

# Kinross & Milnathort Infrastructure Report

---

Working Document

November 2017

## Introduction & Context

Kinross stands on the shores of Loch Leven with Milnathort lying to the north. Each of these historic towns has their own distinct character. The settlements are bounded by the M90 motorway running around the western periphery. There are industrial uses to the south of Kinross and then open greenspace of the local golf course extending eastwards to Loch Leven. TAYplan classifies Kinross & Milnathort as a Tier 2 settlement where the majority of proposed development is directed.

There are approximately 3339 residential properties within Kinross and Milnathort (PKC Corporate Address Gazetteer, 2017). With an average household size of 2.24 (based on Census trends) it is estimated that the settlement's current population is 7479.

The Proposed Plan provides land for approximately 143 new houses to be built within the settlements and there is an opportunity site on Stirling Road, Milnathort where appropriate residential development is supported. Besides this, there is already planning consent for the development of 391 new houses on sites allocated in the current LDP.

Therefore in total, 534 houses within Kinross and Milnathort could potentially be built by 2028. Based on Census trends the average household size for Kinross & Milnathort will fall to 2.20 by 2028. It is estimated that as a result of new development, the population could increase to 8520 by 2028, assuming that all properties are occupied.

Area	Current population estimate	Population projection by 2028	Current residential properties estimate	Residential properties projection by 2028
Kinross/Milnathort	7479	8520	3339	3873

*\*It should be noted that although land for a total of 534 houses is allocated market evidence suggest a slower build rate which is likely to result in the housing land supply lasting beyond 2028. This will be regularly monitored however for the purposes of this report it is assumed that 534 houses could be occupied by 2028.*

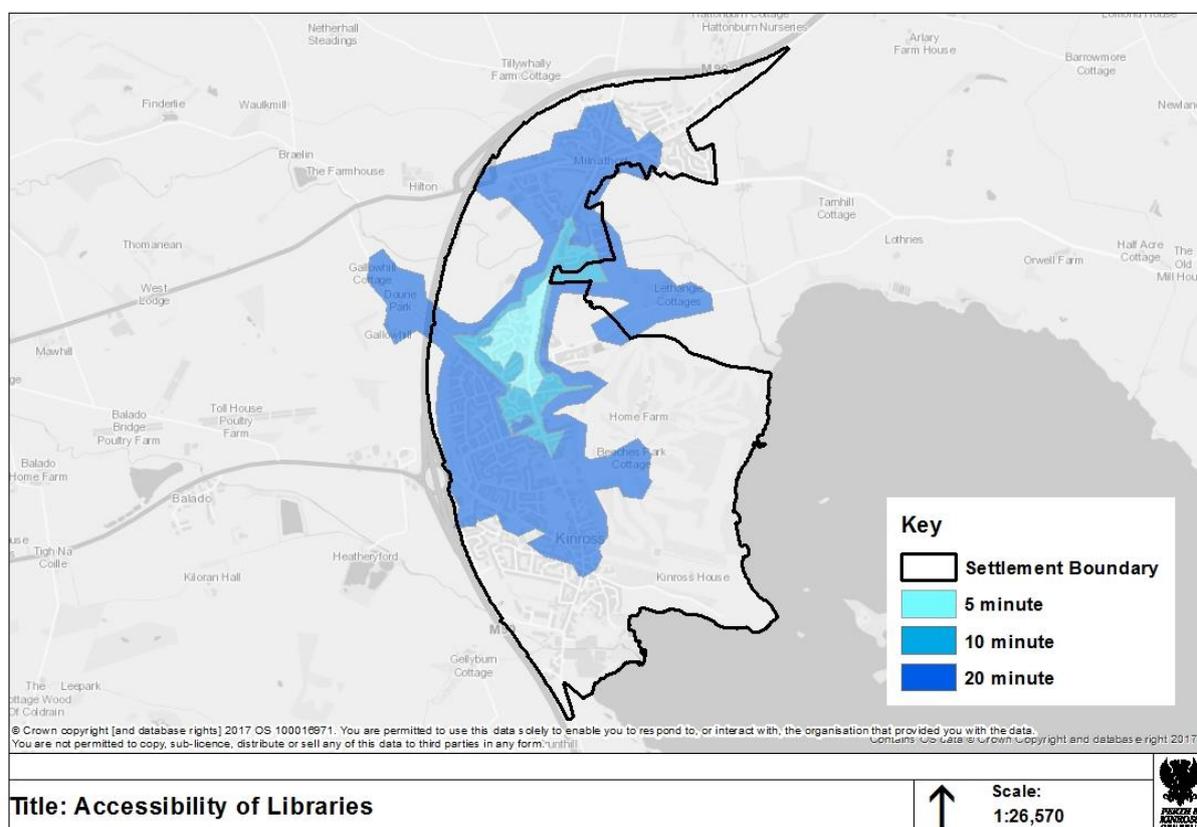
This infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP. This infrastructure capacity assessment will highlight the current infrastructure provisions within Kinross and Milnathort and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

