

**April 2025**



**Errol Local Place Plan**

# CONTENTS

Chapter	Content	Page no.
1	Introduction and Context	5
2	Local Place Plan Proposals	12
3	Statements	36
4	Community Action Plan – Indicative Initiatives and Projects	50
	Appendices	57

## Endorsements

### *Errol Community Council*

ECC writes: "Errol Community Council endorses this plan and has been closely involved at all stages. The Community Council members anticipate that a Local Place Plan will enable planning issues to be dealt with more effectively while reflecting the wishes of the local community. We look forward to its adoption."

### *Carse of Gowrie Group*

COGG writes: "Carse of Gowrie Group appreciates and supports the work being undertaken by Errol Community Council to create this Local Place Plan as part of the consultative process feeding into the next Local Development Plan. We particularly support their efforts to locate open spaces, map the existing foot-paths and identify potential future community links for safer active travel."

## Acknowledgements

Errol Community Council Local Place Plan Steering Group (LPPSG) would like to thank Perth & Kinross Council for their support in undertaking community consultations and for their continued support and advice in preparation of this plan. LPPSG would also like to thank the residents of Errol, Errol Station, Grange and surrounding areas for taking the time to provide comment and support to this plan. LPPSG would also like to thank Errol Community Council for their support in taking this plan forward.

If you would like to know more about the content of this plan, how it was developed or would like to find out how the proposals could be taken forward please contact Errol Community Council at [errolcc.sec@gmail.com](mailto:errolcc.sec@gmail.com)

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## Acronyms

Acronym	Description
CAP	Community Action Plan
CoGG	Carse of Gowrie Group
ECC	Errol Community Council
LDP	Local Development Plan
LPP	Local Place Plan
LPP SG	Local Place Plan Steering Group
ECC	Errol Community Council
NHS	National Health Service
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2

# CHAPTER 1: INTRODUCTION AND CONTEXT

## About Errol

Errol has seen many changes in the last 30 years. The village and the wider community have expanded in both population and industrial activity over that time. It is a community which has many active community groups, but in the last few years has lost some of the vital services. These include the closure of the Post Office, loss of the bank & the mobile banking service and cuts to the bus service timetable.

As a commuter village in a rural area, there is a prevalence of higher income and private housing with a large proportion of the population over the age of 45.

To date, much of the housing expansion and industrial development has been ad hoc in parcels of unused land and brownfield sites. Through engagement with the local community it is apparent that people would like to see a change in the way that future development takes place. In particular, development should be better planned and undertaken in an evidenced based way, ensuring it takes account of the needs of this diverse community, offering a more sustainable and economically viable future.

## Purpose and Scope of the Local Place Plan & Community Action Plan

Errol Community Council has prepared this Local Place Plan which sets out the main issues for the community, along with potential ways in which these issues could be addressed.

Errol is an active community, with voluntary and community groups which contribute to the life of the area. Errol Community Council wants to ensure that the people who live in the area continue to have a say in the future development of the community, in the local rural environment, in the look and feel of our public spaces. and have a say in the way support services are delivered in the community, including to our most vulnerable groups.



## **Our Priorities**

The priority areas for our community as laid out in this plan are as follows:

- 1. Enhancing local services and supporting our community;**
- 2. Maintaining a balance between the rural environment and economic development;**
- 3. Ensuring Errol Parish is a safe and healthy place to live and work.**
- 4. Making it Happen**

## **The Structure of the Report**

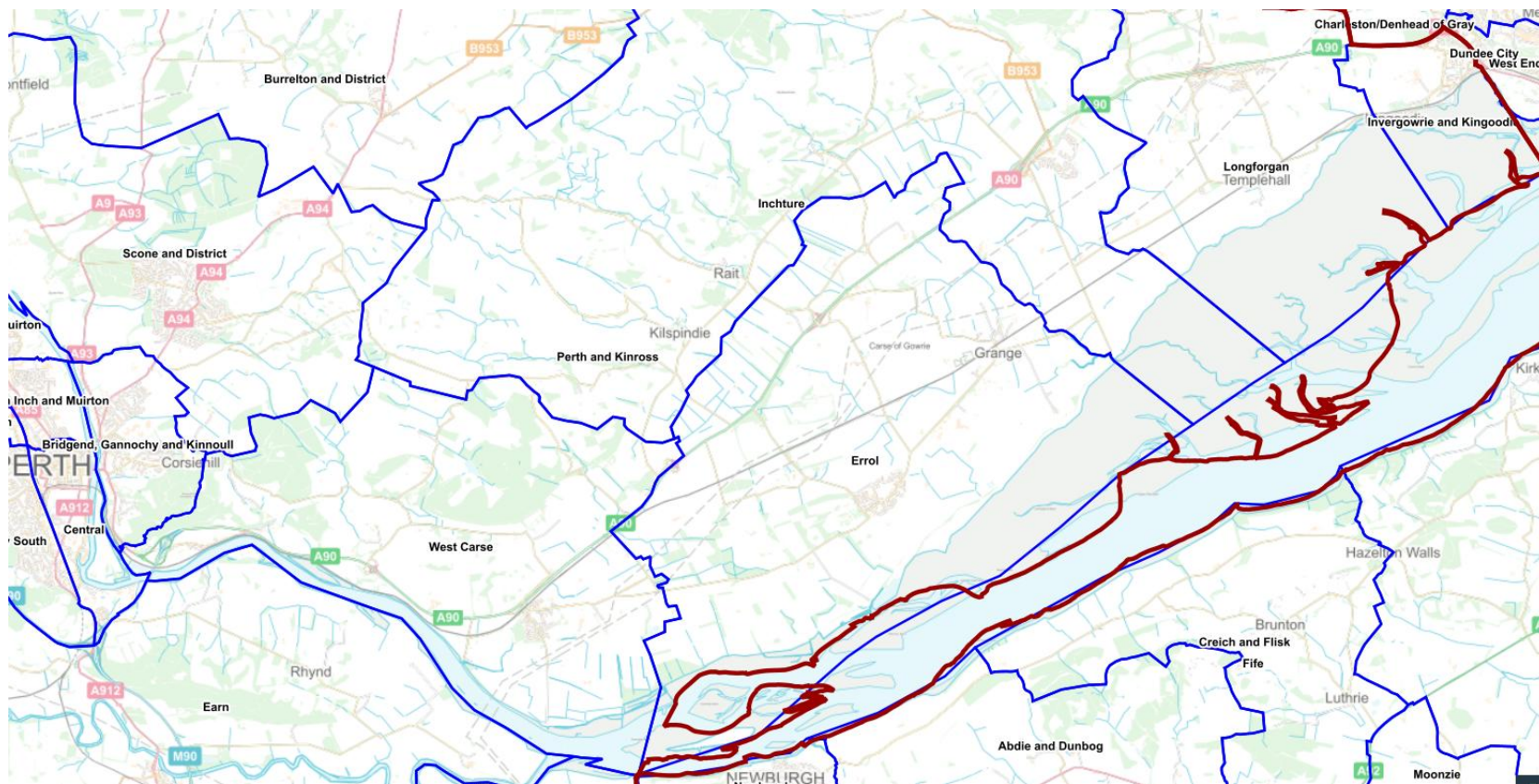
As a Local Place Plan, this report focuses on spatial planning proposals. In Chapter 2 we have detailed 11 proposals regarding the use and development of land and buildings controlled by the planning system that we are submitting to the planning authority for assessment. Perth and Kinross Council is currently developing the Local Development Plan (LDP3), due to be adopted from 2027 and in force for 10 years. We are submitting these 11 proposals for assessment for inclusion in LDP3.

Chapter 3 is a technical chapter required by the regulations governing Local Place Plans that explains how we have taken regard of the existing Local Development Plan (LDP2), National Planning Framework 4 (NPF4) and the Locality Plan that has been developed for our area. This section details reasoning and justification for our proposals in terms of planning policy.

More about the four priority areas can be read in chapter 4, where we provide an outline of 20 potential initiatives and projects across the four priorities outlined above. Funding permitting, we would like to expand these in more detail in a future more detailed Community Action Plan, including a delivery plan.

## Boundary of the Local Place Plan

The Boundary of this Local Place plan is the same as the boundary of Errol Community Council as shown in blue below.



The boundary of Perth and Kinross Region show in red.



## Planning Context

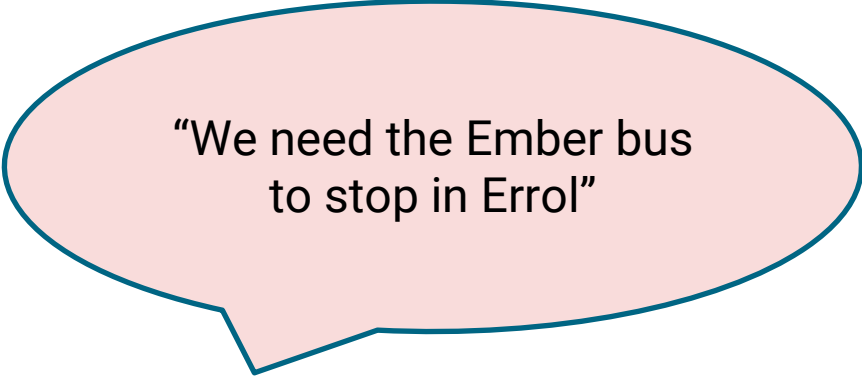
Perth and Kinross Council is currently developing the Local Development Plan (LDP3), due to be adopted from 2027 and in force for 10 years. We have been active participants in the Big Place Conversation, the Council's consultation process. We are submitting the eleven proposals in this Local Place Plan to the planning authority for assessment and inclusion as statutory policies in LDP3.

Errol Community Council lies within the Eastern Perthshire Local Action Partnership area, and is therefore served by the Eastern Perthshire Local Action Plan. This is considered to be the Locality Plan covering our area, for the purposes of the Community Empowerment Act (2015). The LPP proposals in this document must also take account of this document.

We want to be fully involved in the developments planned for our community and support the economic health of our area. We would like Perth and Kinross Planning Service to support the proposals in this plan and include each proposal into the forthcoming Local Development Plan as policies with statutory weight in the planning system.

### The key stakeholders in this plan are:

- Errol Community Council
- Errol Leisure Ltd
- Carse of Gowrie Group
- Errol Primary School
- Errol Church



"We need the Ember bus  
to stop in Errol"



## Our Approach

To understand the issues and gather an evidence base, we began by engaging with the various groups in the community.

During 2023 Errol Community Council talked to groups involved with the local hall and the Church. We held a stall at the local Gala Day in 2023 to connect with the local community using the place standard tool and asked people their views on what they considered was good and what was missing in the area. A member of the Community Council supported Perth & Kinross Council to engage with school children in the local primary school and with secondary school young people.

During the engagement at the Errol Gala Day 2023 we made the local community aware of a “Big Conversation” Event being held in the village hall in September 2023 in conjunction with Perth & Kinross Council. This event attracted a broad spectrum of locals from across the community, including representation from people with disability and the elderly. All who attended engaged positively and were keen to give their input.

During 2024 we continued to assess the evidence gathered, looking at the main areas of concern. Members of the Community Council have engaged with Planning Aid Scotland, attending a training session to help develop this Local Place Plan. Having assessed the information gathered previously and sorted it into the main focus areas for this report, we then consulted further with the local community at the Errol Gala 2024. Our aim is to present the plan to the Council in April and for our Local Place Plan to be part of the Local Development Plan in due course.



*September 2023 “Big Conversation” Consultation*

### What was said by the community

Quotations made directly by community members during the process about their feelings and aspirations have been scattered throughout the plan in speech bubble, like the one on the right.

### How to get involved

If you would like to know more about the content of this plan, how it was developed or would like to find out how the proposals could be taken forward please contact Errol Community Council at [errolcc.sec@gmail.com](mailto:errolcc.sec@gmail.com)



*June 2024 Errol Gala Day Consultation*

“A regular pop-up  
secondhand shop would be  
good.”

### **Representing everyone's views – The Information Notice Period**

The Information Notice period is a statutory requirement for a minimum 28-day period where local councillors and community councils adjacent to the boundary of the Local Place Plan have a chance to make representations about the draft LPP. The steering group took the decision to go beyond this statutory requirement and use this period to also consult the whole community on the proposals that have been developed.

The Information Notice period ran from Weds 12th March 2025 to midnight on Weds 9th April 2025.

All comments submitted whether as councillor, resident, community group or business during this period were assessed by the Steering Group and reviewed against previous feedback from members of the community. The Steering Group then decided how best to modify the draft proposals before final submission. Changes that were considered necessary have been already been integrated into this final document. The Steering Group are grateful to all who took the time to respond.

Regardless of any changes that the Steering Group make to any draft proposals, all comments and responses submitted during the statutory Information Notice period (including any comments that disagree or object to the proposals) have been included as an additional document and submitted alongside the LPP for the planning authority to assess in full. These responses can therefore be read in full alongside this plan.

