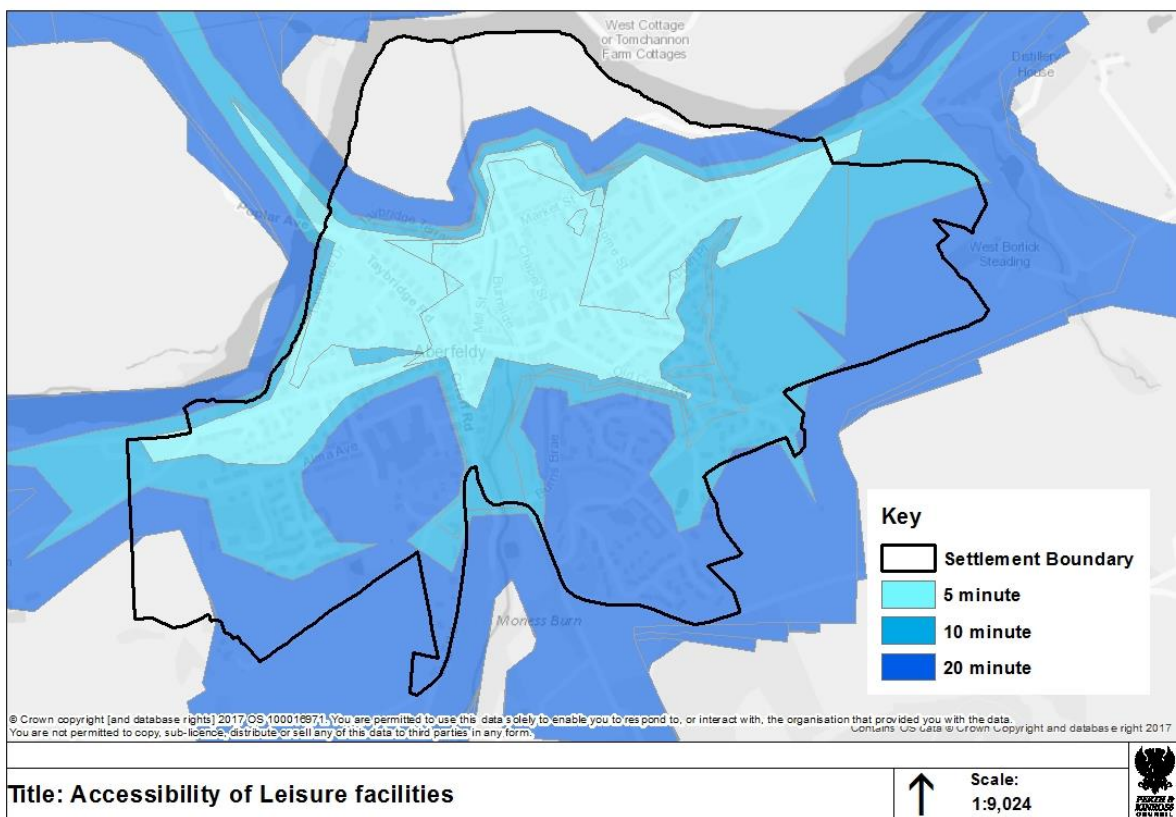
This infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP. This infrastructure capacity assessment will highlight the current infrastructure provisions within Aberfeldy and highlight any shortfalls which could be addressed through the LDP or supplementary guidance.

1. Community Facilities and Recreation

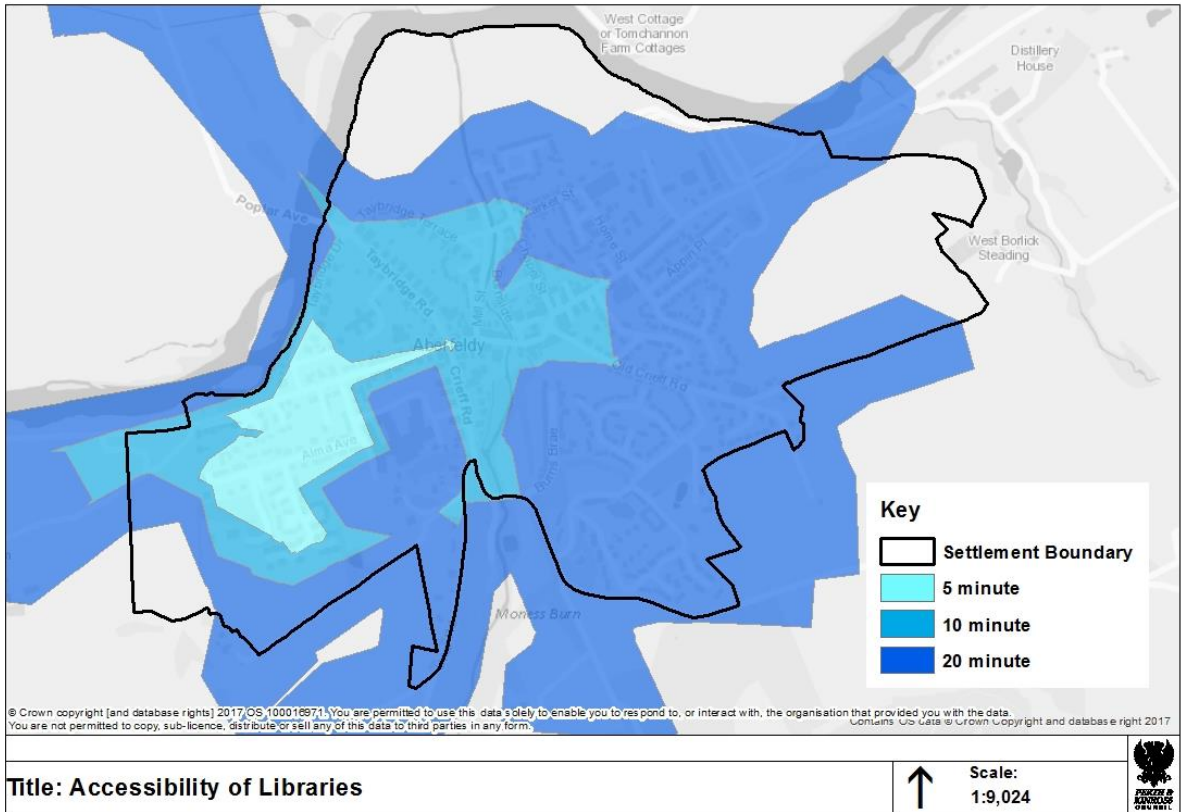
As populations are growing in the tiered settlements, community facilities are being used more frequently and capacity may need to be increased to satisfy the needs of all the residents living in these areas. The cultural identity of a town is improved by community facilities being present as it offers opportunities for social interaction and is important for local identity. This report will show the key local amenities there are in each town and how accessible they are from different residential areas within the settlement.