### 1. Community Facilities and Recreation

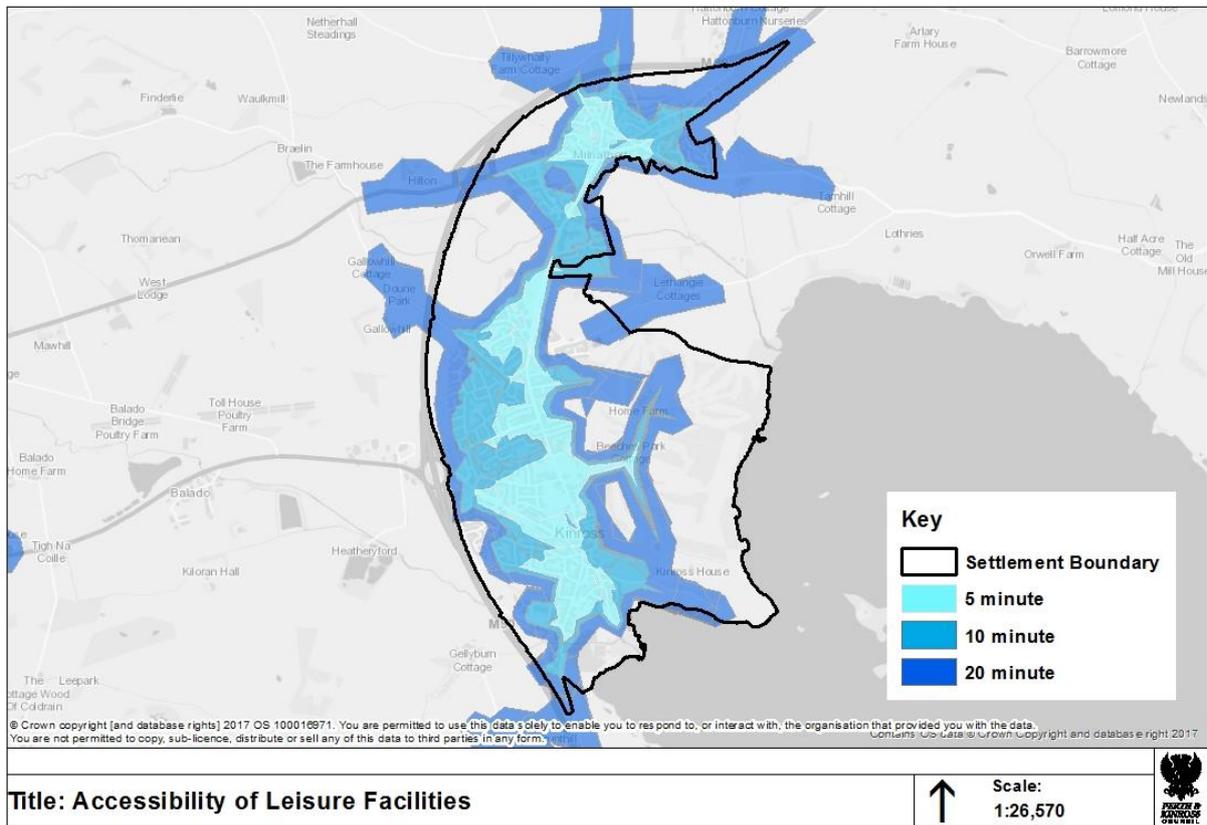
As populations are growing, there is an increased pressure on community facilities and capacity may need to be increased to satisfy the needs of residents. The cultural identity of a town is improved by community facilities being present as they offer opportunities for social interaction and they are important for local identity. This report will show the key local amenities in each town as well as their accessibility from different residential areas within the settlement.

Community sports facility and leisure activities	There are 9 community sport and Leisure facilities in Kinross and Milnathort.
ATMs	There are 4 ATMs in Kinross and Milnathort.
Petrol stations	There are 2 petrol stations serving Kinross and Milnathort.
Libraries/mobile libraries	There is one library in the Kinross Community Campus.
Community/town hall	There are 8 community halls in Kinross & Milnathort (including church halls and community buildings). In addition there are facilities available for community use in the Community Campus
Post Offices	There is one post office in Kinross and one in Milnathort.
Public Houses & hotels	There are 11 public houses & hotels and hotels in Kinross and Milnathort.
Recycling Points	There are 3 recycling points in Kinross and Milnathort
Recycling Centres	There is one recycling centre in Kinross and Milnathort.
Council Offices	There are no Council offices in Kinross and Milnathort.

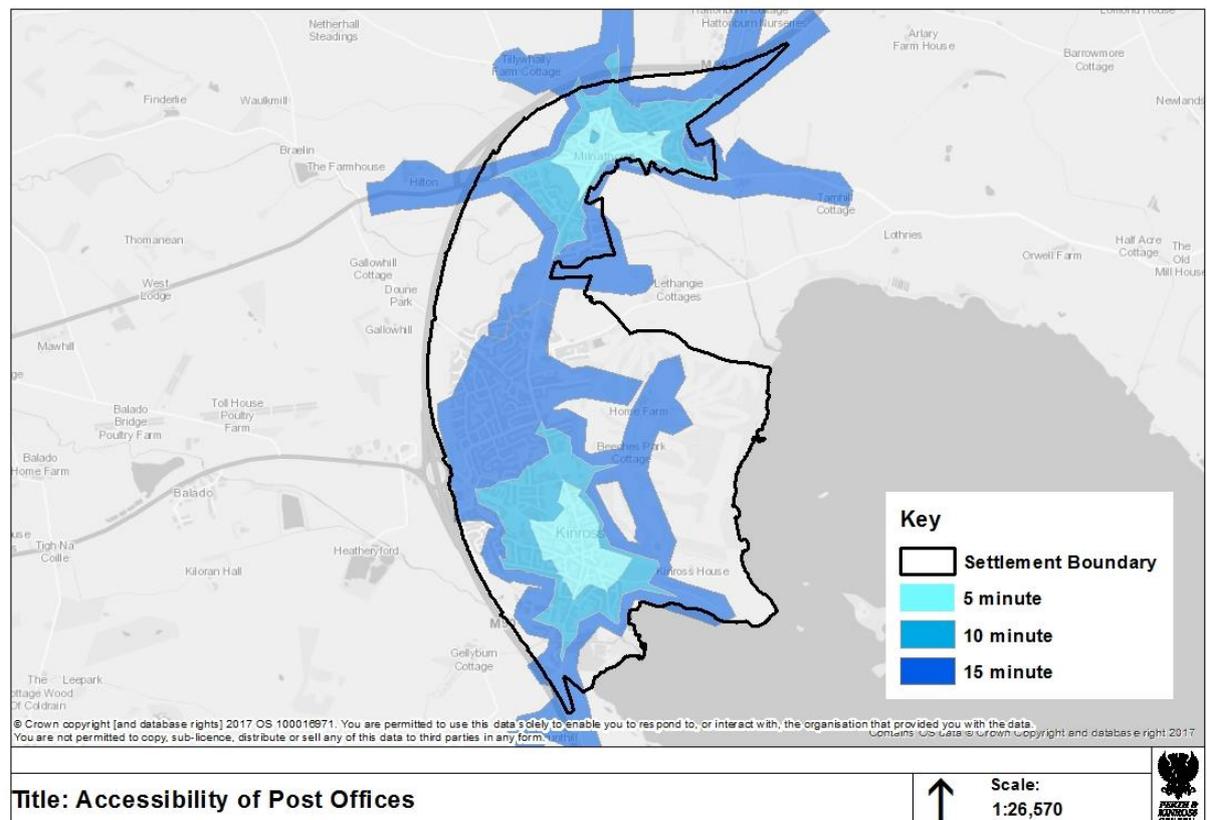
The table above highlights the provision of community facilities within Kinross and Milnathort at the time of the survey in 2015. The maps below show the accessibility of some of these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to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



2433 households are less than 20 minute walk from a library in Kinross & Milnathort. This is **72%** of all households included in the survey.



3267 households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs). This is **97%** of all the households included in this survey.



3185 houses are less than 20 minute walk away from the nearest post office. This is **95%** of all the households included in this survey.