## CHAPTER 2: LOCAL PLACE PLAN PROPOSALS

LPP No.	Proposal	Linked CAP Project
A	Support High Street as a Local Retail Centre	1
B	Protect and enhance existing public open space and the graveyard.	7
C	Designate new open spaces.	7
D	Develop a community garden and allotment	6
E	Policy principles for housing development in Errol and surrounds	10
F	Affordable Housing opportunity: Former Free Church building on Church Lane	10
G	Limit future industrial and commercial development (including commercial solar and battery storage development) to agreed mixed-use areas, protecting prime agricultural land and residential amenity.	12
H	Develop an Active Travel Network and establish Nature Networks along these routes	To be developed
I	Public Car Parking	14
J	Assets and property of value to the local community	5
K	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes	N/a

Status of development proposal	Description
Concept	This development remains an idea at this stage
Initial discussions	Initial discussions are taking place
Planned	This development is in its planning stages
In process	This development has already started

## **Introduction**

This section of the report lays out a series of Local Place Plan (LPP) proposals for Errol for the next 10 years. A LPP is a community-led plan for the future of a place. It establishes our spatial vision for our area for the next season. The plan contains ideas for land use, buildings and development and feeds into the Council's next Local Development Plan (LDP3). It is a new way for communities to influence development in their area. For more info about Local Place Plans, please access this free [easy-read guide](#) (developed by West Dunbartonshire Council but relevant across Scotland).

The plan has been prepared by local people to lay out a vision for Errol, shaped by input from the whole community. The plan articulates a community position seeking to shape how development happens in the area, and how the use of land and buildings should be enabled or regulated. The goal is to offer workable solutions to make the Errol Community Council area function well, improve the wellbeing of its populace, and make it an even more enjoyable place to live. The plan was developed between May 2024 and March 2025.

At the heart of this document are 11 proposals for the Errol Community Council area. These are presented for assessment by Perth and Kinross Council Planning Authority for inclusion in Local Development Plan 3.

## **Reasoning and Justification for each proposal**

In the following chapter, we have also provided policy reasoning for each proposal. This is designed to comply with the validation requirement to provide statements justifying proposals against the existing Local Development Plan (2018) and National Planning Framework 4 (NPF4). For readers from the community, going through this chapter is optional.

## **Corporate Ownership**

In addition to being assessed for inclusion in the next Local Development Plan, these proposals may also require action or ownership by departments other than Perth and Kinross Planning Authority. As part of a holistic spatial vision for our area we consider such elements to form a critical and integrated part of delivering benefit for the wellbeing of our community. We would therefore invite the Planning Authority to ensure that proposals which also require action from other council departments are clearly communicated at corporate level (as appropriate). This will enable these proposals to be integrated into inter-departmental planning for our area.

### **Support from our Local Councillors**

We would like to ask for the kind support of our Ward councillors in championing these proposals with all relevant departments.

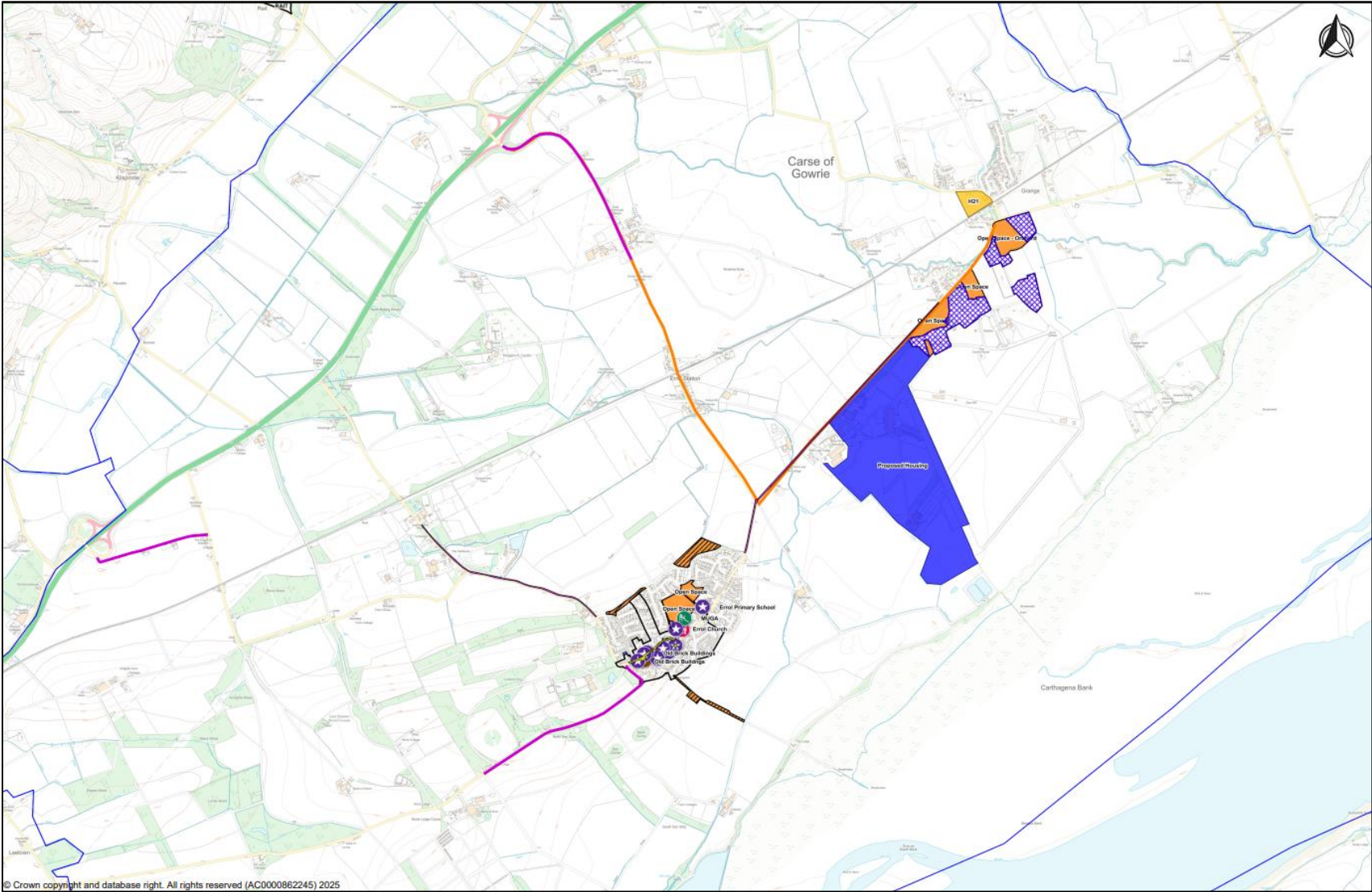
### **Feedback justifying inclusion/exclusion of our proposals in the LDP Proposal Plan**

We look forward to receiving written feedback, explanation and justification from Perth and Kinross Planning Authority at the appropriate point in the Development Plan Scheme.<sup>1</sup> We will be keen at that point to understand why these proposals and/or priorities have or haven't been accepted as proposals integrated into the Proposed Plan for LDP3.

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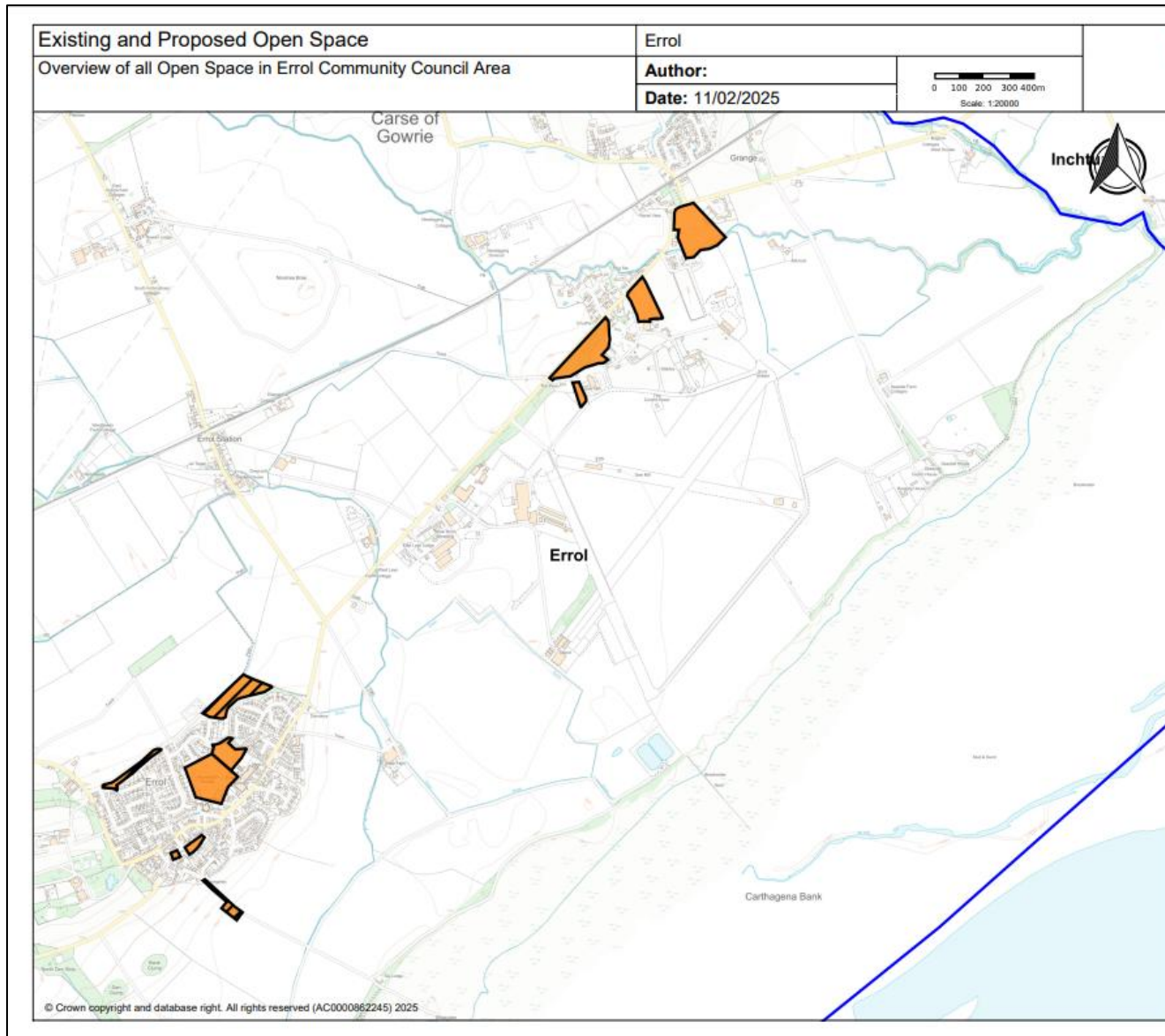
<sup>1</sup> Feedback from the council will likely be offered when the Proposed Plan (LDP3) is laid before committee prior to further consultation - as per expectations laid out in the 2023 Development Planning Guidelines.

# Overview Maps for LPP Proposals



Overview Map indicating location of all proposals





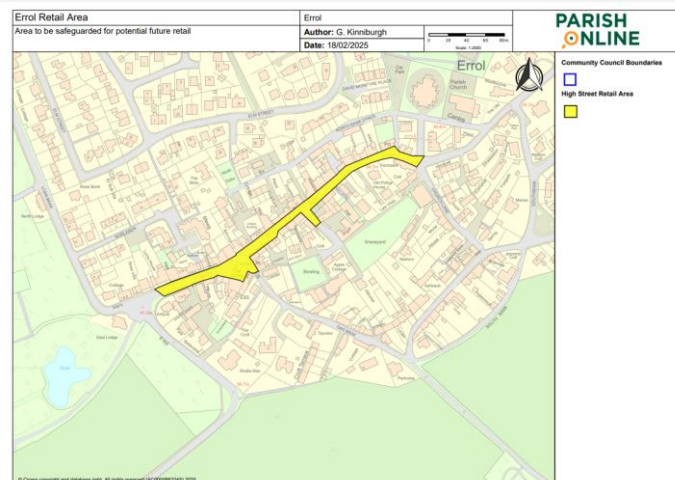
“The Cross could be developed to make it more attractive.”

Overview map detailing locations of all existing and proposed open space areas.