Community sports facility and leisure activities	There are 7 community sport and Leisure facilities in Aberfeldy.
ATMs	There are 3 ATMs in Aberfeldy.
Petrol stations	There is 1 petrol stations in Aberfeldy.
Libraries/mobile libraries	There is one library in Aberfeldy.
Community/town hall	There are 7 community halls in Aberfeldy (including church halls and community buildings).
Post Offices	There is one post office in Aberfeldy.
Public Houses & Hotels	There are 4 public houses & hotels in Aberfeldy.
Recycling Points	There are no recycling points in Aberfeldy.
Recycling Centres	There is one recycling centre in Aberfeldy.
Council Offices	There are no council offices in Aberfeldy.

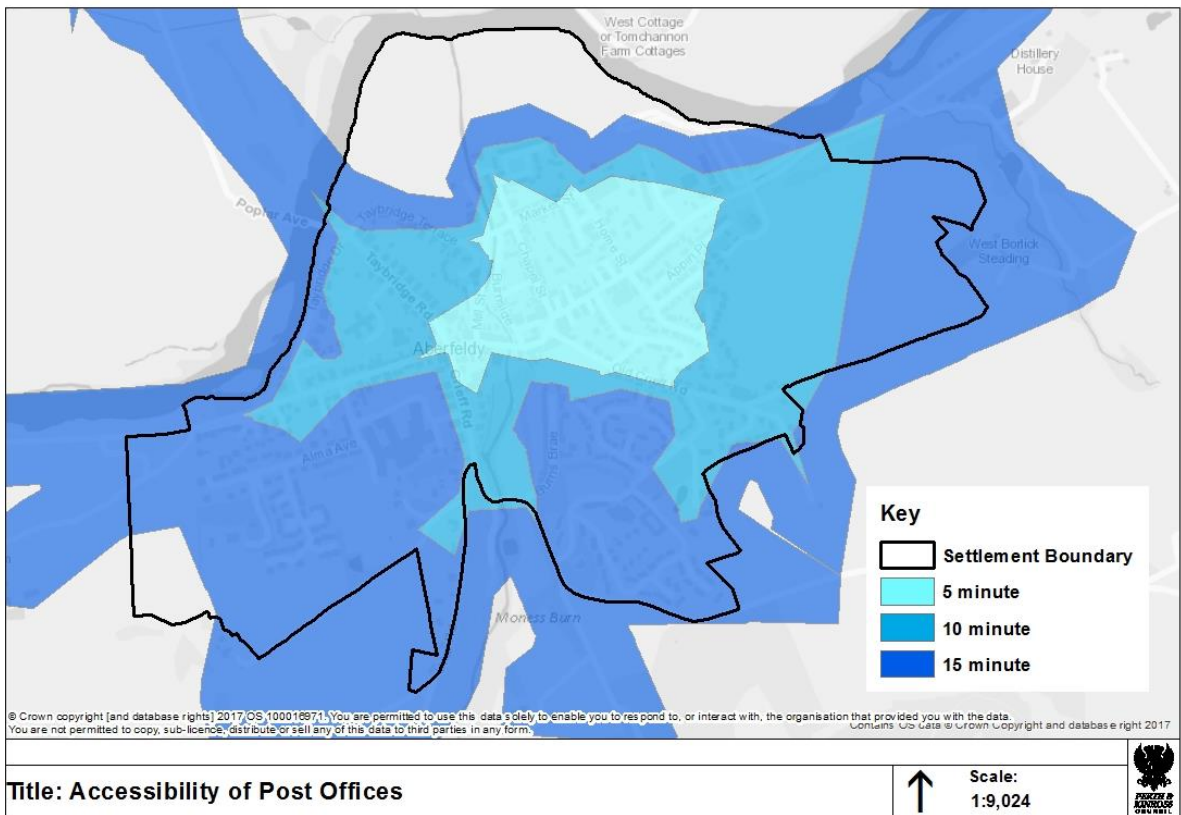
The table above highlights the provision of community facilities within Aberfeldy at the time of the survey in 2015. The maps below show the accessibility of some these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to services.



100% of households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs) in Aberfeldy.



100% of households are less than 20 minute walk from the library in Aberfeldy.



100% of households are less than 20 minute walk from the post office in Aberfeldy.