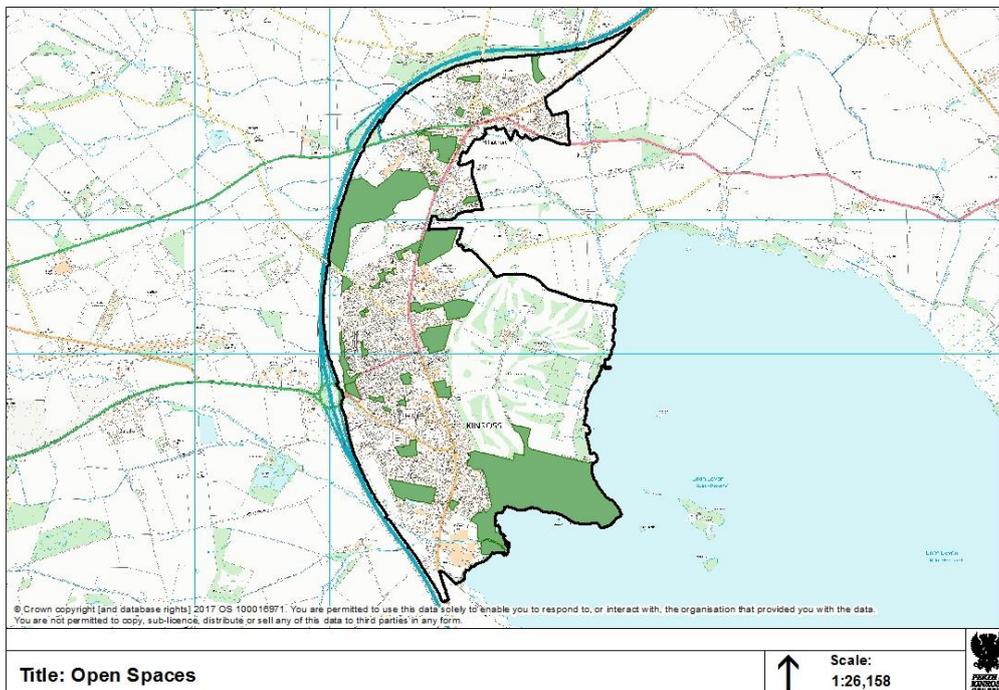
## 1.1 Implications for the Proposed Plan

The analysis shows that Kinross & Milnathort has a wide range of community facilities providing opportunities for sports, recreating and socialising. Loch Level Community Campus provides a number of facilities such as a sport hall, dance studio, gym and an assembly hall. Residents have good access to post offices, leisure facilities as well as library facilities. The study did not highlight any major shortfall in this section.

## 2. Open Space

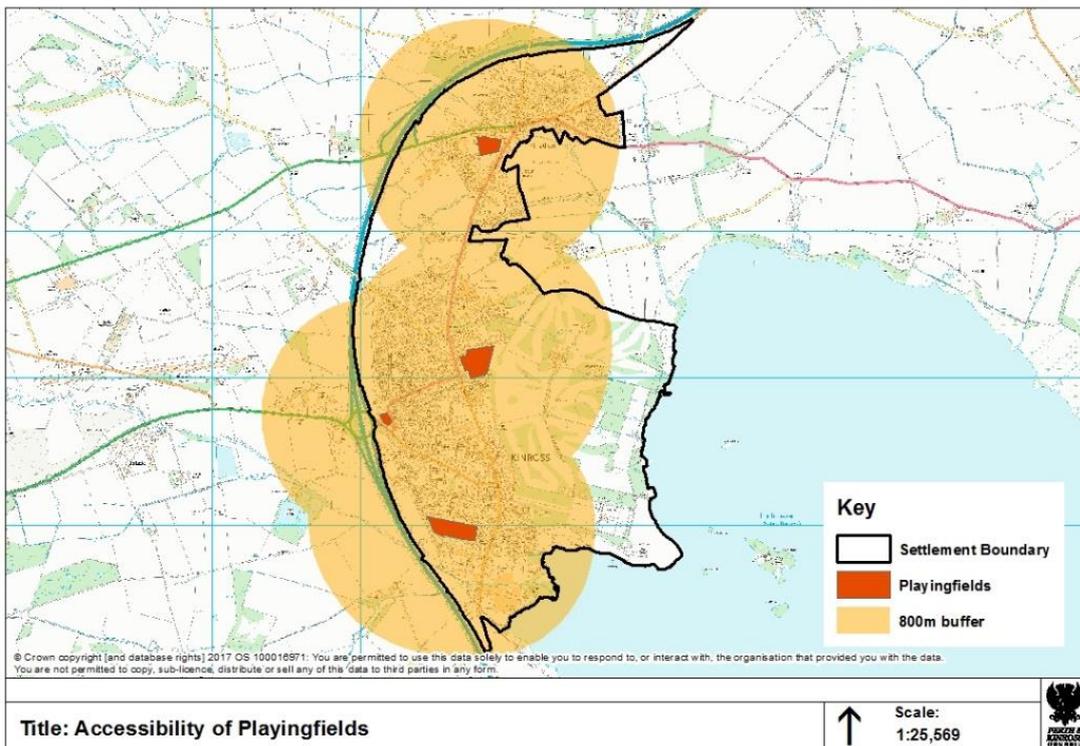
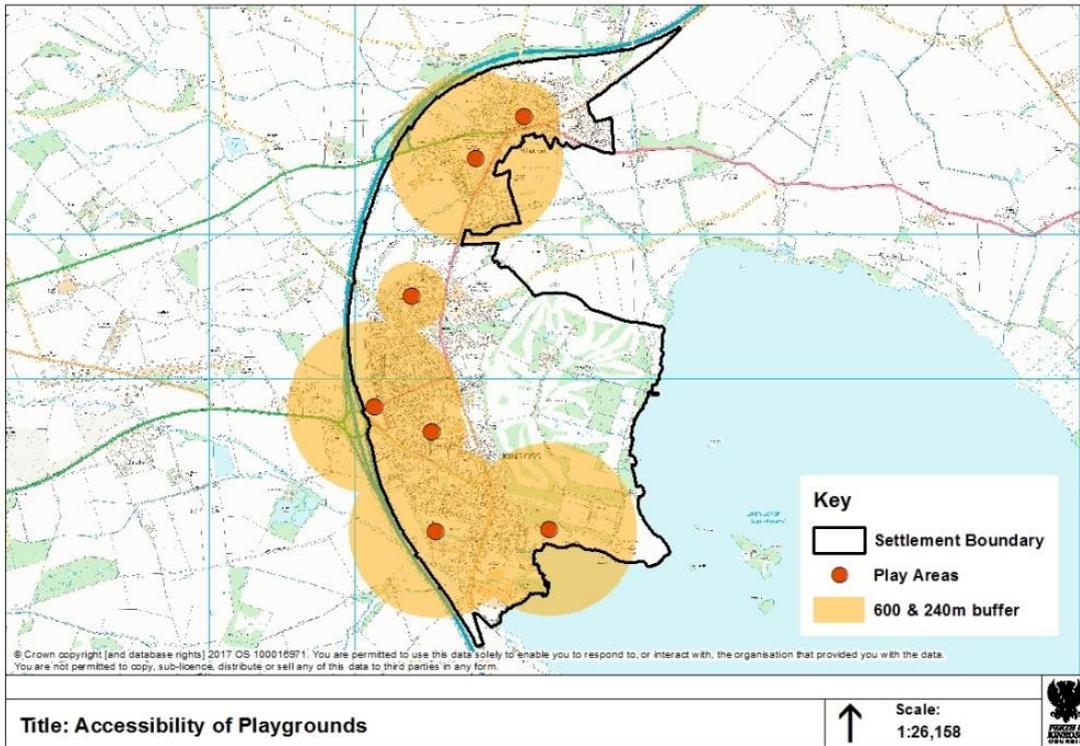
Open space is crucial within a settlement and adds value to the community for both recreational and amenity purposes. The natural environment is a valued national asset offering a wide range of opportunities for enjoyment. Open Space makes a positive contribution to quality of life by breaking up the built up urban areas and creates wildlife habitats which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents. This study will comment on the suitability of the current open space provision in the face of population growth and highlight any shortfall which needs to be addressed.