## Support High Street as a Local Retail Centre

### Implement traffic calming and layout improvements to support inclusive mobility



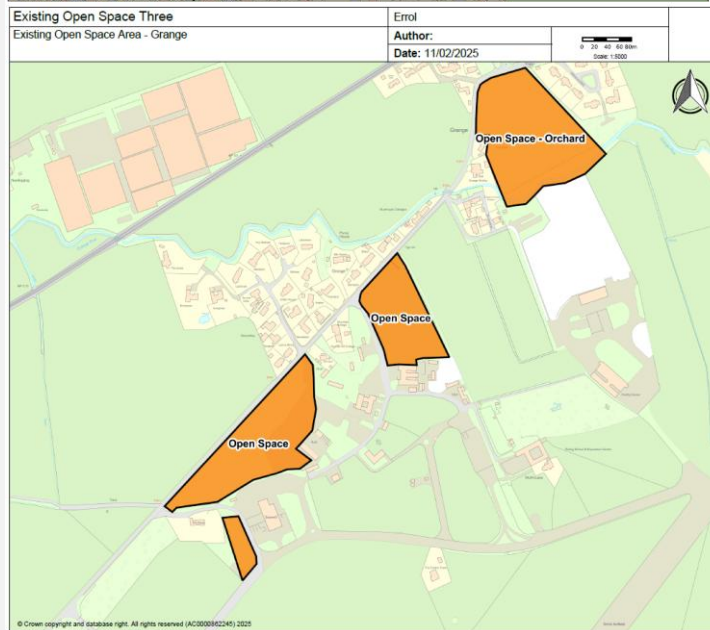
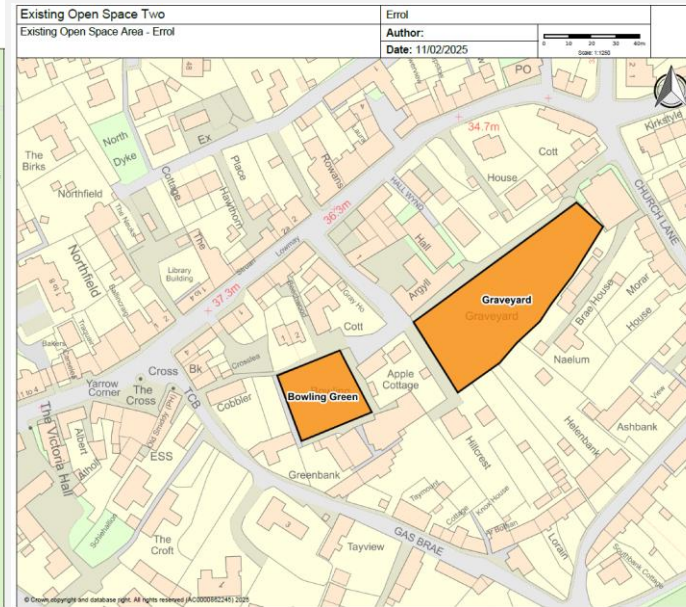
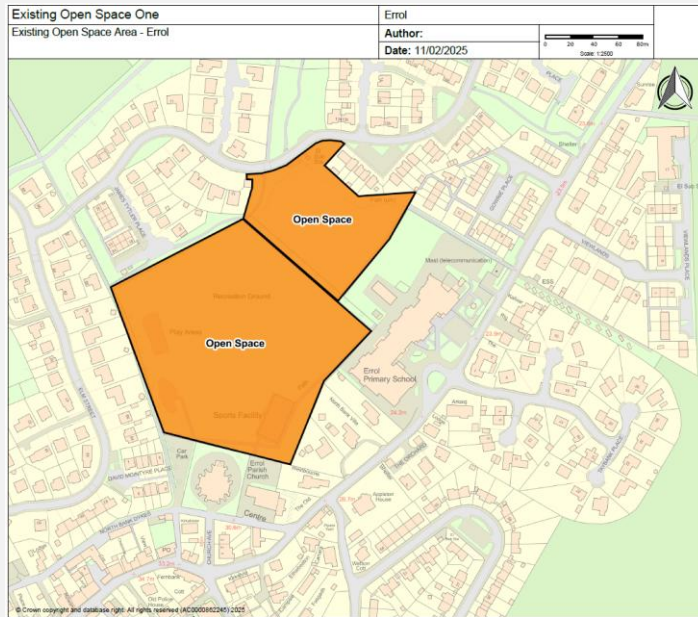
*Errol High Street*

Proposal	Ensure future retail development within the proposed High Street Retail area is supported Develop traffic calming proposals and improvements for inclusive mobility on the High Street including benches.
Vision for proposal	Errol has a diverse range of local retail business supporting a vibrant community that can be accessed safely by all.
Detail	Support walking and active travel in the village centre. Manage vehicle use for the safety of all. Support existing and future local small retail businesses by developing an attractive local centre. For the local authority to consult on and implement a village centre strategy to deliver on the above aims. For the LDP to support proposals for change of use from residential to retail within the proposed retail centre boundary
Status	Concept

# B

Protect and enhance existing public open space and the graveyard.

Proposal	Retain and protect all existing designated open space areas (see proposal maps on next page)
Vision for proposal	To protect and enhance the natural environment of Errol Community Council Area, encouraging biodiversity and serving the amenity and leisure needs of local people.
Detail	<p>LDP2 defines open space as “open space, parks, outdoor sport facilities, including sport pitches, and allotments/community growing areas.” The three maps on the following page indicate the location of existing open spaces that we propose should remain designated as such in LDP3. No industrial, economic, housing, or mixed-use development should be permitted in these areas. However, if there is a future requirement to provide a GP Surgery in Errol, use of open-space land behind the Primary school (as outlined in Map 1 below) may be acceptable (on the basis of public good benefit and subject to full consultation and assessment).</p> <p>As noted under CAP proposal 7, we seek council delivery support for the following over the next period of time, subject to consultation, funding and choosing appropriate locations.</p> <ul style="list-style-type: none"> <li>• Identify funding to ensure provision of access to (covered) waiting and seating spaces.</li> <li>• Making sure facilities at the Park are accessible to all.</li> <li>• Developing an adaptable multi-use space(s) for sport and activities.</li> <li>• Installing exercise equipment in the public park.</li> </ul>
Status	Existing designations to be retained.



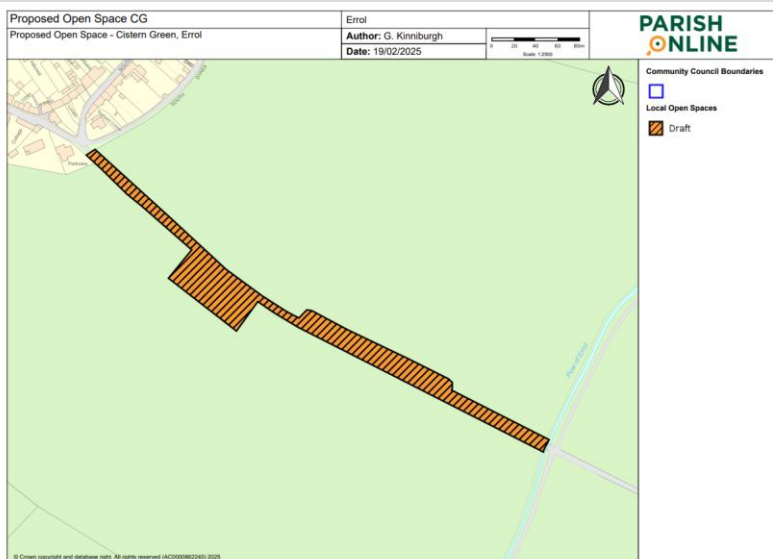
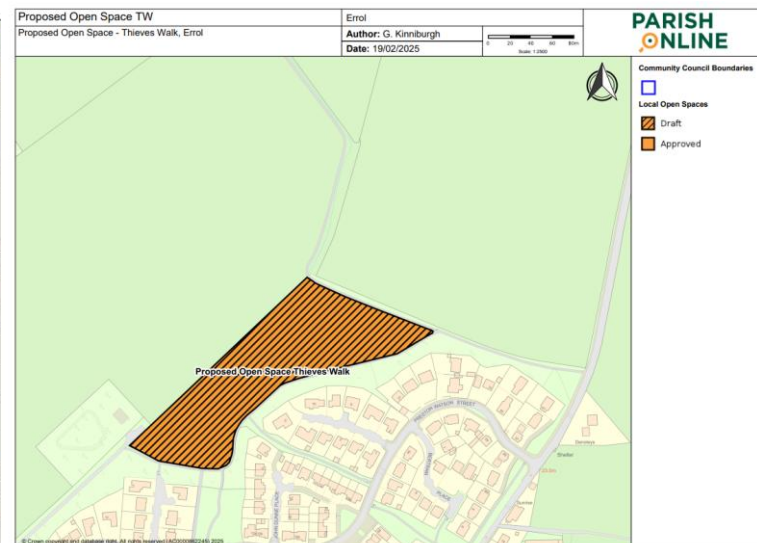
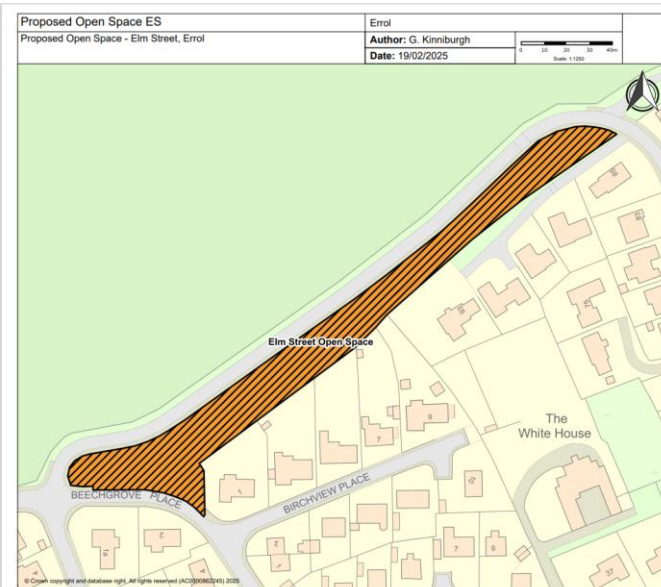
“The wild grass has caused controversy but if it was managed it might suit both camps.”





## Designate new open spaces

Proposal	Designate new open spaces (see proposal maps on next page).
Vision for proposal	Expand designation and provision of open space to encourage biodiversity and serve the amenity and leisure needs of local people.
Detail	<p>LDP2 defines open space as “open space, parks, outdoor sport facilities, including sport pitches, and allotments/community growing areas”</p> <p>Three new open spaces are proposed for designation:</p> <ol style="list-style-type: none"><li>1. Elm Street</li><li>2. Thieves Walk</li><li>3. Cistern Green</li></ol> <p>As noted under CAP proposal 7, we seek council delivery support for the following over the next period of time, subject to consultation, funding and choosing appropriate existing or proposed open space locations:</p> <ul style="list-style-type: none"><li>• Identify funding to ensure provision of access to (covered) waiting and seating spaces.</li><li>• Making sure these open spaces and any facilities developed are accessible to all.</li><li>• Developing an adaptable multi-use space(s) for sport and activities.</li><li>• Installing exercise equipment.</li></ul>
Status	Concept
Landowners	Private and Perth & Kinross Council



D

Develop a community garden(s) and allotment(s)

Maps relevant to this proposal can be found under proposals B and C above.

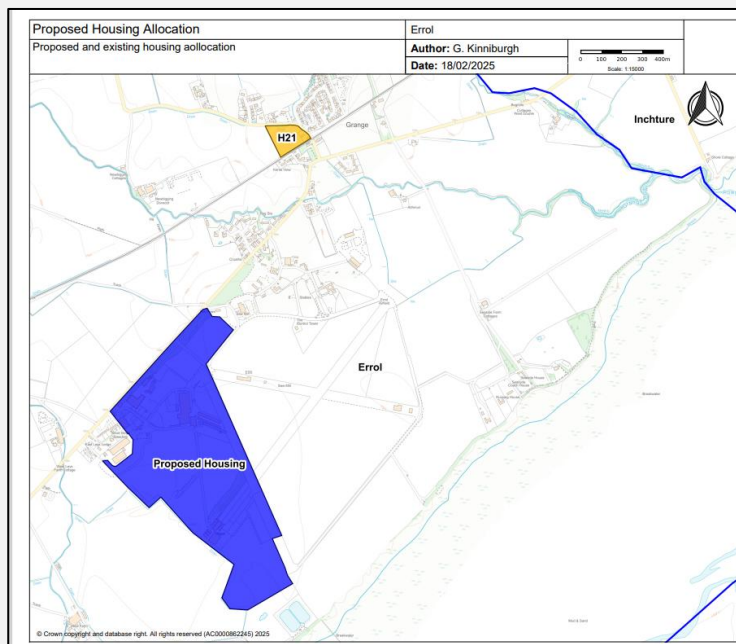
Proposal	Support development of a community garden or allotment on areas of existing or proposed open space
Vision for proposal	Develop community garden areas and allotments for the benefit of all Errol CC residents
Status	Concept

“We need a community-based shop with allotments linked to fresh vegetables/grocer.”





## Policy principles for housing development in Errol and surrounds

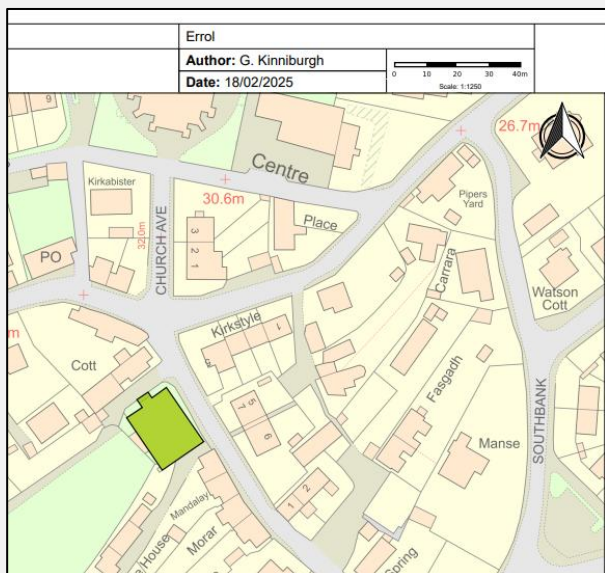


Vision for proposal	To articulate an overarching set of local policies to shape assessment and delivery of housing to the local context.
Status of sites allocated under LDP2	There are existing unbuilt allocations set aside in LDP2 for housing in Grange (H21) and Errol Airfield. At Errol Airfield planning permission has already been granted for 240 homes (see planning ref <a href="#">16/00999/AMM</a> , also 20/00169/AMM and 22/01827/AMM). A contribution of 12 affordable housing units have been agreed.