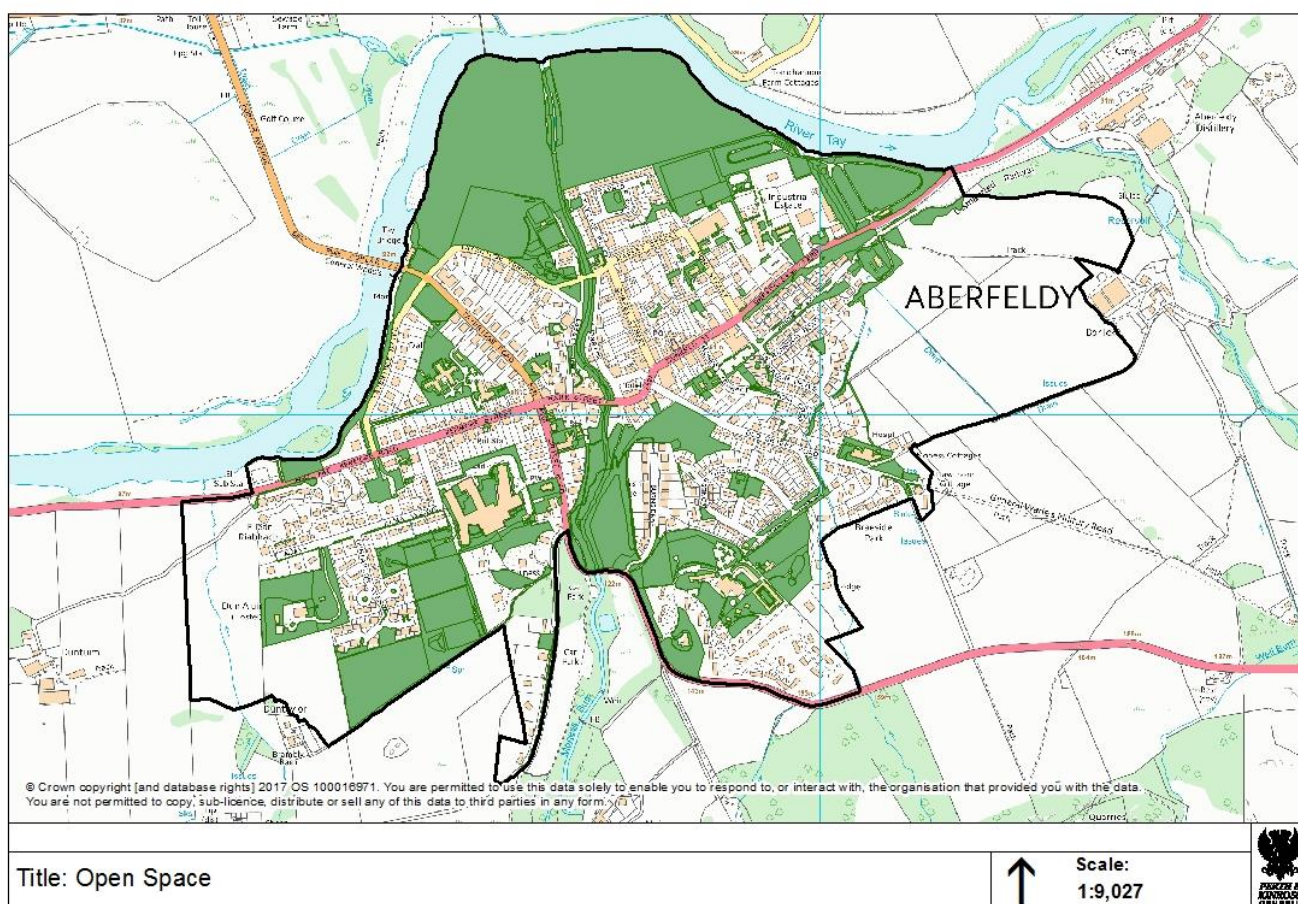
1.1 Implications for the Proposed Plan

Aberfeldy has a wide range of community facilities for a small town. Due to their central location and compact shape of the settlement, residents have good access to key facilities.

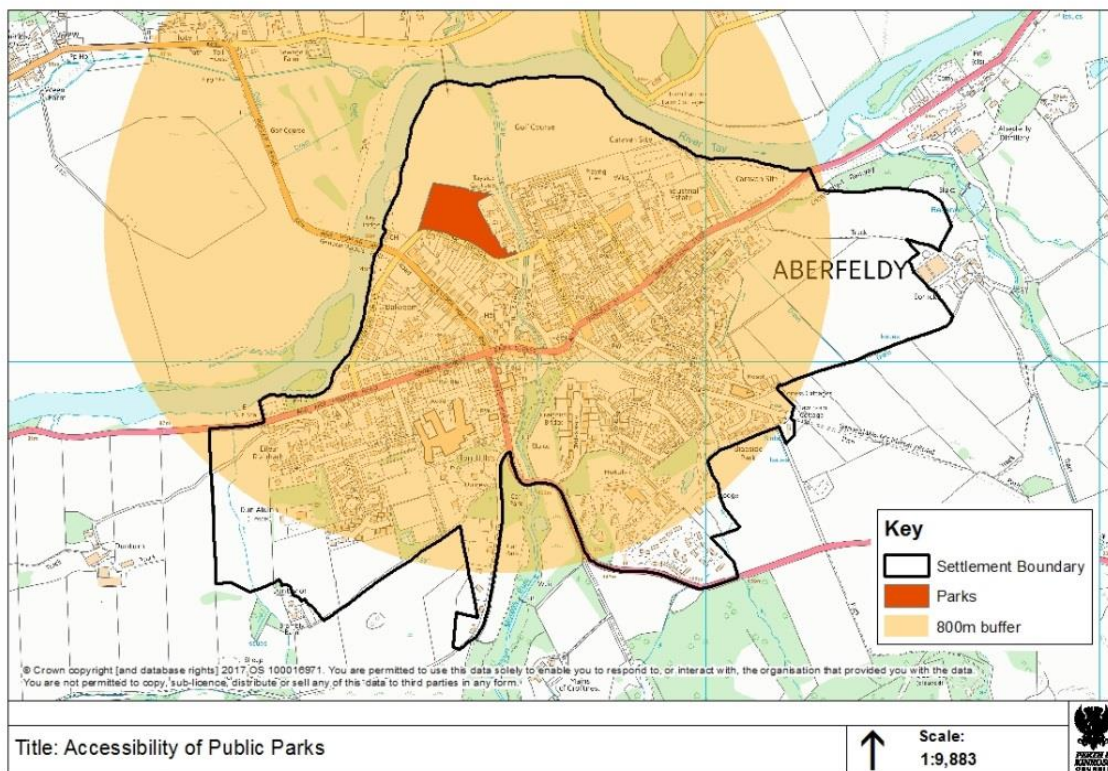
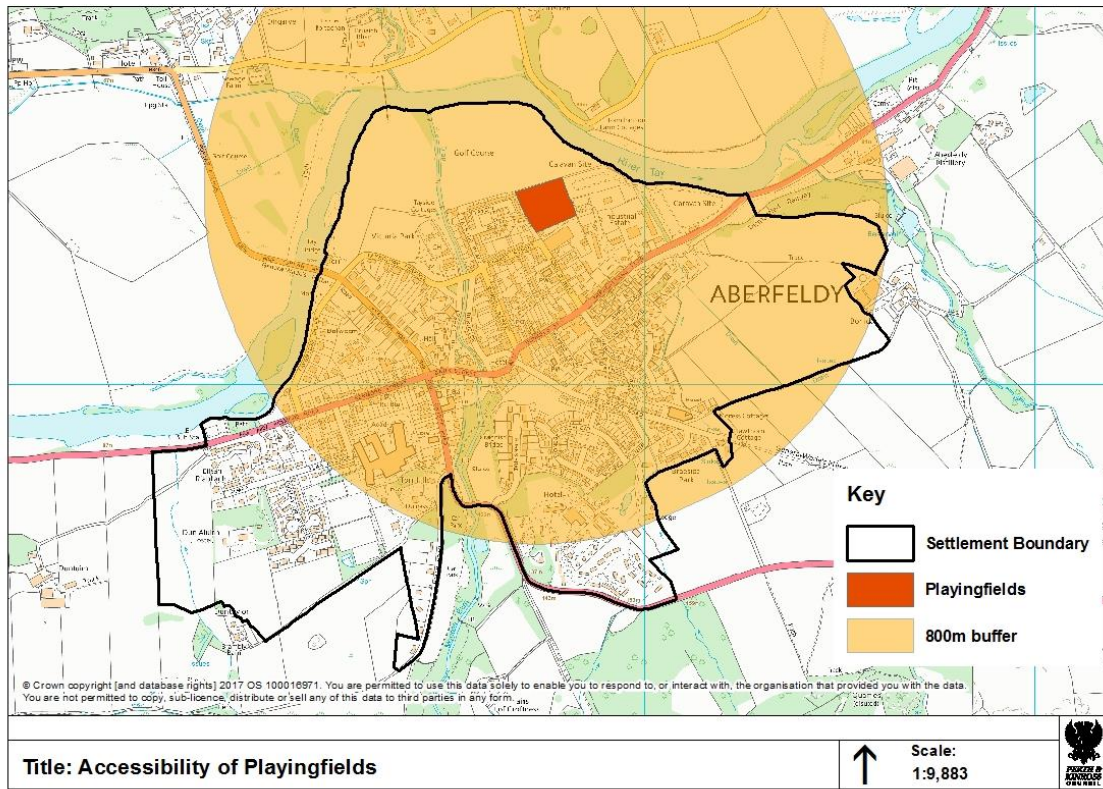
2. Open Space