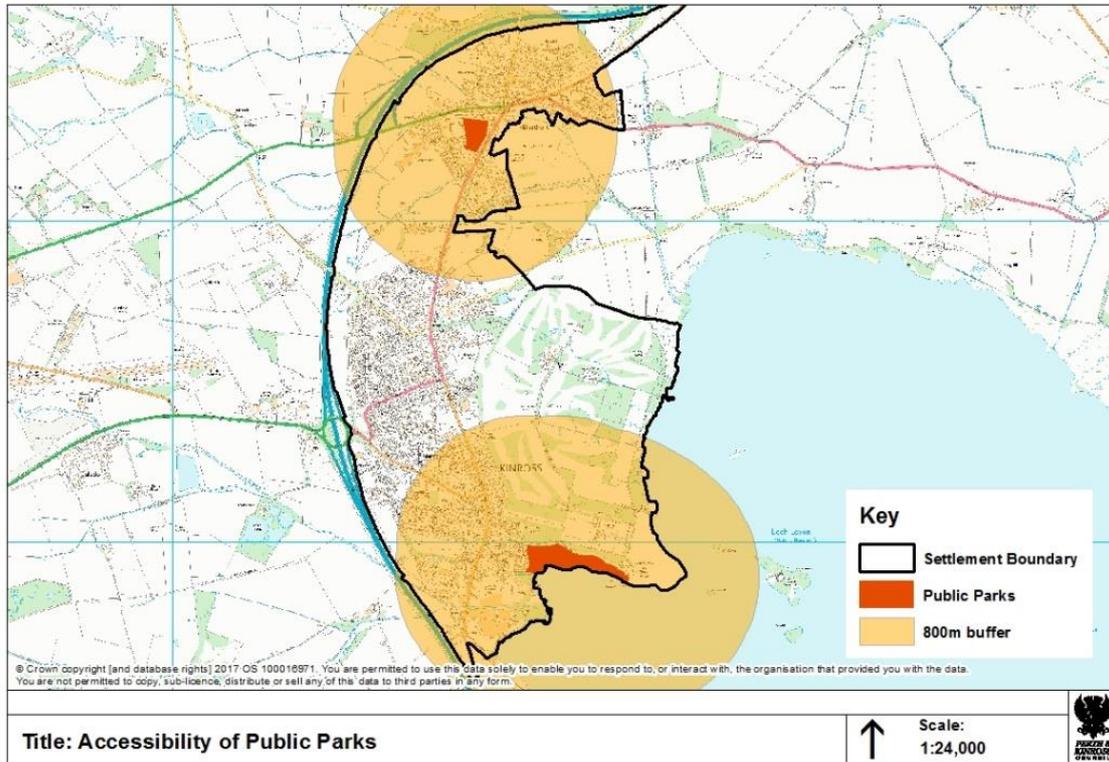
The map below highlights all the open space within Kinross and Milnathort which is used for outdoor activities and provide visual amenity for residents. The open space provision of the settlement is approximately 186 ha which is 27.2 ha/ 1000 people. This includes the open space around Kinross House Estate as well as the Country Park which forms part of the development at Lathro.



In order to further develop our understanding of the provision of functional open spaces within the council area, an Open Space Audit has been developed examining the supply of playgrounds, playing fields and public parks.

## 2.1 Access to Open Spaces





**99%** of households are within 10-15 minute walk of a playing field in Kinross & Milnathort. Besides the highlighted pitches, Kinross Primary School playing field also provides access to this function and there are small kickabout areas across the town for informal play.

**52%** of households are within 10-15 minute walk from a public park or garden in Kinross & Milnathort. The Lathro Farm development will provide an additional large parkland between Kinross and Milnathort.

**87%** of households are within a distance from playgrounds which is considered to be appropriate for children at target ages.

## 2.2 Cemetery Provision

Kinross cemetery is nearing capacity and so a new cemetery is needed. Subject to capital funding being available, the process of identifying and developing specific extensions and new site provision would commence in Kinrosshire as this is one of the priority sites identified in the Future Cemetery Provision Strategy.

## 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	Currently the provision of playgrounds is slightly below the standard and an additional 0.233 ha would be required to offset the impact of growth. The development at Lathro will provide a larger playground and other developments may also provide smaller play spaces in line with the Council's Play Strategy.
Playing Fields	The audit did not highlight any issues with the provision. To offset the impact of population growth an addition of another full sized pitch could be justified however the accessibility of playing fields is very high and schools also provide sport facilities.

Public Parks	Additional space to improve accessibility to public parks will be provided as part of the development at Lathro. This will significantly improve the provision as well as the accessibility to this function.
Cemeteries	The study identified need for more cemetery space. The Proposed Plan identifies a search area to the east of Milnathort for a new cemetery.