Detail	<p>The following principles are proposed to shape future housing development within the boundaries of Errol Community Council:</p> <ul style="list-style-type: none"> <li>• Housing development on existing brownfield sites should be prioritised before greenfield sites.</li> <li>• Restrict additional allocation of additional housing land in LDP3 within the boundaries of Errol Community Council, on the basis that:             <ul style="list-style-type: none"> <li>a. Errol Airfield holds an existing consent for 240 new dwellings, which already represents an approximate 20% increase in number of dwellings in the area (see Statements chapter for reasoning).</li> <li>b. It is contended that in terms of Errol's contribution to meeting housing demand overall, this sizeable increase of housing stock already represents an acceptable proportionate increase of dwellings for a community the size of Errol, for the lifetime of LDP3. Because of the comparative volume of homes being delivered under this existing consent, this position holds weight even after taking into account NPF4's requirement that additional 8,500 homes to be delivered across the PKC region from the adoption of LDP3 (<i>approx. 55% 4,675 of which recommended to be delivered in the Greater Perth HMA</i>).</li> </ul> </li> <li>• Housing types supported should the Planning Authority nevertheless approve additional housing allocations:             <ul style="list-style-type: none"> <li>a. Family homes with majority 1-3 bedrooms.</li> <li>b. Affordable housing should be prioritised.</li> </ul> </li> <li>• Developer Contributions             <ul style="list-style-type: none"> <li>a. We ask that the requirement for a minimum of 25% affordable homes be firmly enforced as per the detail of the June 2024 Chief Planners Letter expanding on expectations laid out in Policy 16 Quality Homes of NPF4 (for more on this, see the Statements Appendix).</li> <li>b. Generous public greenspace provision should be included in consultation with the community: e.g. woodland, orchards and wild-life areas.</li> <li>c. Should new developments come forward outwith designated existing (LDP2) or future (LDP3) settlement boundaries, such proposals must incorporate safe walking/cycle routes to integrate with existing paths through and around the area's settlements, and where possible meet the vision for active travel laid out in policy H of this LPP.</li> </ul> </li> </ul>
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# F

## Affordable Housing opportunity: Former Free Church building on Church Lane



### Vision for proposal

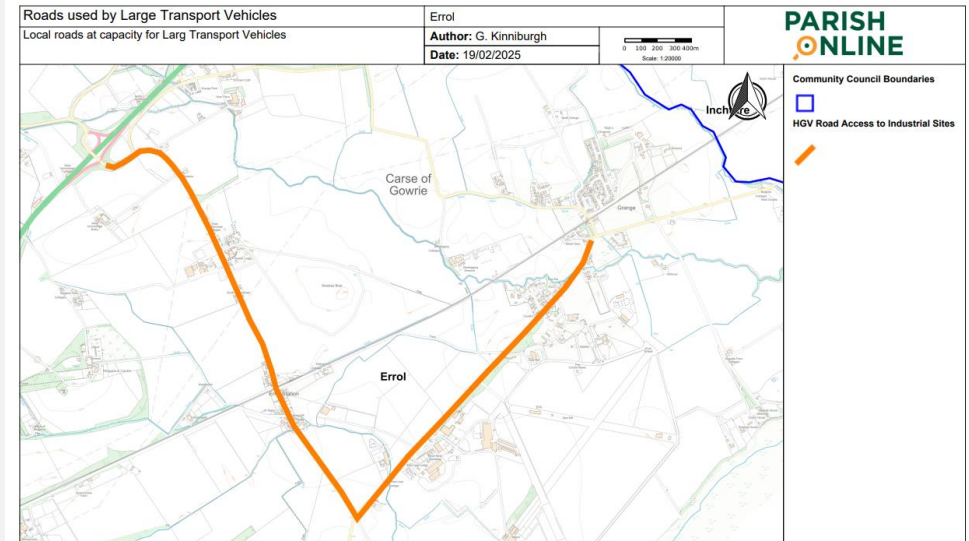
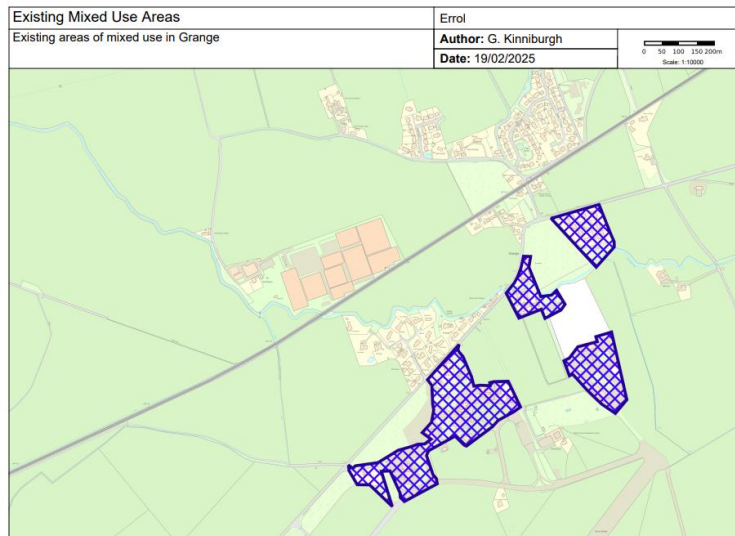
Allocate this vacant/unused building as a future affordable housing site.  
Explore Community Right to Buy as a mechanism to have this property brought back into meaningful use.

### Detail

The Former Free Church Building is a C-listed building at the heart of Errol.  
It has lain vacant/derelict for some time and is currently in private ownership.  
It is intended to explore Community Right to Buy as a mechanism to have this property brought back into meaningful use.

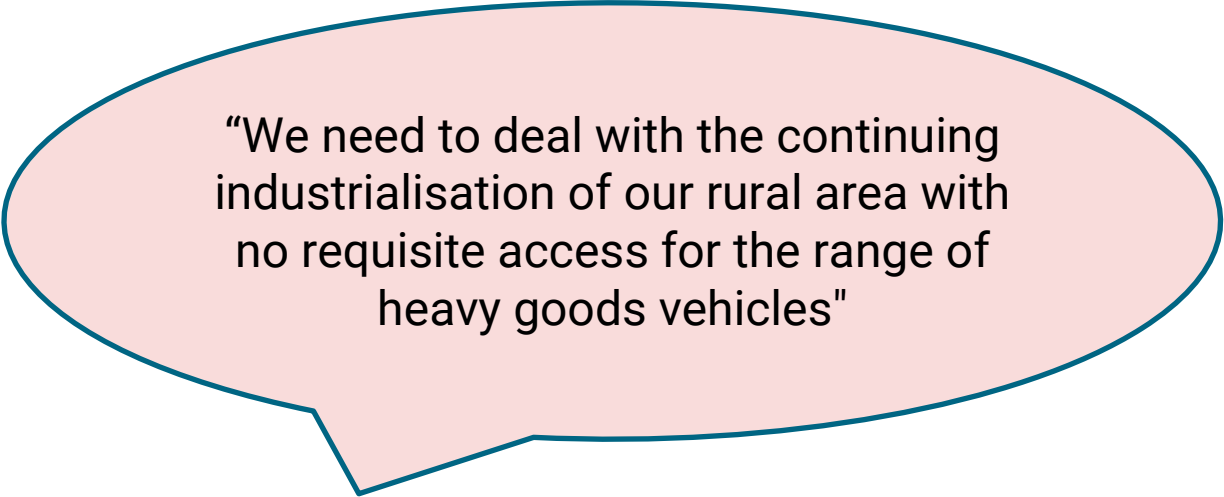


Limit future industrial and commercial development (including commercial solar and battery storage development) to agreed mixed-use areas, protecting prime agricultural land and residential amenity.

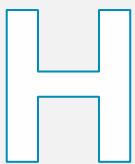


Proposal	Limit future industrial and commercial development to agreed areas currently designated mixed-use in LDP2, protecting prime agricultural land and residential amenity.
Vision for proposal	Restrict additional industrial commercial development to ensure the rural residential area is protected for the community
Detail	<ul style="list-style-type: none"> <li>Errol Community Council (ECC) considers that there are sufficient mixed-use areas set aside in the current Development plan.</li> <li>These existing mixed-use areas should be carried over into Local Development Plan LDP3 without any additional mixed-use areas being designated.</li> </ul>

	<ul style="list-style-type: none"> <li>• Commercial and Industrial development should be limited to these areas. Any industrial development outwith settlement boundaries should only be allowed where adjacent to the A90 corridor to limit the noise and air pollution impact on residential areas and for reasons of road safety impact on local roads from large transport vehicles.</li> <li>• Restrict solar and battery storage development to mixed use areas already laid aside in LDP2.</li> <li>• Existing Roads subject to large transport vehicles are shown in the map above. ECC consider that these routes are already beyond capacity regarding movements of large transport vehicles, and cannot accommodate additional large transport vehicles.</li> <li>• Ensure LDP3 protects all existing prime agricultural land.</li> </ul>
Status	Concept

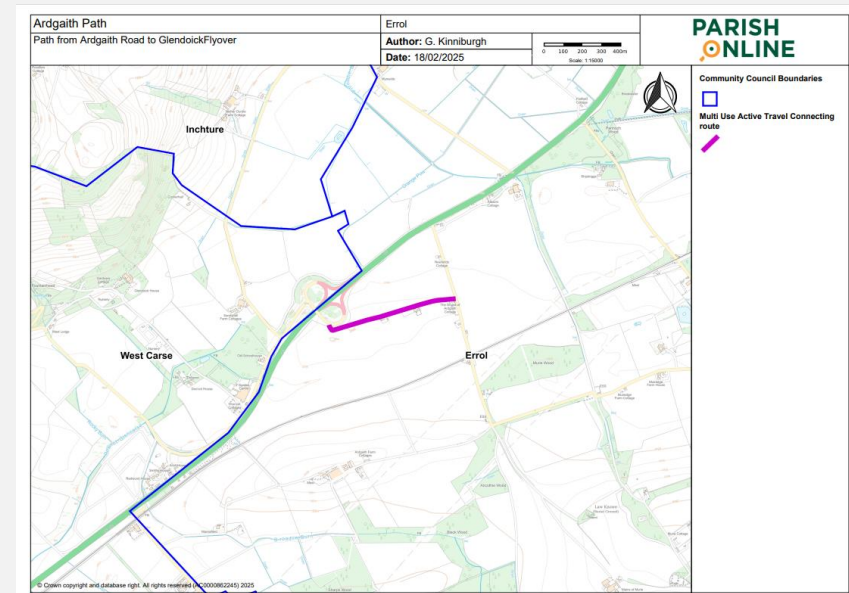
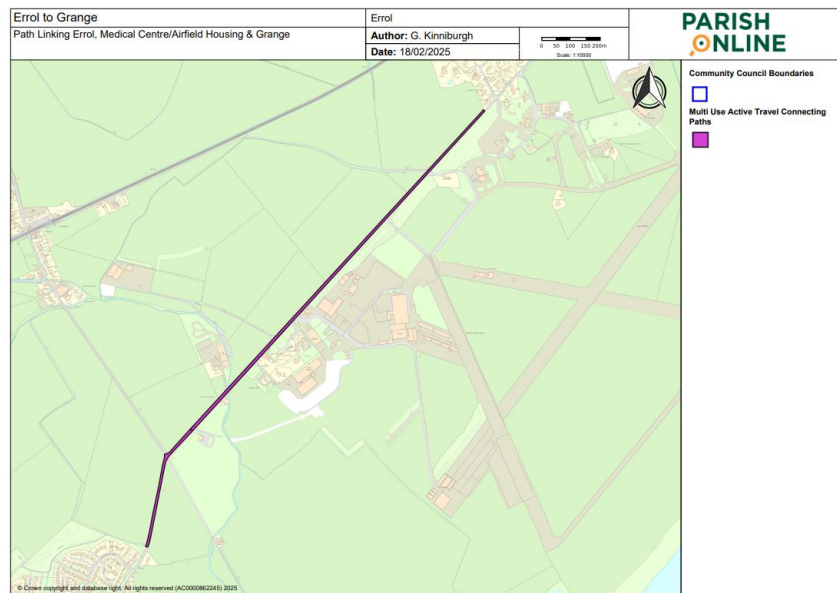
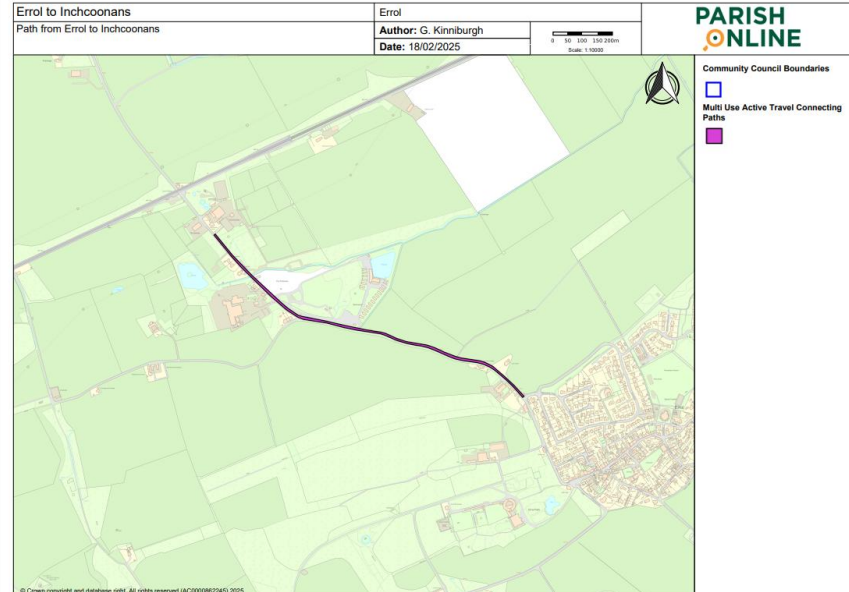
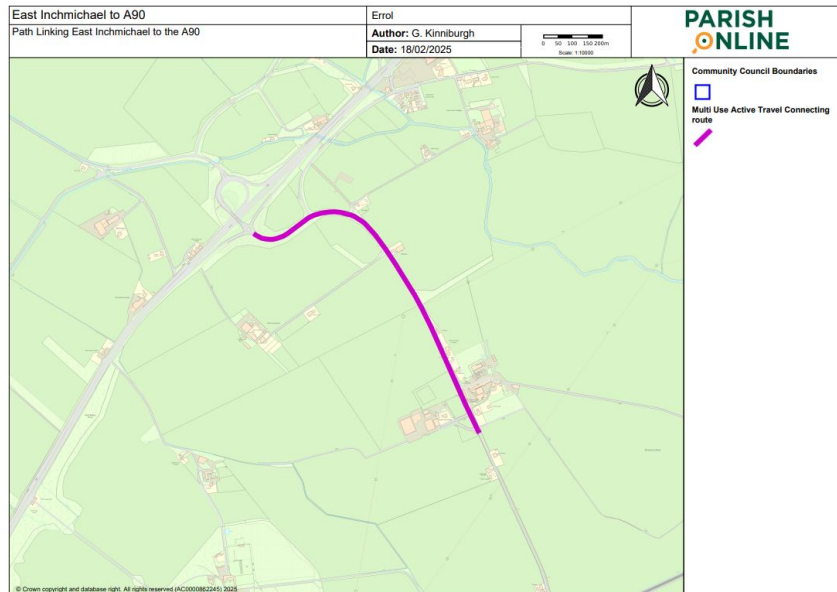