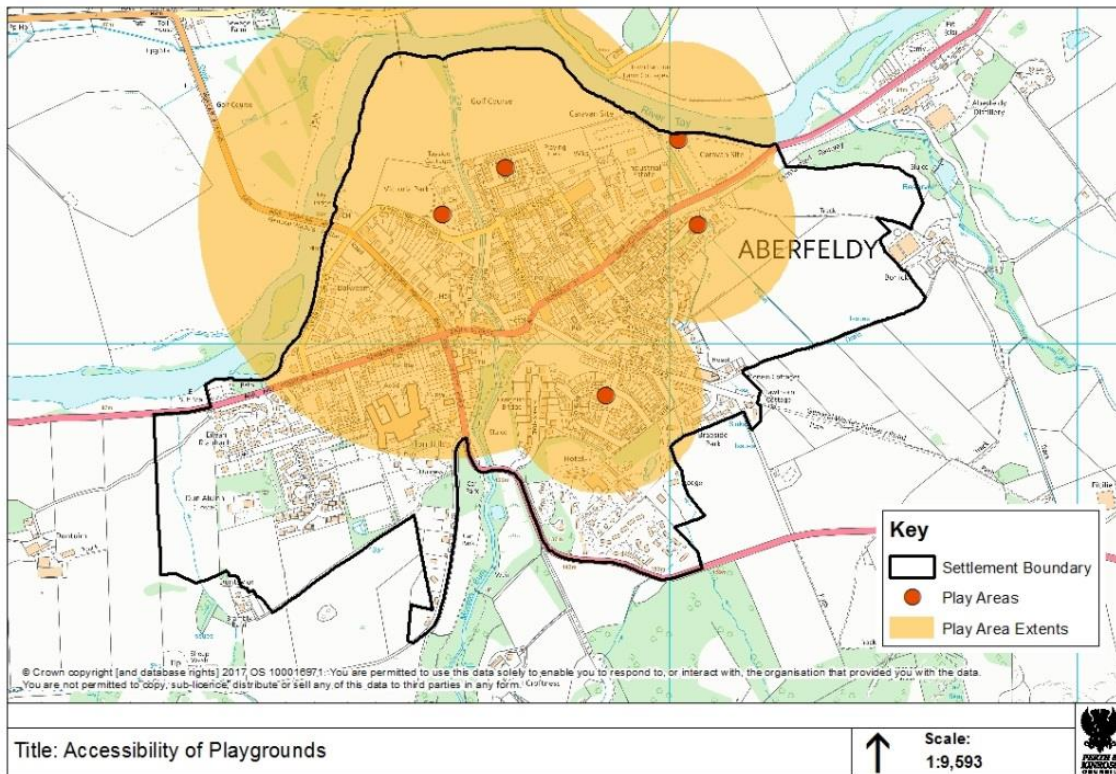
Open space is crucial within a settlement and adds value to the community for both recreational and amenity purposes. The natural environment is a valued national asset offering a wide range of opportunities for enjoyment. Open Space makes a positive contribution to quality of life by breaking up the heavily built up urban areas and creates wildlife habits which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents of these settlements. This study will show how accessible the various areas of open space are from different locations in the settlement and whether with the growing population of the settlement, these green spaces need to expand or new sites need to be developed.

The map below highlights all the open space within Aberfeldy which provide space for outdoor activities or provide visual amenity for residents. The open space provision of the settlement is approximately 48.5 ha which is 24.7 ha/ 1000 people.



2.1 Accessibility of Open Spaces





90% of households are within 10-15 minute walk of a playing field in Aberfeldy. Besides the highlighted pitches, the Academy's playing fields also provides access to this function and small kickabouts provide opportunity for informal play..

99% of households are within 10-15 minute walk from a public park or garden in Aberfeldy.

90% of households are within a distance from playgrounds which is

2.2 Cemetery Provision

Aberfeldy cemetery is nearing capacity and so within the Future Cemetery Provision Strategy, Aberfeldy is identified as a settlement where a larger cemetery is likely needed.