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

### 3. Transport

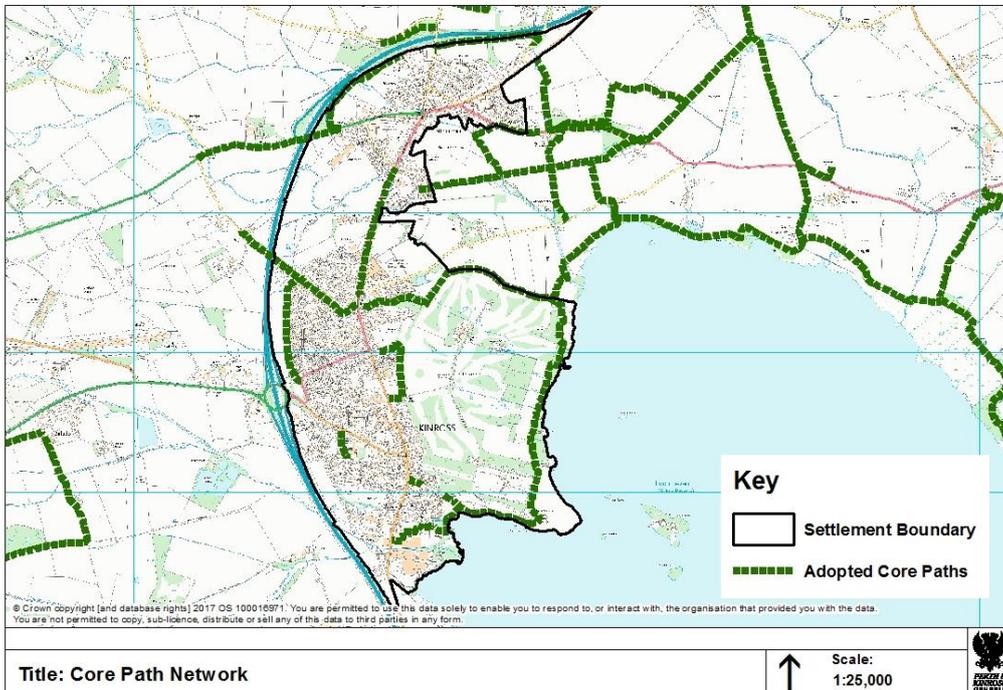
This section aims to comment on the active and public transport networks in settlements. Furthermore, it will examine the capacity of the road network as well as the parking provision of towns.

#### 3.1 Walking

Within the urban areas of Kinross and Milnathort, there are the standard pedestrian facilities adjacent to the local road network. This is augmented by dedicated pedestrian crossings at key locations within both Milnathort and Kinross. 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. Kinross High Street has also recently undergone public realm improvement works and is subject to a 20mph zone.

The map below suggests that the East of Kinross, and the surrounding area, is served by a good number of existing core paths, however, there could be room for development of core paths, on the West of Kinross. The M90 has however limited crossing points from Kinross.

The Loch Level Heritage Trail is a 12 mile circular around the Loch Leven Nature Reserve and provides further opportunity for walking, cycling and birdwatching.



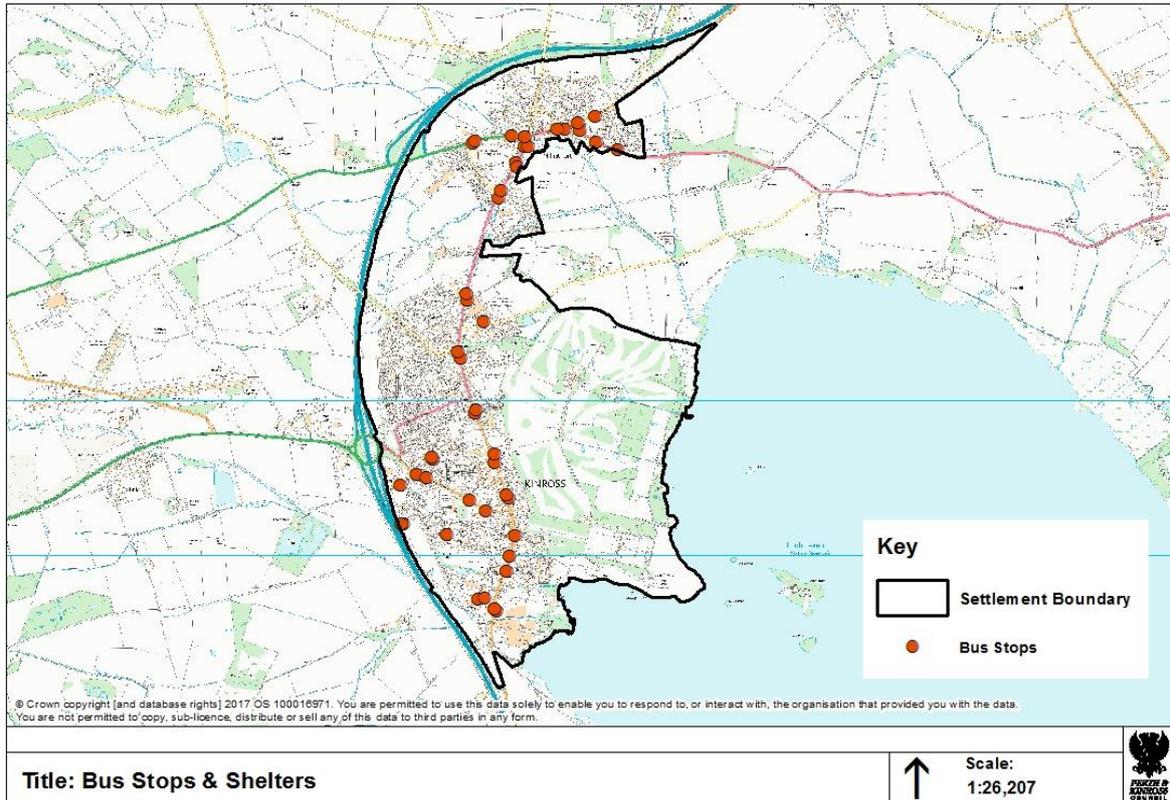
#### 3.2 Cycling

The national cycle route 775 connects Kinross and Milnathort to Perth and route 1 connects to Dunfermline. These routes are a mixture of on road/street cycling, lightly trafficked rural roads and off road cycle paths. All new

developments must provide adequate cycling facilities, including cycle parking provision where required.

### 3.3 Public Transport

Kinross is well connected to Perth by the x56 bus that runs hourly from Monday to Saturday and the 56/56A which runs every two hours all week. On the other hand, opportunities to commute to Perth for 9 am start are limited. Citylink provides a service between Edinburgh and Aberdeen which stops at Kinross, Perth and Dundee providing Kinross with connection to the bigger cities. The service 23, provides routes to Stirling and St Andrews and there is various frequency between these services. The map below marks bus stops and shelters within Kinross & Milnathort. Kinross has a Town Centre bus route which runs to Milnathort every fifteen minutes. The Park and Ride facility in Kinross provides connection to the public transport network for the surrounding area. For a visual representation of bus routes, see Appendix A.