"We need to deal with the continuing industrialisation of our rural area with no requisite access for the range of heavy goods vehicles"



## Develop an Active Travel Network and establish Nature Networks along these routes

Proposal	Develop network of multi-use connecting paths/active travel links with screen planting/hedgerows
Vision for proposal	<p>Enable sustainable active transport through development of segregated multi-use paths and traffic calming in residential areas. Protect users and make the routes more attractive</p> <p>Plant native species hedgerows/wildflowers along the route of all existing and proposed core paths and active travel links.</p> <p><i>Larger versions of the below route maps can be found in the Appendices to this report.</i></p>
Detail	<p>Road safety is the main concern expressed in surveys related to active travel, for example the survey on linking the communities of Grange and Errol by the Carse of Gowrie Group. It is proposed to build on and integrate new active travel paths and routes with the existing core-path network.</p> <p>Proposed routes are as follows (see maps on following pages):</p> <ol style="list-style-type: none"> <li>1. Path from East Inchmichael to flyover at A90.</li> <li>2. Path from Errol to Inchoonans</li> <li>3. Path linking Errol, Medical Centre/Airfield Housing and Grange</li> <li>4. Drums of Ardgaith to Glendoick Flyover</li> <li>5. Errol to Fruit Shack</li> </ol> <p>For context, the existing Core Path Network as outlined in the <a href="#">Interactive Map for LDP2</a> is also replicated below</p>
Status	Concept





Errol to Fruit Shack  
Path from Errol to the Fruit Shack

Errol  
Author: G. Kinniburgh  
Date: 19/02/2025

0 20 40 60 80 100  
Scale 1:10000

PARISH  
ONLINE

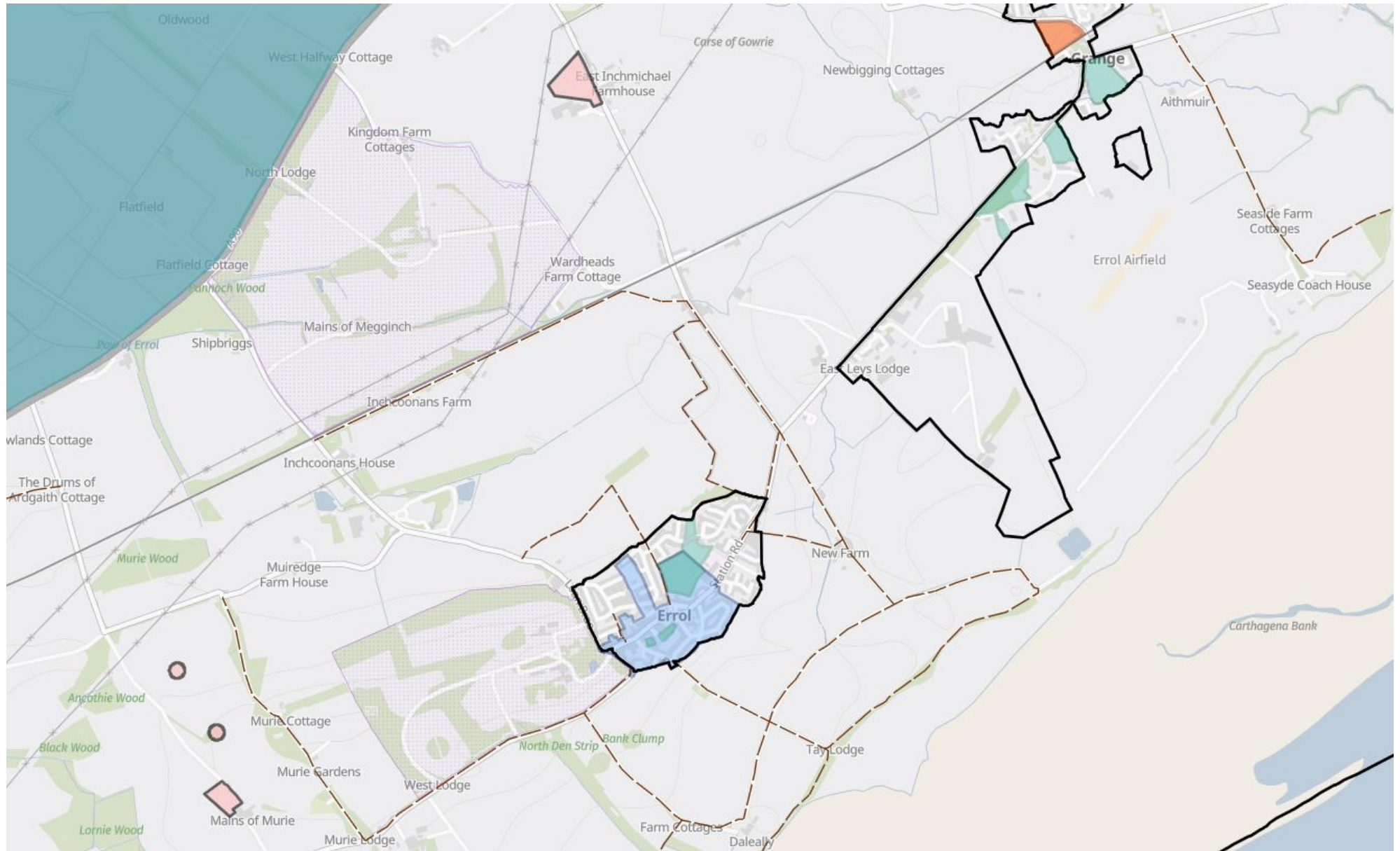


Community Council Boundaries  
Multi Use Active Travel Connecting  
route

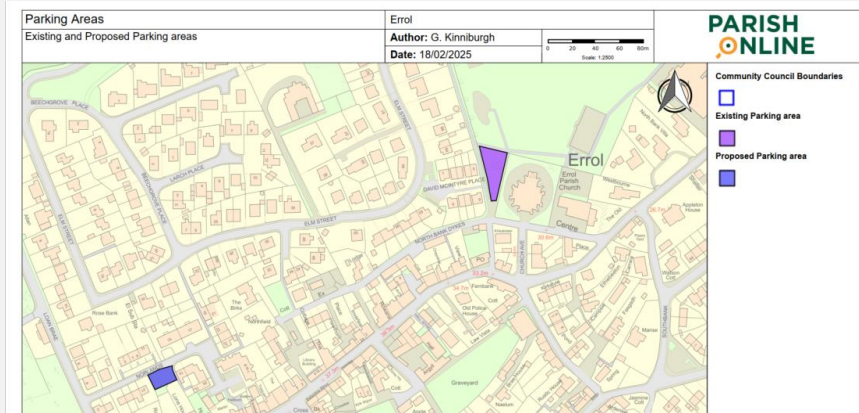


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For context, the existing Core Path Network as outlined in the [Interactive Map for LDP2](#) is replicated below (with brown dotted lines).



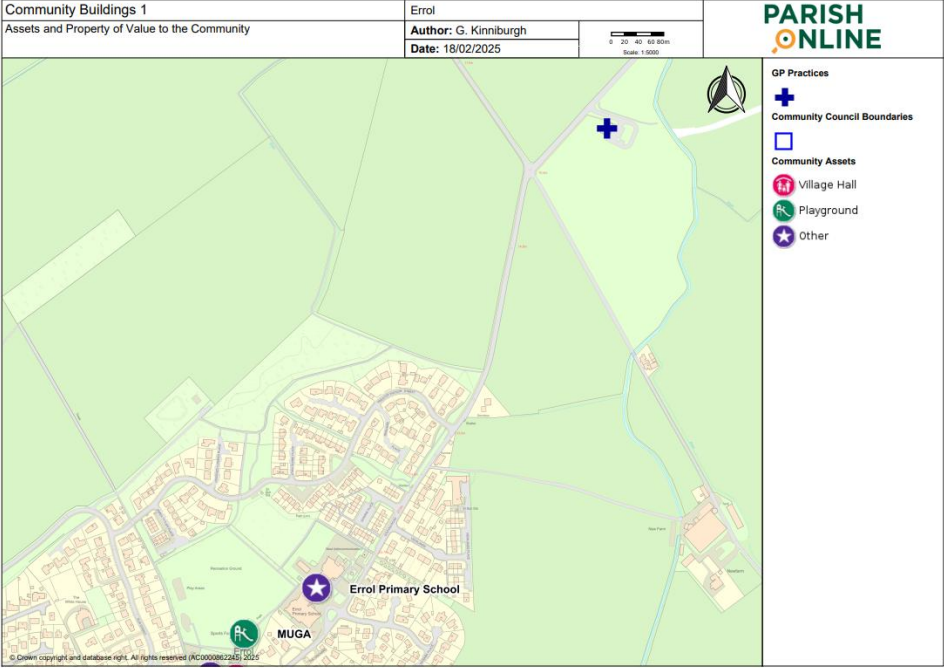
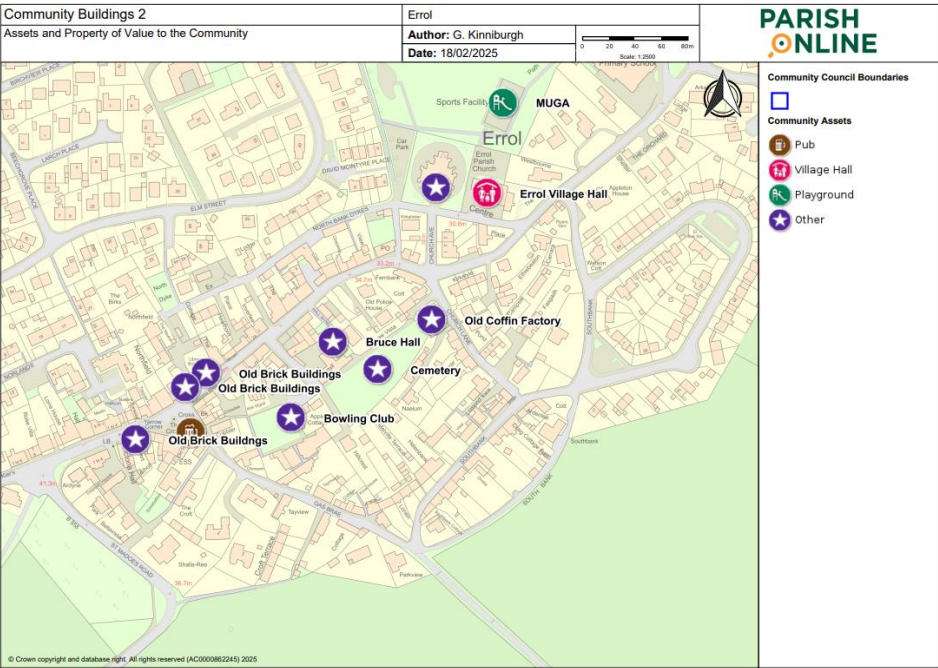
## Public Car Parking & accessibility to the village