2.3 Implications for the Proposed Plan

The Proposed Plan safeguards existing open spaces such as playgrounds, playing fields, parks and cemeteries. The study also highlighted where there is a need for improvement in order to meet existing as well as future demand:

Playgrounds	The audit did not highlight any issues with the current provision. To offset the impact of population growth, an additional 0.135 ha play space is required. The approved planning application for site H37 includes a new playground and satisfies part of this requirement. Another play space could be provided on the other allocated housing sites which would also ensure accessibility to this function for new residents.
Playing Fields	The audit did not highlight any issues with the current provision. New housing developments may provide a small kickabout area or sevens pitch to improve accessibility but it is unlikely that there would be demand for an additional full size pitch.

Public Parks	The audit did not highlight any issues with the current provision. To offset the impact of population growth, new development should provide an additional 0.525 ha of parkland or residential amenity space.
Cemeteries	The study identified need for more cemetery space. Investigations will be conducted to identify a suitable site during the life of the plan.

Table 1. The table summarises the conclusion of the quantity and accessibility audit and the Future Cemetery Strategy.

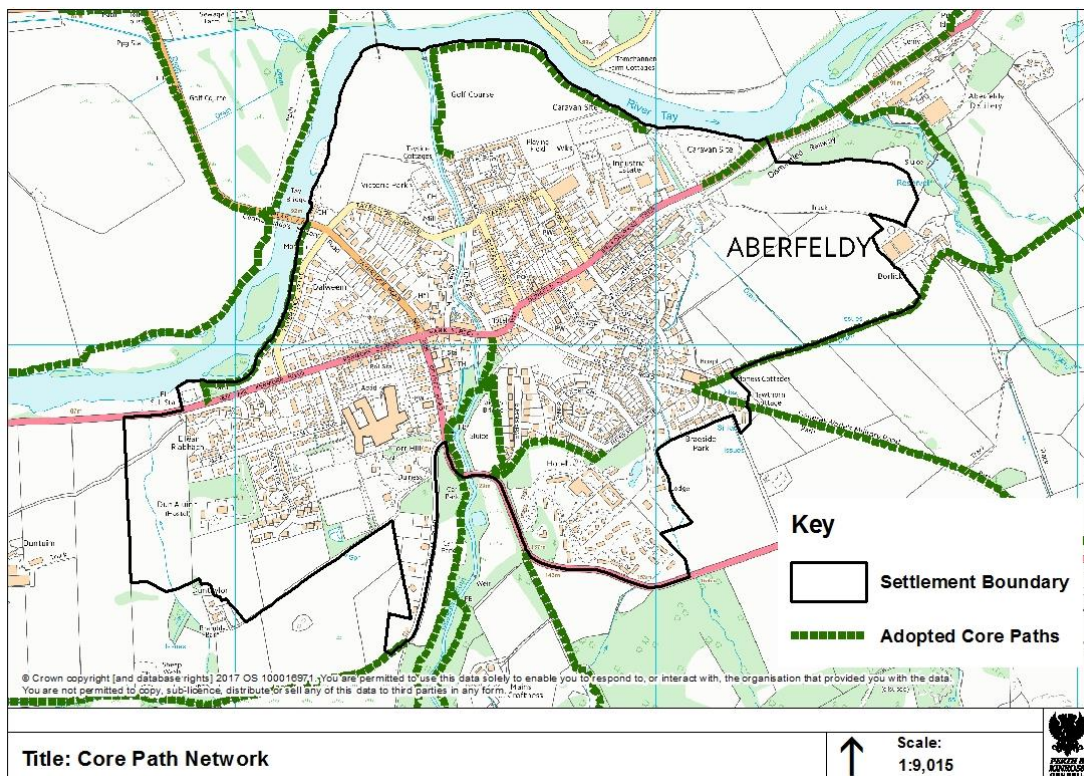
3. Transport

This section aims to comment on the active and public transport networks in settlements. Furthermore, it will examine the capacity of the road network as well as the parking provision of towns.

3.1 Walking

Within the urban areas of Aberfeldy, there are the standard pedestrian facilities adjacent to the local road network. This is augmented by dedicated pedestrian crossings at key locations within the town centre, including a pedestrian phase at the A827/A826 signalised junction. All new developments are required to ensure that they provide good pedestrian linkages, both internally and to the existing network. This may include improvements to existing pedestrian facilities where required.

The map below shows the extent of the core path network in and around Aberfeldy.