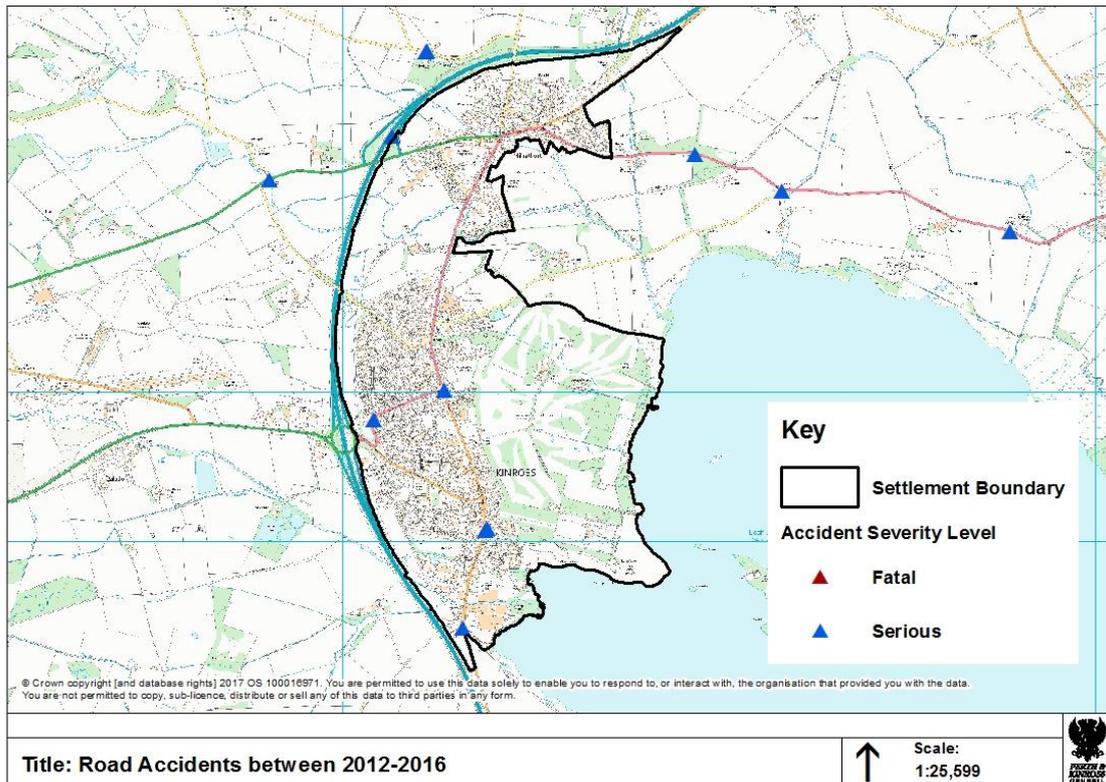
### 3.4 Road Capacity

Kinross and Milnathort are located adjacent to the M90 trunk road with full north and south bound access available at junction 6 (Kinross) and partial access (on slip to northbound carriageway and off slip from southbound carriageway) available at junction 7 (Milnathort). Northbound off and southbound on are available at junction 8, approximately 2 miles to the north. The M90 motorway which sits adjacent to the two towns and is the responsibility of Transport Scotland.

The capacity of both the M90 trunk road network and the local road network has been tested using Paramics micro simulation and this has demonstrated that with the proposed level of development there are no significant issues with only minor improvements or local mitigation measures required.

### 3.5 Accident Records

The map below shows accidents in Kinross & Milnathort over a four year period. There have been 4 accidents between 2012 and 2016 none of which were fatal. Trend within the council area show a decreasing in the number of traffic accidents.



### 3.6 Parking

There are three council run car parks in Kinross and one in Milnathort as well as a Park and Ride facility. There is also on street parking in both settlements. A parking survey was undertaken in 2016 to capture duration of stay and occupancy of on- street and off-street locations, and to identify opportunistic parking in the town centre. Further survey work has been undertaken in 2017 to further assess parking provision and to assess the impact to the overall provision caused by the loss of the parking at the old High School site. This data will be used to assess if measures to manage demand are required to manage parking or if additional parking is needed. This report will be updated with the findings of the survey when they are released.

### 3.7. Implications for the Proposed Plan

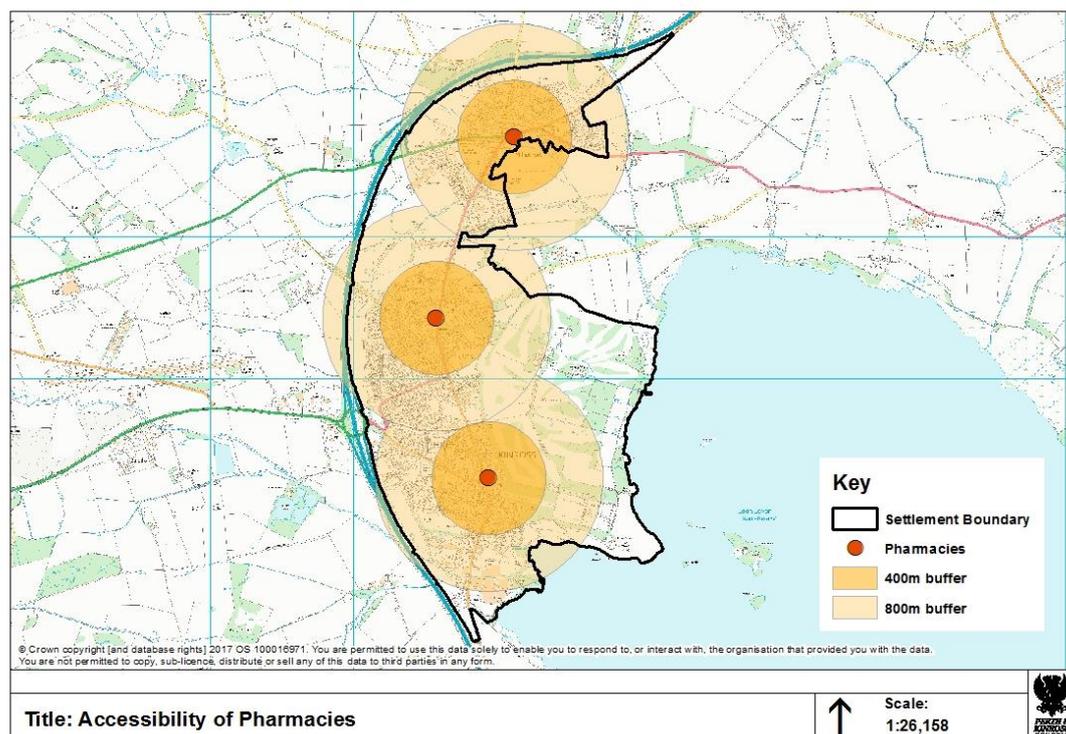
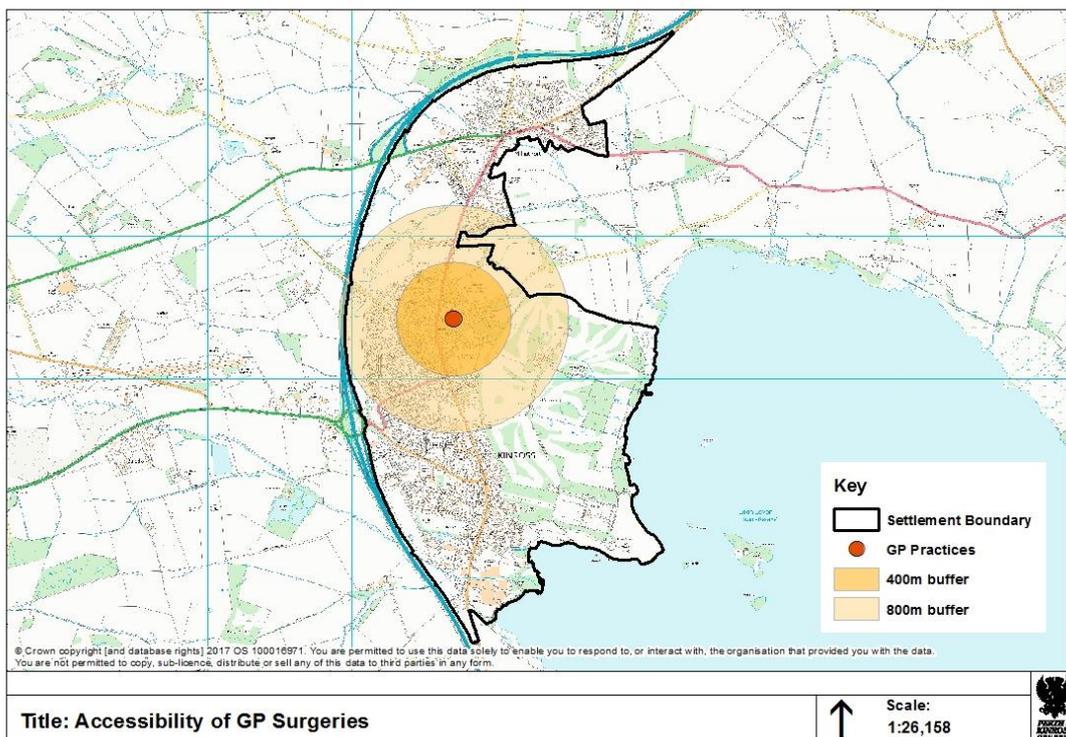
Kinross & Milnathort is served by Core Paths and Cycling Routes. The Proposed Plan highlights the existing Core Path links to allocated sites and requires new development to create connections with and improve the existing network. Public transport connections are good to other settlement however the frequency of services might not be sufficient to support commuters. The study concluded that the road capacity will be able to support future developments and a study is being undertaken to examine the demand for parking in the area. The Proposed Plan requires new development to mitigate negative traffic impact and link to walking, cycling and bus networks (e.g. for the Pitdownie site a multi-user core path is a requirement; for the Pacehill site the Proposed Plan requires road and access improvements).