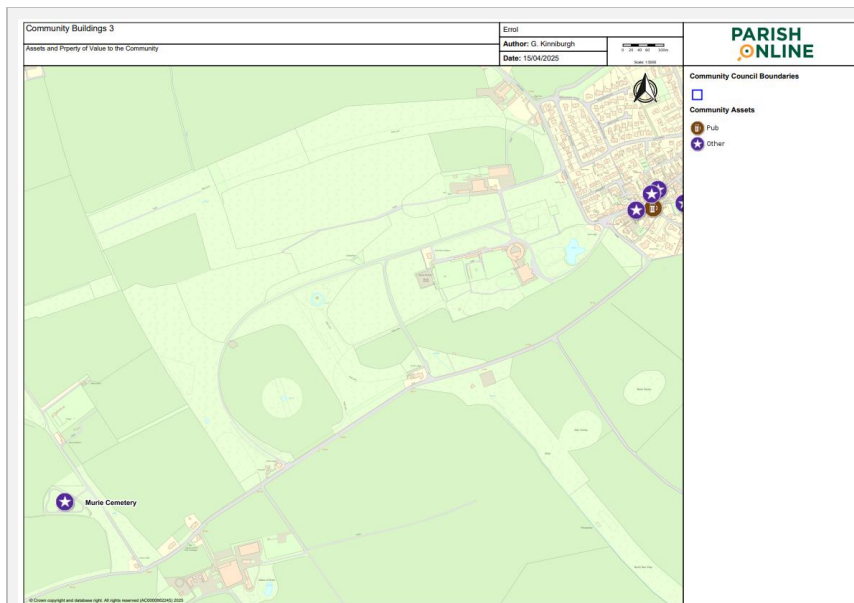
Proposal	To retain existing parking area adjacent to Errol Church and provide additional parking at Norlands
Vision for proposal	To supplement and reduce pressure on High Street parking, redirecting vehicles to off-street areas as proposed on map. Existing area adjacent to Errol Church to be protected Additional parking area to be designated and formalised in Norlands area behind the High Street
Detail	<ul style="list-style-type: none"> <li>• Install signposts to these parking areas from the entrances to Errol Village so that they can be found easily by visitors.</li> <li>• From the parking areas, provide wayfinding signage for pedestrians directing people to the village centre.</li> <li>• Provide additional seating/benches along the identified routes to allow mobility impaired to rest.</li> </ul>
Status	Concept

# J

## Assets and property of value to the local community





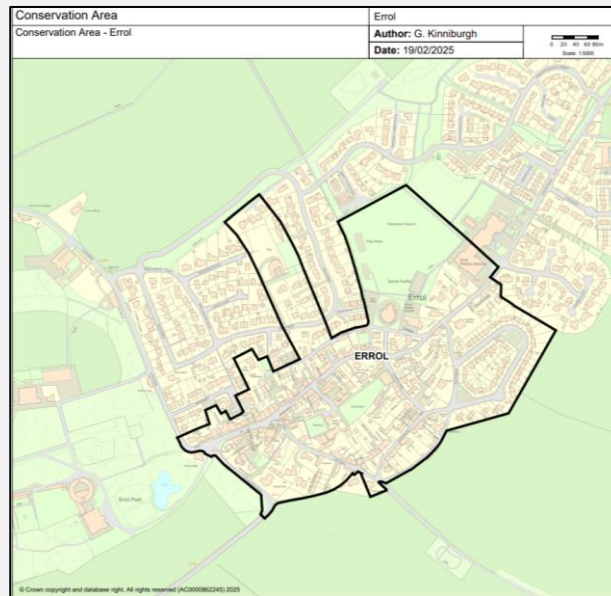


*Errol Village Hall*

Proposal	Protect important community assets
Vision for proposal	Retain and support existing sites/properties providing key services to the community. Protect and enhance Errol's built and cultural heritage.
Detail	<p>List of assets and property of value to the local community:</p> <ol style="list-style-type: none"> <li>1. Errol Parish Church (Cat A listed)</li> <li>2. Errol Village Hall</li> <li>3. The Cemetery.</li> <li>4. The Old Coffin Factory.</li> <li>5. Historic Brick Buildings</li> <li>6. The Bruce Hall</li> <li>7. Bowling Club</li> <li>8. Pub/Restaurant</li> <li>9. GP Practice</li> <li>10. Errol Primary School</li> <li>11. Sports Facility and MUGA</li> <li>12. Murie Cemetery</li> </ol>

# K

Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes



Proposal	To allow flexibility in planning process for homes in the conservation area to retrofit energy saving features
Vision for proposal	For applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes (including replacement windows) to be supported with significant weight as per NPF4 Policy 1 Climate (including public facing elevations). All for the goal of supporting climate adaptation and net zero goals.
Status	Concept

## CHAPTER 3: STATEMENTS

STATEMENT OF REGARD OF LPP PROPOSALS TO NATIONAL PLANNING FRAMEWORK 4, THE PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 2 (2019) AND THE KINROSS-SHIRE, ALMOND AND EARN LOCAL ACTION PLAN (LOCALITY PLAN)  
(including extent of non-alignment if relevant)

Includes planning commentary, statement of LPP steering group position and further reasoning as needed on a proposal-by-proposal basis.

Please note the following:

- *The Evidence Report for submission to the Reporter for the Gatecheck process has not been published at the time of submission of this LPP and so has not been referenced.*
  - *(The collation, publication and submission of the Evidence Report is due February – March 2025 according to the current Perth and Kinross Development Plan Scheme).*
- *A review of the Eastern Perthshire Local Action Plan reveals that none of the strategic objectives it articulates have obvious components related to land use and buildings controlled by the planning system. It is therefore not referenced as a policy document in the following statements.*

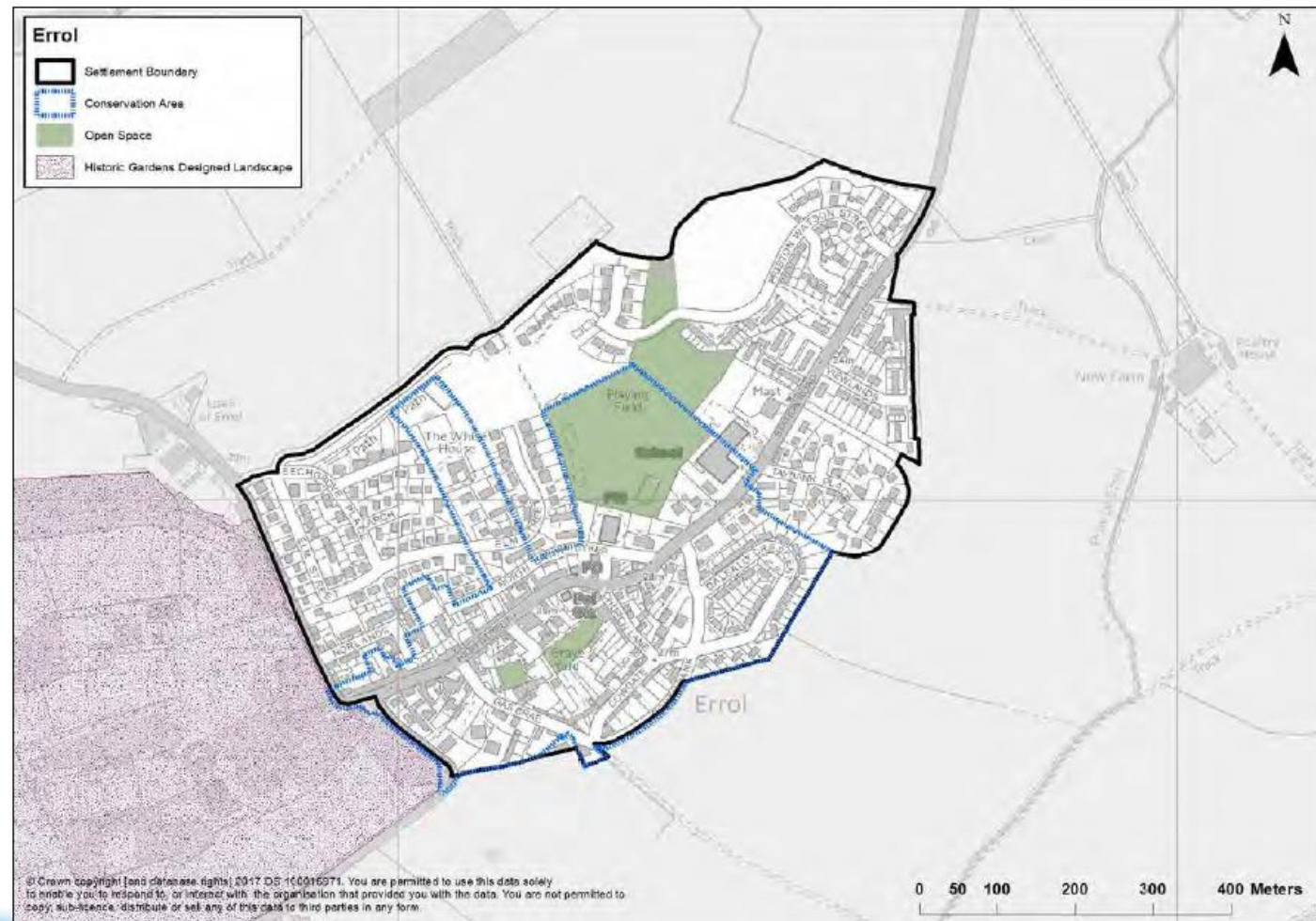
For ease of reference, the Settlement Summary for Errol in LDP 2 (2019) is replicated on the following page.



# 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.



A	
Proposal	Support High Street as a Local Retail Centre
Constraints	Conservation Area
Pre-development steps required	Community consultation Transport assessment
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20-minute neighbourhoods</i>- Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to:</p> <ul style="list-style-type: none"> <li>• sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks;</li> <li>• shopping;</li> <li>• affordable and accessible housing options, ability to age in place and housing diversity.</li> </ul> <p><i>Policy 27 - City, town, local and commercial centres</i> - LDPs should support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres.</p> <p><i>Policy 28 Retail - c)</i> Proposals for new small scale neighbourhood retail development will be supported where the proposed development:</p> <p>i. contributes to local living, including where relevant 20-minute neighbourhoods and/or ii. can be demonstrated to contribute to the health and wellbeing of the local community.</p> <p><b>LDP (2019) policies</b></p> <p><i>Policy 10: City, Town and Neighbourhood Centres</i> - Within the areas identified as City, Town and Neighbourhood Centres, the Council will encourage uses within Class 1 (retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Within defined City or Town Centres the Council will support development where larger and/or additional retail floor space are created.</p> <p><i>Policy 17: Residential Areas</i> - The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise.</p>
LPP Steering Group Position	During consultation undertaken by LPP Steering, Group residents, highlighted the importance of retaining retail opportunities in the high street to support small and local business. It is not the intention to reduce parking within the High Street.
Further Reasoning	This is important to ensure the most vulnerable have access to shops without having to travel out of the area. This will also help grow a vibrant community.

B	
Proposal	Protect and enhance existing public open space and the graveyard.
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20-minute neighbourhoods</i> - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods, including local access to playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities.</p> <p><i>Policy 21: Play, recreation and sport</i></p> <p>LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy.</p> <p><b>LDP (2019) policies</b></p> <p>Policy 14 Open Space, 14A: Existing Areas</p> <p>Areas of open space, parks, outdoor sport facilities, including sport pitches, and allotments/community growing areas, are areas of land which have value to the community for either recreational or amenity purposes; these areas are located both within and outside settlement boundaries. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply:</p> <p>(a) Where the site is principally used as a recreation resource, the proposed development is ancillary to the principal use of the site as a recreational resource.</p> <p>(b) The proposed development involves a minor part of the site which would not affect its continued use as a recreational or amenity resource.</p> <p>(c) In the case of proposals involving the loss of a recreational facility, the facility which would be lost would be replaced by provision of one of comparable or greater benefit and in a location which is convenient for its users, or by the upgrading of an existing provision to provide a better quality facility, either within the same site, or at another location which is convenient for its users.</p> <p>(d) Where a proposal would involve the loss of a sports pitch, a playing field strategy prepared in consultation with SportScotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.</p>
LPP Steering Group Position	During the consultation that was undertaken it was made clear to the LPP steering group that residents value the rural setting and existing green spaces and wish to protect them. However it is also clear that a GP Surgery in the area is also important and would be a justifiable reason to permit development in the area of existing Open Space behind the primary school.
Further Reasoning	Protecting existing Open spaces and adding to them protect what locals hold dear and guards against potential industrialisation.

C	
Proposal	Designate new open spaces.
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20-minute neighbourhoods</i> - Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities.</p> <p><i>Policy 21: Play, recreation and sport</i></p> <p>LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy.</p> <p>c) Development proposals for temporary or informal play space on unused or underused land will be supported.</p> <p>d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.</p> <p>e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.</p> <p>f) New, replacement or improved play provision will, as far as possible and as appropriate:</p> <ul style="list-style-type: none"> <li>i. provide stimulating environments;</li> <li>ii. provide a range of play experiences including opportunities to connect with nature;</li> <li>iii. be inclusive;</li> <li>iv. be suitable for different ages of children and young people;</li> <li>v. be easily and safely accessible by children and young people independently, including those with a disability;</li> <li>vi. incorporate trees and/or other forms of greenery;</li> <li>vii. form an integral part of the surrounding neighbourhood;</li> <li>viii. be well overlooked for passive surveillance;</li> <li>ix. be linked directly to other open spaces and play areas.</li> </ul>
LPP Steering Group Position	During the consultation that was undertaken it was made clear to the LPP steering group that residents value the rural setting and existing green spaces and wish to protect them.
Further Reasoning	Protecting existing Open spaces and adding to them protect what locals hold dear and guards against potential industrialisation.

D	
Proposal	Develop a community garden and allotment
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20-minute neighbourhoods</i> - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods, including local access to community gardens, opportunities for food growth and allotments.</p> <p><i>Policy 23: Health and safety</i> - LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments.</p>
LPP Steering Group Position	Availability of retail units in the High Street is limited, by providing allotments in the village, vulnerable residents have the opportunity to be more self-sufficient.
Further Reasoning	A community garden and allotment would provide an opportunity for groups to come together and new groups to form around a common goal.