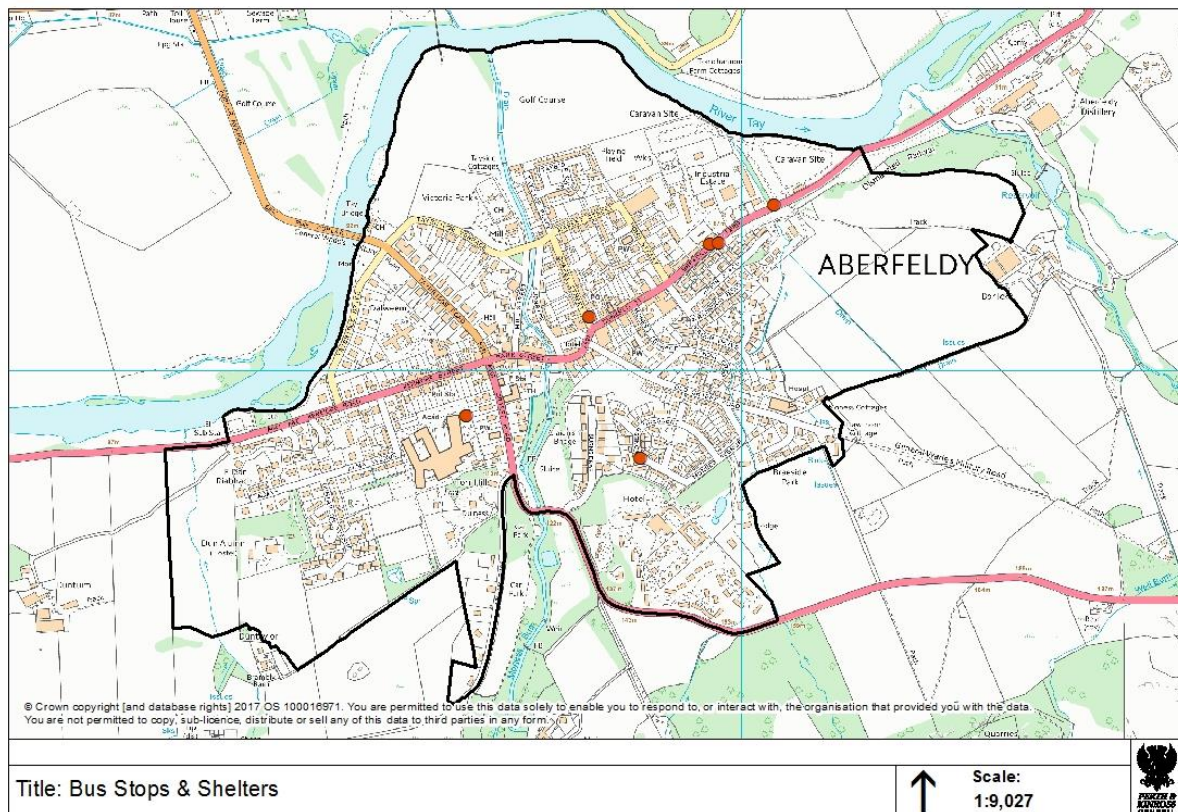
3.2 Cycling

The national cycle route 7 runs near Aberfeldy and forms parts of the Lochs & Glens North section of the Glasgow to Inverness route. The route uses the road network to the north of the Tay to connect Kenmore with Grandtully. All new developments must provide adequate cycling facilities, including cycle parking provision where required.

3.3 Public Transport

There is a frequent bus service to Perth from Aberfeldy, which operates hourly (service 23). The latest bus from

Perth leaves at 7pm during the week / 11pm on Saturday. Sunday service is poor, the bus only goes once between Aberfeldy & Perth. Service 83 provides routes to Pitlochry and service 896 provides routes to Crieff (on school days only). There are no direct services to Dundee or Stirling but there are frequent buses going to these locations from Perth Bus Station. The map below marks bus stops and shelters within Aberfeldy. For a visual representation of bus routes, see Appendix A.



Railway stations are located at Pitlochry, Dunkeld, and Perth, from where onward travel can be made to a wide range of destinations throughout Central Scotland and beyond. Stagecoach Perth service 23 offers connections between Aberfeldy and Dunkeld, Pitlochry and Perth railway. The 23 bus service runs through Aberfeldy, stopping at four stops. Apart from this, there is no local bus service.

3.4 Road Capacity

The A827 runs through Aberfeldy and connects to Grandtully and Logierait in the east and further on to the A9 trunk road linking the area to Inverness and Perth. To the west the A827 connects Aberfeldy to Kenmore and Killin and further to the A85 Trunk Road, providing links to Glasgow and west and central Scotland. In addition, the A826 provides a link to the south where it connects via the A822 to the A85 Trunk Road at Gilmerton. The current road network has no issues with capacity to accommodate the current and future traffic volumes and there are no known road safety issues in the area.

3.5 Accident Records

The study analysed accident records between 2012 and 2016 and in this time period there has been no fatal or serious traffic accident in Aberfeldy.

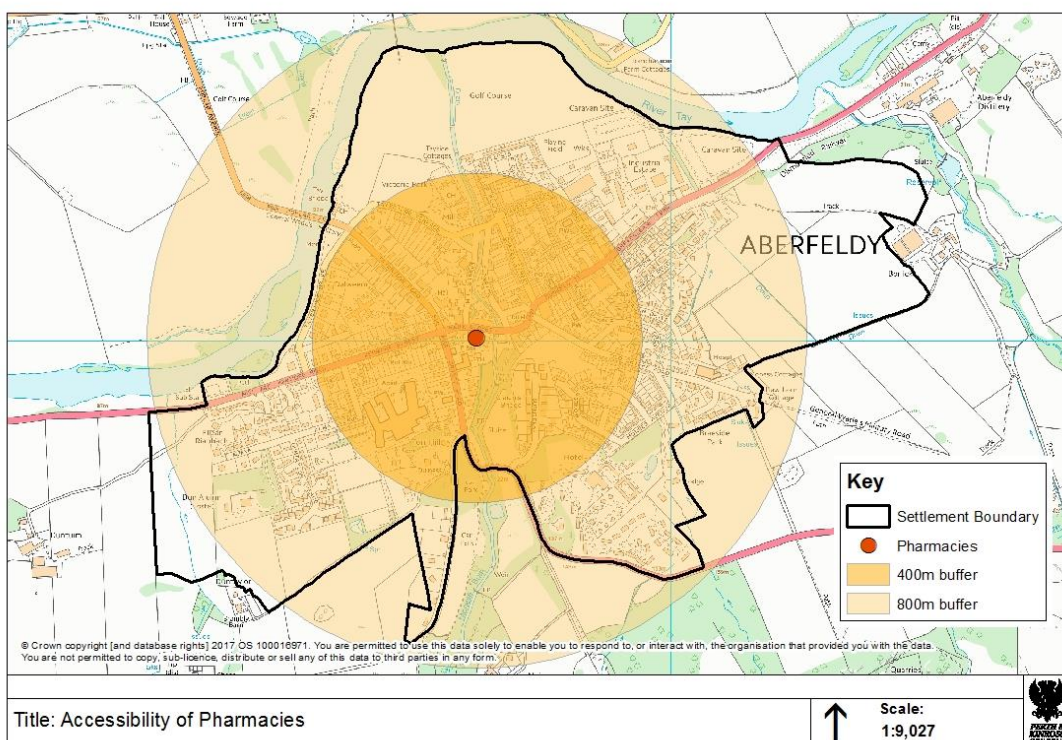
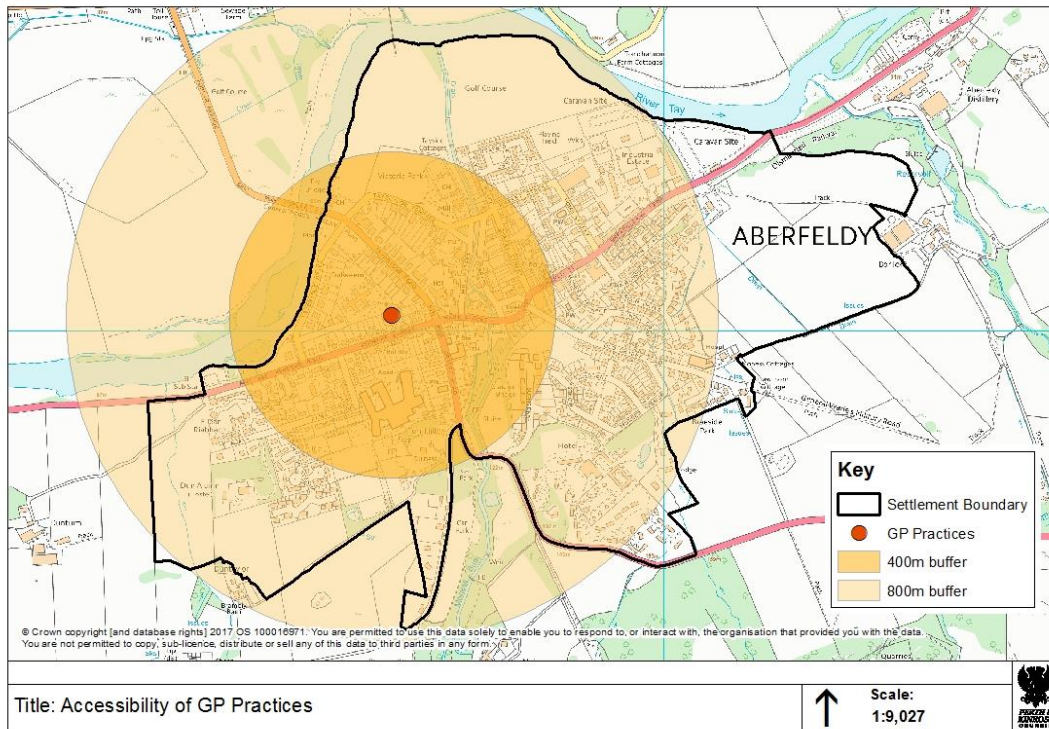
3.6. Parking Provision