## **4. Health**

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

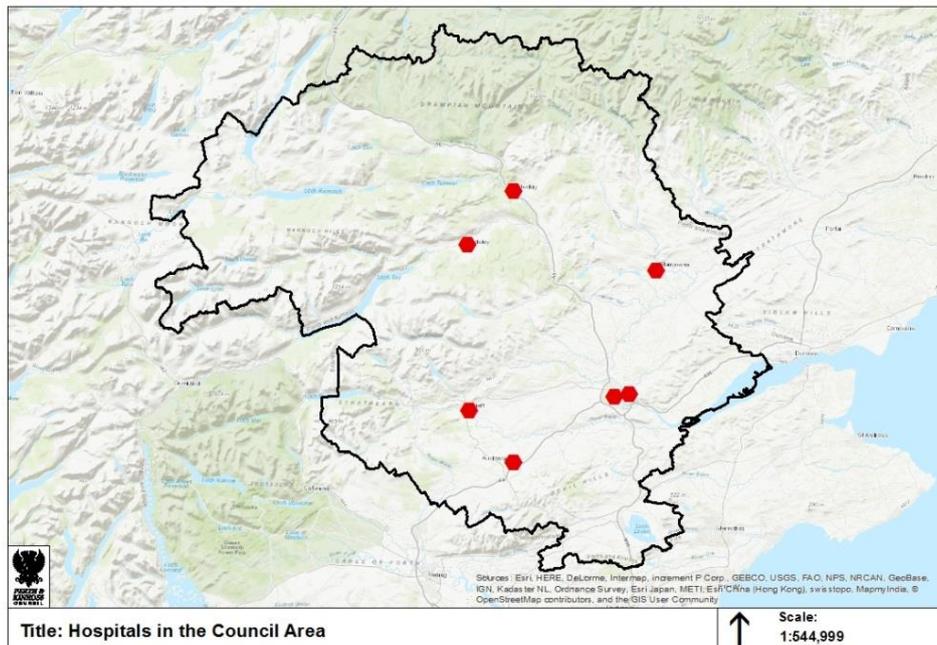
Within Kinross and Milnathort there are **three pharmacies as well as two GP surgeries**. Both GP surgeries are located within the Loch Leven Health Centre. According to NHS Tayside surgeries have capacity and there are no

plans for their development, re-location or closure of either of these facilities. The maps below highlight access to these facilities.



The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **98%** of households are within a 10-15 minute and 48% are within a 5-7 minute radius from pharmacies. In case of GPs, **37%** of households are within 10-15 minute radius and 10% are within a 5-7 minute radius from surgeries. Those living further away from these facilities may access it by public transport as there is a frequent bus service running through the settlement.

There is currently one dentist surgery within Kinross and Milnathort providing NHS services. It is important to note that dentists operate a private business and are out with the control of the NHS.



Although there is no hospital located in Kinross, the Loch level Health Centre offers a range of medical services. Patients can get appointment with Nurses, GPs and Medical Assistants who can carry out minor surgeries, tests and reviews and provide medical advice. It is also possible to consult with pharmacists, midwives, physiotherapists and social workers. The closest hospital to Kinross & Milnathort is in Dunfermline which is approximately 20 minute drive away and Perth Royal Infirmary which is approximately 25 minutes away.

## 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.

The Kinross Community Campus was designed to support future levels of growth and no capacity constraints are identified.

A new primary school is being constructed in Kinross which has existing capacity and future expansion potential to support future projected demand. The available capacity Milnathort 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.

## 6. Retail Space and Employment Land

Both retail and employment are significant aspects of the development of any town or village. Perth and Kinross Council completes an annual Employment Land Audit which provides information on how much land there is available and establishes whether or not there is a need to provide more employment land to facilitate economic growth in the area.