E	
Proposal	Policy principles for housing development in Errol and surrounds
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods, including local access to affordable and accessible housing options, ability to age in place and housing diversity.</p> <p><i>Policy 16 Quality Homes</i> - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p><i>Appendix C MATHLR</i> for PKC region is 8,500 homes</p> <p><b>LDP (2019) Policies</b></p> <p>There is a presumption against large-scale development in the Carse of Gowrie (p198, PKC LDP2 2019)</p> <p><i>Policy 20: Affordable Housing</i> - Residential development, including conversions, consisting of five or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed. Wherever practical, the affordable housing should be integrated with and indistinguishable from market housing.</p> <p><i>Policy 25: Housing Mix</i> - For all proposals on sites with a total capacity of 20 or more homes, the market housing element should help address the range of Housing</p> <p>Needs and Demand Assessment needs and assist with community integration by providing an appropriate mix of house types and sizes. These proposals should meet the needs of smaller households, including older people and lower income households, and address part of this need by providing at least 10% of their homes as one or two bedroom homes. For avoidance of doubt this requirement is in addition to any on-site affordable housing units. Where there are identified clusters of households with specific housing needs within the settlement, such as housing for wheelchair users, there may be a requirement for up to 10% of the development to be designed to meet these specific identified needs or for the developer to demonstrate that the house is capable of adaption.</p> <p><b>Other documents</b></p> <p>The recent <i>Chief Planner's Letter on Planning for Housing</i> (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:</p> <p><u>Statements of Community Benefit:</u> "NPF4 provides at policy 16 part b) for proposals to explain how they will contribute positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit." We support this directive to ensure ease of assessment of community benefit from all new housing in our area.</p> <p><u>Improving affordability and choice:</u> "Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to 'identified gaps in provision', decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities."</p>



	<p><u>Beyond minimum affordable housing provision.</u> “Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to ‘at least 25%, with flexibility to local circumstances.” We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for Errol and surrounds, because of the market pressures and affordability issues associated with this location.</p> <p>The <u>Perth and Kinross HNDA (2022)</u> and the <u>LDP3 2027 - Evidence Report TOPIC PAPER NO. 020: Homes</u> (July 2024) describe an ongoing assessment of considerations around appropriate land supply requirements for the region. An LHNDAs has not been undertaken for the Errol Community Council area and up-to-date statistics are not accessible at that scale. Despite being located in the Greater Perth Housing Market Area (HMA), which is recommended to absorb up to 55% of the MATHLR total (8,500 units) for the whole region, Errol and surrounds are not classed as a significant settlement within this area in terms of a spatial strategy for locating where this supply should be located.</p> <p>Taking into account that the MATHLR should be attained by projecting from time of adoption of LDP3, the already approved consent for 240 homes at the former Errol Airfield, which have not yet been constructed, already represents a sizeable increase of dwellings within the community council boundary. A reasonable estimate for the existing number of homes within ECC’s boundary is around 1200 (estimated from <u>NRS Households and Dwellings statistics by datazone (2023)</u>). This means that it is likely in the coming years for Errol CC to already be expanding from @1200 dwellings to @1440 dwellings (an increase of around 20%).</p>
Planning commentary	<p>The calculations above are best estimates given data gaps and the fluidity of the ongoing picture of likely housing land allocations, especially pre-Evidence Report. The reasoning represents a best attempt to represent a true and fair picture of the existing context and likely impact of additional significant housing development beyond the Errol Airfield site in the coming years, in a location in the Carse of Gowrie where LDP2 sustains a presumption against large-scale development.</p>
LPP Steering Group Position	<p>The Community Council takes the position that the sizeable increase of housing represented in the existing consent issued at Errol Airfield for 240 already represents an acceptable proportionate increase of dwellings for a community the size of Errol for the lifetime of LDP3, even taking into account the requirements for additional 8,500 homes to be delivered across the PKC region (approx. 55% or 4,675 of which recommended to be delivered in the Greater Perth HMA). On this basis, we call for significant restrictions on the allocation of any new land for housing within the ECC boundary in LDP3.</p> <p>Should future development still come forward in the ECC area, and acknowledging the contents of the Chief Planners letter, we encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit. To this end we note the provisions of Policies 20 and 25 of LDP2 (2019).</p>
Further Reasoning	<p>During the Big Place Conversation held in Errol Village Hall in September 2023 local residents told us that there is not enough affordable housing for their children to remain in the area.</p>

F	
Proposal	Affordable Housing opportunity: Former Free Church building on Church Lane
Constraints	Private Ownership
Pre-development steps required	Exploration of community buy-out may be required to deliver this proposal (potentially also using Community Right to Buy legislation).
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 9 Brownfield, vacant and derelict land and empty buildings</i> - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</p> <p><i>Policy 16 Quality Homes</i> - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported.</p>
LPP Steering Group Position	This historical building is currently going to waste and therefore, represents an opportunity to unblock a stalled development for the benefit of the community safeguarding all significant local landmark.
Further Reasoning	This listed building is deteriorating and having an impact on the surrounding community, sympathetic development will guarantee its future and make the building safe.

G	
Proposal	Limit future industrial and commercial development to agreed zones, protecting prime agricultural land and residential amenity.
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 5 - Soils</i> - LDPs should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use. Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for essential infrastructure and there is a specific locational need and no other suitable site</p> <p><i>Policy 9 Brownfield</i> - lays out the intent of NPF4 to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.</p> <p><i>Policy 26 – Business and Industry</i> - LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services.</p> <p><i>Policy 29 – Rural Development</i> LDPs should identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area. The spatial strategy should set out an appropriate approach to development in rural areas which reflects the identified characteristics. Policy 29 goes on to state that development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location</p> <p><b>LDP (2019) policies</b></p> <p>There is a presumption against large-scale development in the Carse of Gowrie (p198, PKC LDP2 2019)</p> <p><i>Policy 7: Employment and Mixed-Use Areas - Policy 7A: Business and Industrial</i> - For all business and industrial areas the following criteria apply. Any proposed development must be compatible with surrounding land uses. In addition, all the following criteria will be applied to development proposals in these areas (individual sites may also have specific requirements):</p> <ul style="list-style-type: none"> <li>(a) Proposals should not detract from the amenity of adjoining, especially residential areas.</li> <li>(b) The local road network and connections to the national road network must be suitable for the traffic generated by the proposals.</li> <li>(c) There should be good walking, cycling and public transport links to new employment generating uses.</li> </ul> <p><i>Policy 50: Prime Agricultural Land</i> - Outside the identified settlements, development on prime agricultural land will not be permitted, unless it is necessary to meet a specific established need, such as a major infrastructure proposal and only when there is no other suitable site available on non-prime land. Small scale development directly linked to rural business, including housing, may also be acceptable on prime agricultural land, providing it is compatible with all other aspects of the policy framework of the Plan and there are no other suitable non-prime land sites available, and it does not adversely affect the viability of the agricultural unit.</p> <p><i>Policy 57: Air Quality</i> - The Council has a responsibility to improve air quality. The LDP does this by seeking to prevent the creation of new pollution hotspots, and to prevent introduction of new human exposure where there could be existing poor air quality. As well as aspiring to improve air quality, the policy also aspires to eliminate the gradual worsening in air quality that is caused by the cumulative impact of many small developments.</p>
Planning commentary	While it is recognised that NPF4 policy 29 Rural Development is favourable to development in the countryside that enables economic sustainability for rural communities, it is contended that the Errol Community Council area is already significantly developed in this regard. There is an existing presumption against large-scale development in the Carse of Gowrie. Future development of the area for industrial and commercial use must be set against the requirements of policy 26 Business and Industry, the goal of which is to control land use for industrial purposes by allocating designated sites for future need in appropriate locations. This policy also stresses that development proposals for business and industry should take into account the impact on surrounding residential amenity; sensitive uses and the natural and historic environment. Policy 29 meanwhile stresses the importance of assessing the impact of the development on surrounding transportation infrastructure and Policy 5 seeks to protect critical soils for agriculture that need to be sustained to ensure future adaptation and

	local food chains in light of the climate emergency. Policy 50 of the LDP seeks to protect Prime Agricultural land. Lastly, Policy 9 Brownfield of NPF4 expresses the expectation that existing brownfield sites be promoted as preferred sites for development. For all these reasons, LDP3 should ensure that future commercial and industrial development be limited to existing mixed-use and brownfield sites already allocated in LDP2, or allowed only in designated areas located adjacent to the A90 corridor.
LPP Steering Group Position	During the consultation that was undertaken, it was evident to the LPP Steering Group that residents do not want to see further industrial development on greenfield sites or in the vicinity of residential areas.
Further Reasoning	Errol, unlike other rural areas has capacity for industrial development within the existing mixed-use zones. By ensuring development occurs in this considered way, avoids the boundary between residential/green space becoming blurred. Ensuring that development happens in areas already set aside helps protect the already strained road network from additional HGV traffic which would have a significant impact on the area.

H	
Proposal	Develop an Active Travel Network and establish Nature Networks along these routes
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b>  <i>Policy 3 Biodiversity</i> - LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.  <i>Policy 13 - Sustainable transport</i>  a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:  i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.  b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:  i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation  <i>Policy 15 Local Living</i> stresses that LDPs should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, including promotion of sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p> <p><b>LDP (2019) policies</b>  Policy 60A: Existing Infrastructure  The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible with adjoining land uses.</p>
LPP Steering Group Position	Local groups have already been instrumental in developing path networks and supporting biodiversity which has enhanced the area including contributing to the local economy by attracting visitors to the area.
Further Reasoning	Supporting further development of these networks as proposed will join-up routes and aid access to public transport links. This will also continue to make Errol CC area an attractive rural leisure destination
I	
Proposal	Public Car Parking
Links to LDP, NPF4 and justification where not aligned.	<p><b>LDP (2019) policies</b>  <i>Policy 60: Transport Standards and Accessibility Requirements, Policy 60A: Existing Infrastructure</i> - The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible with adjoining land uses.</p>
LPP Steering Group Position	Parking in the High-street is limited. Formalised parking areas will supplement the parking and ease congestion in the High Street and help contribute to a pedestrian friendly environment and make the Hight Street more attractive for retail opportunities,

Further Reasoning	Formalised parking areas will provide an opportunity for electric vehicle charging infrastructure.
J	
Proposal	Assets and property of value to the local community
Constraints	Several of the assets are located in the Conservation Area or are Listed Buildings
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b></p> <p><i>Policy 15 - Local Living and 20-minute neighbourhoods</i> - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods</p> <p><i>Policy 7 Historic Assets and Places</i> - Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.</p> <p><i>Policy 25 Community wealth building</i> - LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities</p> <p><b>LDP (2019) policies</b></p> <p><i>Policy 16: Social, Cultural and Community Facilities</i> - Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where:</p> <ul style="list-style-type: none"> <li>(a) it would not seriously affect the availability of community facilities in the locality; and</li> <li>(b) no suitable alternative community uses can be found for the land or buildings in question; or</li> <li>(c) the proposal would result in the provision of alternative facilities of equivalent community benefit.</li> </ul> <p><i>Policy 17: Residential Areas</i> - The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise.</p> <p><i>Policy 28 Conservation Areas, 28A New Development</i> - Development within a Conservation Area must preserve or enhance its character or appearance.</p>
LPP Steering Group Position	Community groups are invited in the LPP guidance to lay out a register of local properties and assets that are considered of local cultural, amenity and functional value. We have done so here and ask the planning department and other departments of the Council to work to protect, maintain and enhance the assets themselves and the services they offer to the community.
Further Reasoning	Errol is unique in its historic use of clay and brick buildings. Protecting these assets attracts visitors and academics and helps contribute to a sense of pride and belonging for locals.



K	
Proposal	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes
Constraints	Conservation Area
Links to LDP, NPF4 and justification where not aligned.	<p><b>NPF4 Policies</b>  <i>Policy 1 – Tackling the Climate and Nature Crisis</i> - LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area. When considering all development proposals significant weight will be given to the global climate and nature crises.  <i>Policy 7 Historic Assets and Places</i> - Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.</p> <p><b>LDP (2019) policies</b>  <i>Policy 28 Conservation Areas, 28A New Development</i> - Development within a Conservation Area must preserve or enhance its character or appearance.</p>
Planning statement	Taking account of the need to fulfill policy 28 of the LDP and Policy 7 of NPF4, we nevertheless advocate that applications for alterations to homes in the Errol Conservation Area (including public facing elevations) designed to secure cost-efficient heating and energy efficient homes (including replacement windows) are supported. This on the basis on the basis of the significant weight to be attributed to such developments as per NPF4 Policy 1 Climate, in order to support climate adaptation and net zero goals.
LPP Steering Group Position	Many of the building are small and are owned by people on modest income, first time buyers or the older population. Flexibility within the conservation area would also allow these groups to benefit from reduced energy bills.
Further Reasoning	This will contribute to the diversity of the population of Errol by making older houses more affordable to a wider demographic.

## CHAPTER 4. COMMUNITY ACTION PLAN - INDICATIVE INITIATIVES AND PROJECTS

In this chapter we provide an indicative outline of 20 potential initiatives and projects laid out under the four priorities of this plan. Funding permitting, we would like to expand these in more detail in a future more detailed Community Action Plan, including a delivery plan.