The town square (A827/Burnside Lane/Old Crieff Road) is made up of two small short stay car parking areas on either side of the A827. There are also free off street car parks located on Chapel Street and Moness Terrace. The Moness Terrace car park has EV charging facilities.

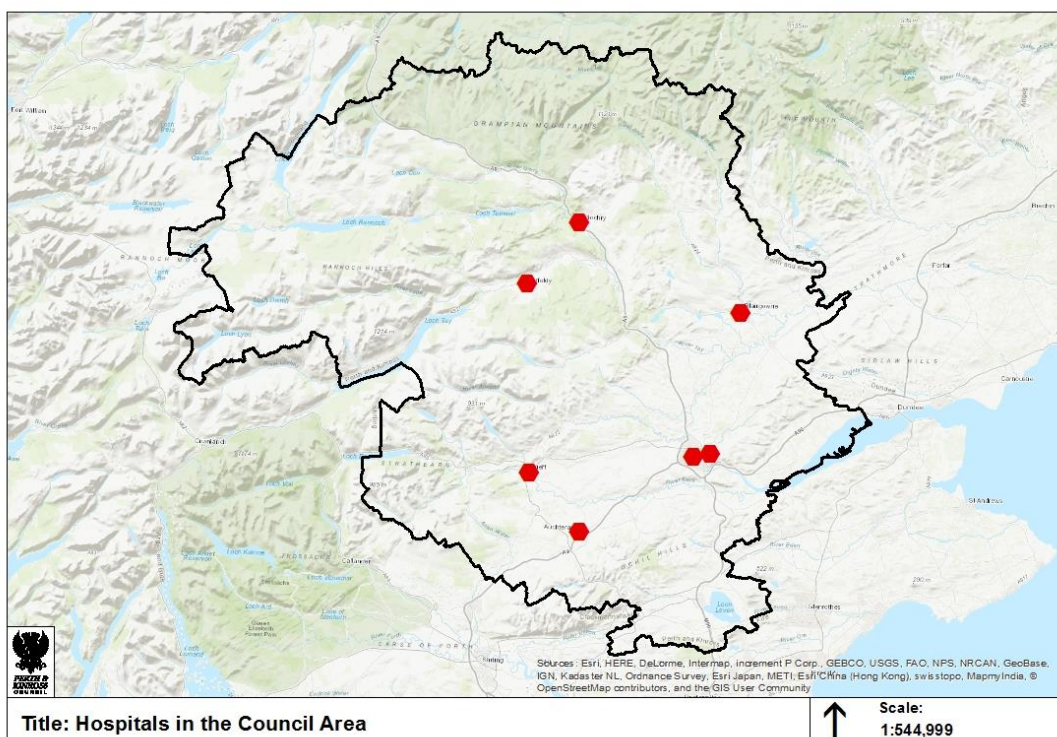
4. Health

For a community to thrive it is essential that they have access to healthcare. The Council work closely with partners in the NHS to ensure that this can be delivered and that consideration is given to the impact of future development on existing services.

Within Aberfeldy there is one pharmacy as well as a GP surgery. This GP surgery has capacity and there are no plans for development, re-location or closure of this facility. The map below highlights access to this surgery and the pharmacy.



The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **100%** of households are less than 10-15 minute, and **63%** are less than 5-7 minute walk away from the pharmacy. In case of GP surgeries, **99%** of households are less than 10-15 minute, and **40%** are within less than 5-7 minute walk away.



As the Aberfeldy Cottage Hospital is closing, patients may be treated in Pitlochry or with more serious conditions in Perth Royal Infirmary which is approximately 55 minute drive away.

There is also currently one dentist within Aberfeldy providing NHS services. However it is important to note that dentists operate a private business and are out with the control of the NHS.

5. Education

In order to support future growth in a settlement it is essential to have sufficient education provision. Through the School Estates Plan the Council seeks to accommodate this future growth taking account of population projections and future housing levels through the Local Development Plan. The Council has adopted Supplementary Planning Guidance on Developer Contributions which secures contributions from new residential development within the catchments of primary schools with a projected capacity constraint. The guidance provides an annual update relating to the likely impact of future identified housing on the school estate.

Breadalbane Academy and Primary are not currently operating at near capacity. Breadalbane Academy was designed to support future levels of growth. The available capacity Breadalbane Primary School may be impacted on through the level of projected growth but this will depend on the speed at which it is completed. The Council will continue to review the build rate of development within the catchment and where appropriate will secure financial contributions towards additional school capacity. Council run nursery classes are available at Breadalbane Academy Nursery.