The Proposed Plan allocates 15.8 ha of Employment Land in Kinross & Milnathort, which is 3.3 hectares more than the current LDP. It expands the E19 Stirling Road allocation from 4.5 ha to 7.8 hectares. Out of this 8.7 ha land is marketable with minor constraints and 8 ha is immediately available. Since the adoption of the current LDP some of

the Council's E18 employment site at Station Road South has been developed for a dance studio (0.27 ha) whilst further planning permissions are in place for a plant hire business (0.5 ha) and an office development (0.27ha) of this 3.2 hectare allocation. The take up of allocated sites will be closely monitored to establish whether or not there is a need for further employment land.

To measure retail capacity within Perth and Kinross a Town Centre Retail Study was undertaken in 2016. This study concluded that the shops that exist in the Kinross town centre are mostly independent operators, mainly serving the local population. The vacancy rate at 16% is relatively high compared to other surveyed settlements and there are relatively few comparison retailers present. The Sainsbury's supermarket is the main source of convenience shopping supplemented by a small Co-op and M&S.

People who visit the centre either walk or drive and go food shopping or general shopping. 58% thought the range of shops was poor however overall more than half considered Kinross Town Centre to be a pleasant place to visit. 100% of interviewed retailers thought that it is easy to find suitable & available units and the main reason for vacancy is the lack of footfall followed by competition from large centres.

### 6.1. Implications for the Proposed Plan

The Proposed Plan highlights five employment sites as well as a small opportunity site. The study suggests that there is no requirement for significantly more employment or retail floor space in Kinross & Milnathort. The Proposed Plan continues to protect the town centres and provide small scale retail opportunities which are important in order to encourage more and greater variety of comparison retailers occupying units. It is anticipated that the retail provision will be able to support future development. Alongside the new allocations it is expected that new businesses will occupy currently vacant units responding to an increased consumer demand resulting from population growth.

## **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 existing 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 Kinross and Milnathort.

### 7.2 Waste Water Network Capacity

As the settlements lie on the edge of Loch Leven, the Waste Water Treatment Works will require to be upgraded to allow future development needs. Drainage from all new development will connect to Public Waste Water Treatment.

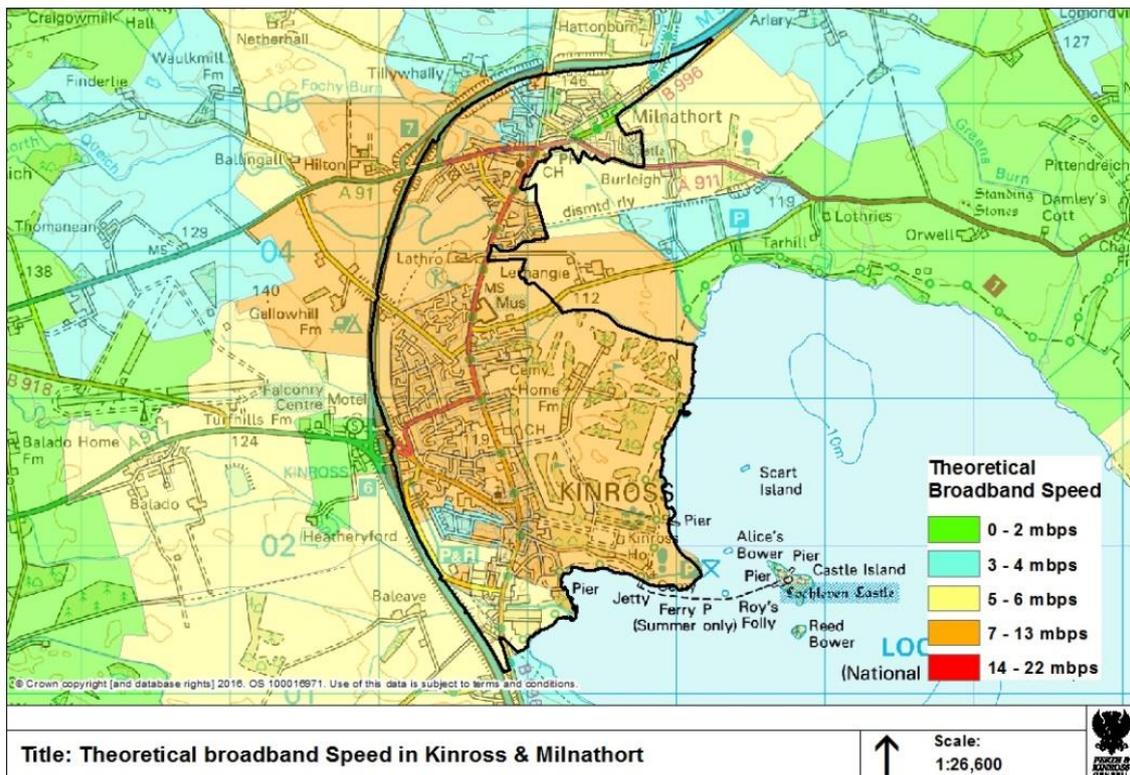
### 7.3 Is there opportunity to connect to the national grid?

Properties within Kinross and Milnathort are connected to the national grid.

### 7.4 Is there opportunity to connect to gas supply?

Most properties within Kinross and Milnathort are served by gas mains.

### 7.5 Access to High Speed Broadband



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

### Conclusions

Kinross and Milnathort have a range of services and community facilities including a new community campus and a health centre which will support future development needs. The settlement has a large amount of open space with parks, playgrounds and sport facilities spread across the town. The open space provision will be further improved by new development which will provide new functional open spaces in the right locations. While Kinross is connected to larger settlements by public transport, it is likely that commuters would still rely on cars in order to get to work by 9am. The Sainsbury's development improved the food retail choice in Kinross; however the range of comparison retailers still needs improvement. To meet the future housing demands, the adopted Proposed Plan identifies a range of residential development sites. There are also five employment sites allocated in the Plan to support economic growth.

SWOT Analysis	
<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Range of community facilities and open space provision easily accessible for residents</li> <li>• Existing Core Paths and Cycle Routes around Kinross</li> <li>• There is road capacity to cater for future development</li> <li>• New Community Campus and New Primary School underway</li> <li>• New Health Centre</li> <li>• A number of opportunities for new</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Waste Water Treatment Works requires upgrading</li> <li>• Relatively poor range of shops and moderate footfall on High Street</li> <li>• Bus services in the morning are not frequent enough to support commuters</li> </ul>

employment uses and residential development	
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Potential to create new open spaces further improving accessibility across the settlement</li> <li>• Developing the Core Paths Network and creating new links between existing paths</li> <li>• Ensure that necessary adjustments to the road network are made to mitigate traffic problems</li> <li>• New educational and health facilities can support future population growth</li> <li>• Decreased vacancy rates and new retailers in town to serve the future population</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Increased reliance on cars to shop &amp; work in larger towns</li> <li>• Further increase in High Street vacancy rates</li> </ul>