6. Retail and Employment

Both retail and employment are significant aspects of the development of any town or village. Perth and Kinross Council complete an annual Employment Land Audit which provides information on how much land there is available, where it is and whether it is available for development which allows us to assess the employment land uptake in the areas and establish whether or not there is a need to provide more employment land to facilitate economic growth in the area.

This report shows that there is a total of 5 hectares of employment land available within Aberfeldy which is marketable with minor constraints. This site has already been allocated in the current LDP and will be carried forward to the new plan period. The take up of employment land will be closely monitored to establish whether or not there is a need for further employment land within the area.

To measure retail capacity within Perth and Kinross a Town Centre and Retail Study was undertaken in 2016. This investigated whether or not there was a need for more land to be allocated for retail uses and contained the town centre health checks. The study stated that Aberfeldy has a range of independent shops and services with a vacancy rate of 9.3% (around the average in PKC). 41% of respondents shops daily in the town and commented positively on the range and quality of shops as well as the overall environment. The results suggested that improving the evening economy would further contribute to the success of the town centre.

The report concluded that the main requirement for Aberfeldy is to maintain the high quality town centre environment and the good range of quality independent shops and non-retail services. There is no obvious requirement for significantly more retail floorspace.

6.1 Implications for the Proposed Plan

The study did not highlight any issues with the amount land for employment uses and retail. Aberfeldy has good employment opportunities for a small town and a successful town centre. In addition, the town square will undergo public realm improvement in response to the suggestions raised at a previous Charrette workshop.

7. Energy and Water

It is important that all new and existing development can be served by key infrastructure including electricity, gas and water treatment works. The analysis below suggests that the exiting community is well served but that there may be a need for improvements to facilitate future growth.

7.1 Water Network Capacity

There is sufficient capacity at the water works in Aberfeldy. Drainage from all new development should connect to Public Waste Water Treatment Works.

7.2 Waste Water Network Capacity

There is sufficient capacity at the waste water work within Aberfeldy. All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

7.3 Is the opportunity to connect to the national grid?

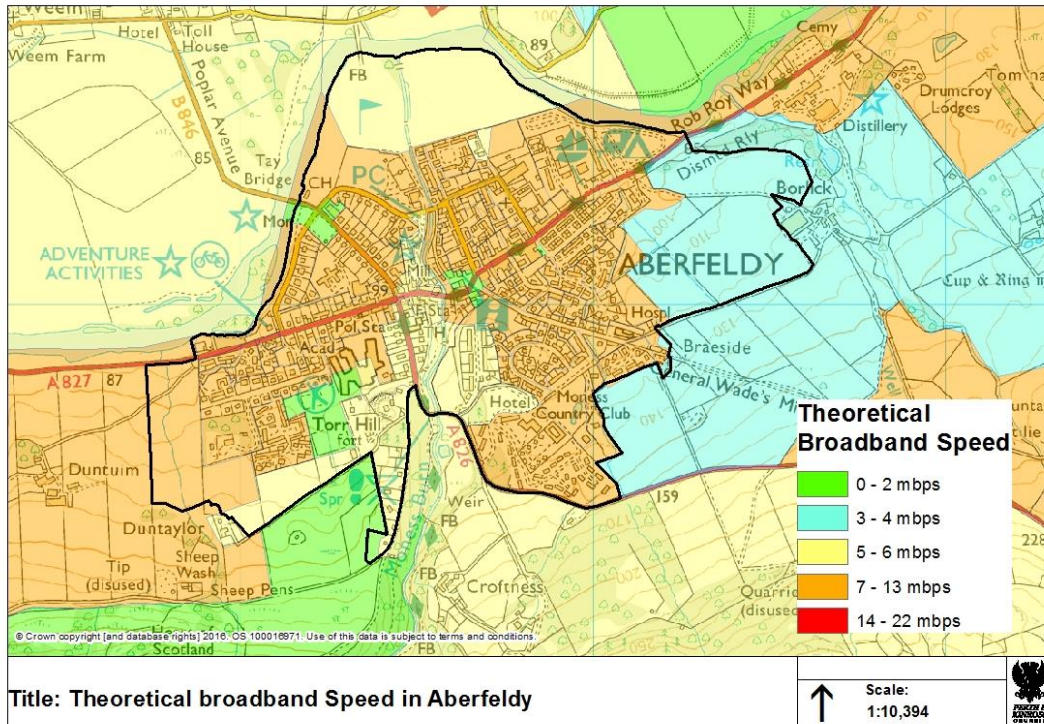
Properties within Aberfeldy are connected to the national grid.

7.4 Is the opportunity to connect to gas supply?

Most properties within Aberfeldy are served by gas mains.

7.5 Access to High Speed Broadband

Fibre broadband has been deployed within Aberfeldy. The vast majority of premises will be covered, although not necessarily all (Digital Scotland, Scottish Government). The map shows that Aberfeldy has 7-13mbps speed on most locations with some areas having slightly lower capacity.



Conclusion

Aberfeldy is a successful small town in Highland Perthshire. It offers a good quality of life to those who live and work there with access to a variety of employment opportunities and accessible community services and facilities, and its high quality landscape and townscape setting make it an attractive place to visit. Aberfeldy is, however, less accessible than some other Highland towns and future development opportunities are limited due to topographical and environmental constraints.

SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • High quality landscape and townscape setting • Good access to a range of quality open spaces within the settlement and the wider countryside • Range of accessible community services and facilities, including facilities at the Breadalbane Community Campus • Available employment opportunities • Common Good Fund • High quality town centre environment and good range of quality independent shops and non-retail services • Capacity within schools to support additional development • Plans in place for improving the town square 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Distance from cities • Bus services to Perth but no direct services to Dundee or Stirling • No Council offices within the town
<p>Opportunities</p> <ul style="list-style-type: none"> • Land allocated for additional employment uses to be developed in conjunction with housing site at Borlick 	<p>Threats</p> <ul style="list-style-type: none"> • Limited future development opportunities beyond existing allocations due to the physical constraints of the settlement • Cemetery nearing capacity

Appendix A: Bus routes