### SECTION 1: ENHANCING FACILITIES AND SERVICES

	Initiative	Action	Links to LPP Proposals	Location	Who
VILLAGE CENTRE					
1.	Support the redevelopment of the public realm in the High Street	<ul style="list-style-type: none"> <li>supporting walking and active travel.</li> <li>ensuring that vehicle use can be managed for the safety of all.</li> </ul>	A	Errol Village	All Groups
2.	Improve the physical appearance and accessibility of the village itself.	<ul style="list-style-type: none"> <li>better litter management and dog fouling.</li> </ul>	N/a	Errol Village	All Groups
RETAIL AND SERVICES					
3.	Retain and encourage more local shops	<ul style="list-style-type: none"> <li>a community shop selling local produce</li> <li>a regular pop-up secondhand shop</li> </ul>	N/a	Errol Village	
4.	Explore ways to ensure older and vulnerable people have access to mobile services	<ul style="list-style-type: none"> <li>ensure that Errol residents are consulted in any future change of services within the area</li> <li>work with public authorities and banks to retain existing mobile services</li> </ul>	N/a	Errol and surroundings	ECC Carse of Gowrie Group

COMMUNITY BUILDINGS  
AND FACILITIES

5.	Protect and enhance our community buildings	<ul style="list-style-type: none"> <li>Identify location of key community buildings <ul style="list-style-type: none"> <li>Led by the community council, agree the list of community buildings which should be identified as part of the wellbeing of Errol Parish</li> <li>See Map of Community Buildings in the Appendix.</li> </ul> </li> <li>developing a mechanism to support future maintenance of buildings and properties in the community to enhance its attractiveness</li> <li>using existing income streams available to the community as well as public finance where appropriate.</li> <li>ensuring our public buildings are compliant with all accessibility requirements</li> </ul>	J	Errol Village	Errol Hall Committee Errol CC All community groups
6.	Support the creation of a Community Garden and Allotment	<ul style="list-style-type: none"> <li>in a public area behind school and public park.</li> <li>requiring a change of use or allocating land as a community garden</li> </ul>	D	Site yet to be decided	COG Errol School Errol CC

GREENSPACE					
7.	Protect and enhance our public greenspaces.	<ul style="list-style-type: none"> <li>existing and proposed areas of open space have been designated in this LPP.</li> <li>we seek council delivery support for the following over the next period of time, subject to consultation, funding and choosing appropriate locations: <ul style="list-style-type: none"> <li>Identify funding to ensure provision of access to (covered) waiting and seating spaces.</li> <li>Making sure facilities at the Park are accessible to all.</li> <li>Developing an adaptable multi-use space(s) for sport and activities.</li> <li>Installing exercise equipment in the public park.</li> </ul> </li> </ul>	B, C	Errol Village	ECC with support from other groups such as COG
TRANSPORT					
8.	A transport service which allows a more diverse and environmentally sustainable approaches to our travel to work	<ul style="list-style-type: none"> <li>address issue of reduced Stagecoach bus service</li> <li>participate in the development of a Carse Community Transport Group</li> </ul>	N/a	As above	Community Transport Errol CC
9.	A transport service which supports our young and elderly people	<ul style="list-style-type: none"> <li>working towards a community-based transport service for individuals in need.</li> <li>lobby for a bus service that meets the needs of the community.</li> </ul>	N/a	N/a	Community Transport Group

## SECTION 2: HOUSING, ECONOMIC DEVELOPMENT AND THE RURAL ENVIRONMENT

	Initiative	Action	Links to LPP Proposals	Location	Who
HOUSING					
10.	Support new and affordable houses for young families to live and grow in our community	<ul style="list-style-type: none"> <li>identify areas or unused buildings which can be used to develop affordable housing. <ul style="list-style-type: none"> <li>No further allocation towards MATHLR <ul style="list-style-type: none"> <li>There are areas set aside for housing in Grange, (H21 LPP Proposal E) and at Errol Airfield where planning permission has been granted for 240 homes. In line with proposal 12 affordable housing should be safeguarded in this development.</li> </ul> </li> </ul> </li> </ul>	F		ECC PKC
ECONOMY					
11.	Ensure that industrial and commercial activity takes place within agreed zones and enhances and protects our environment	<ul style="list-style-type: none"> <li>Errol Community Council considers that there are sufficient mixed-use areas set aside in the current Development plan.</li> <li>These existing mixed-use areas should be carried over into Local Development Plan LDP3 without any additional mixed-use areas being zoned.</li> <li>Development should be limited to these areas with existing settlement boundaries. Any industrial development outwith settlement boundaries should only be allowed where adjacent to the A90 corridor to</li> </ul>	G	Errol Parish	ECC

		<p>limit the impact on residential areas and limit the increasing strain on local roads from large transport vehicles.</p> <ul style="list-style-type: none"> <li>• Ensure LDP3 protects existing prime agricultural land</li> </ul>			
12.	Support the traditional agricultural work of the area and encourage employment in this industry.	<ul style="list-style-type: none"> <li>• Work with local farm and agricultural businesses to promote local produce and to sell this within the village and surrounding areas.</li> <li>• There is a real desire from young parents to develop alternative opportunities for ways to address the cost-of-living issues for parents within the village</li> </ul>	N/a		ECC/ LPP Group
13.	Support new initiatives to start locally developed businesses.	<ul style="list-style-type: none"> <li>• Set up a Community Development Trust to take forward key community actions identified in the plan.</li> </ul>	N/a		New Community Development Trust

“More apprenticeship opportunities are required”

“There is a need for people to take more responsibility as citizens”



### SECTION 3: ERROL PARISH AS A VIBRANT, HEALTHY AND SAFE PLACE TO LIVE

	Initiative	Action	Links to LPP Proposals	Location	Who
ROAD SAFETY					
14.	improving road safety measures in the High Street	<ul style="list-style-type: none"> <li>Consult with local businesses within the High Street on their needs and issues</li> <li>Work to ensure that the street furniture initiatives at the Cross support the improvement of road safety</li> <li>Consult with the community on alternative parking ideas and work with the Council to implement changes</li> <li>Work with the local primary school to help pupils feel safer in the village</li> <li>Advocate for change with PKC Transportation</li> </ul>	N/a	Errol High Street	PKC Transportation Errol CC COG Errol Church Errol Primary School
SOCIAL INTERACTION					
15.	Community support and education	<ul style="list-style-type: none"> <li>Continue to support such initiatives as 'Warm Spaces' and support existing adult education opportunities to improve social interaction for all.</li> </ul>	N/a	Errol Parish	Errol Church Errol Hall Committee
16.	Work with the existing groups to develop community and leisure opportunities.	<ul style="list-style-type: none"> <li>Facilitate the opportunity for all community groups within Errol Parish to meet regularly to exchange ideas, develop mutual support and act as a catalyst for further development of service.</li> </ul>	N/a	Errol Parish	ECC, Carse Adult Learning Group. Errol Church Errol Leisure Errol Church

## IDENTITY AND BELONGING

17.	We will support citizenship among children and young people within our schools and wider community	<ul style="list-style-type: none"> <li>to have a sense of belonging and pride in the area by involving the schools in the development of our initiatives in the Local Place Plan</li> </ul>	N/a	Errol Village	Errol CC Errol Primary School
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## SECTION 4: MAKING IT HAPPEN

	Initiative	Action	Who?
18.	Develop quality communication within the community	<ul style="list-style-type: none"> <li>Ensure that the various opportunities within the area are known to as many people as possible by using social media, word of mouth and other village publicity means.</li> </ul>	Led by Errol CC, but developed through all groups
19.	Map local networks and organisations and maintain a database	<ul style="list-style-type: none"> <li>map the various opportunities within the area where people can get help or join groups and publicise this on a regular basis.</li> </ul>	Led by Errol CC, but developed through all groups
20.	Create a strategic forum representing all community groups	<ul style="list-style-type: none"> <li>Action - Establish a steering group to take forward a plan for a Development Company</li> <li>Set up regular meeting with all community groups 6 monthly as a minimum</li> <li>Address and review action plan every year</li> </ul>	Led by Errol CC, but developed through all groups

# APPENDICES

## APPENDIX 1. STATEMENT OF COMMUNITY SUPPORT

### List of Engagements undertaken:

- Errol Gala: Sat 24th June 2023
- Errol Village Hall: Sat 16<sup>th</sup> September 2023
- Errol Gala: Sat 22nd June 2024
- Information Notice period: ran from Weds 12th March 2025 to midnight on Weds 9th April 2025

### Further details:

- To understand the issues and gather an evidence base, the LPPSG began by engaging with the various groups in the community.
- During 2023 the LPPSG talked to groups involved with the local hall and the Church. We held a stall at the local Gala Day in 2023 to connect with the local community using the place standard tool and asked people their views on what they considered was good and what was missing in the area. A member of the Community Council supported Perth & Kinross Council to engage with school children in the local primary school and with secondary school young people.
- During the engagement at the Errol Gala Day 2023 the LPPSG made the local community aware of a “Big Conversation” Event being held in the village hall in September 2023 in conjunction with Perth & Kinross Council. This event attracted a broad spectrum of locals from across the community, including representation from people with disability and the elderly. All who attended engaged positively and were keen to give their input.
- Having assessed the information gathered previously and sorted it into the main focus areas for this report, the LPPSG then consulted further with the local community at the Errol Gala 2024.
- During the Information Notice period the LPPSG went beyond the statutory required and surveyed the entire community offering the opportunity to make representations. This opportunity was marketed through local social media channels and community groups. Responses received are laid out in full in an additional document “Responses to Errol Information Notice Period” submitted alongside this proposal.
  - Responses

- 32 individual responses were received all from people who permanently reside in the area
- 2 councillors responded who both live outside area
- Respondents were able to indicate whether they supported, objected to or were neutral towards each of the proposals.
- Pie chart graphics showing the proportion and number of responses for each proposal are included in the additional document submitted alongside this report.
  - At least 55% of respondents for all proposals were either supportive or neutral towards proposals.
  - It is noted that these surveys can only ever offer an indicative insight rather than comprehensive.
  - Regardless, planning assessment and decision making is fundamentally rooted in an assessment of relevant material planning considerations, which do not include the results of participatory democratic surveys or petitions.
  - An assessment of written responses to Proposal E seems to suggest that several respondents may not have understood that the proposal itself aims to restrict rather than promote significant future housing development in the area. Given this, on balance an assessment of the nature of these responses did not convince the LPPSG to remove this proposal.
- Statements of endorsement for the plan were sought and received from Errol Community Council and the Carse of Gowrie Group (see the introductory chapter).
- Overall, the LPPSG consider they have sought to engage the community as best they could with the limited resources at their disposal.

## APPENDIX 2. COMPLIANCE WITH VALIDATION CRITERIA

The following table lays out how this document meets the criteria of validity for registration of a Local Place Plan

	Registration requirement		Where found	Additional Information
1	A copy of the finalised Local Place Plan	✓	This document	
2	Confirmation of the Community Body's status.	✓	Introduction	The Community Body submitting this LPP is <u>Errol Community Council</u>
3	Contact details for your organisation.	✓	Introduction	Contact Errol Community Council at <u>errolcc.sec@gmail.com</u>
4	A map of the boundary of the Local Place Plan.	✓	Introduction	The boundary of the plan is contiguous with the boundaries of Errol Community Council
5	Statement of your proposals as to the development or use of land or building.	✓	Chapter 2	11 Local Place Plan Proposals, plus a number of additional Community Action Plan projects which are related to Placemaking but aren't necessarily assessed as part of the Local Development Plan process.
6	A map showing proposals for development or use of land or buildings.	✓	Chapter 2	Overview Map at beginning of Chapter 2 Proposal-specific maps also provided
7	A statement explaining how the Local Place Plan has regard to National Planning Framework, Local Development Plan and Locality Plan.	✓	Chapter 3	
8	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans (in 5 above), and why it considers that the Local Development Plan should be amended in light of this.	✓	Chapter 3	
Evidence of compliance with the requirements of regulation 4				
9	Fulfill requirements to run the statutory Information Notice Period	✓	Appendix 3	Ran from Weds 12th March 2025 to midnight on Weds 9th April 2025.
10	Records of when and to whom the Information Notice was sent (required local councillors and community councils).	✓	Appendix 3	
11	Evidence of level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Appendix 1	During the Information Notice period the steering group went beyond the statutory required and surveyed the entire community to secure representations from individuals and community groups. Responses received are laid out in full in an additional document
12	Copies of additional relevant documents as appropriate.	✓	Additional document	Additional Document: Responses received from community members, councillors and surrounding community councils in full.

## APPENDIX 3. INFORMATION NOTICE DETAILS

The Information Notice period ran from Weds 12th March 2025 to midnight on Weds 9th April 2025.

- Copies of the LPP were sent to all local councillors and surrounding community councils alongside a covering letter explaining how to respond (text of the form letters are given on the pages that follow)
- 2 Councillors responded. No surrounding CCs responded.
- The Steering Group also took the decision to go beyond this statutory requirement and use this period to consult the whole community on the proposals that had been developed.
- All comments submitted whether as councillor, resident, community group or business during this period were assessed by the Steering Group and reviewed against previous feedback from members of the community. The Steering Group then decided how best to modify the draft proposals before final submission.
- Changes that were considered necessary have been already been integrated into this final document.
- Regardless of any changes that the Steering Group make to any draft proposals, all comments and responses submitted during the statutory Information Notice period (including any comments that disagree or object to the proposals) have been included as an additional document and submitted alongside the LPP for the planning authority to assess in full. These responses can therefore be read in full alongside this plan and comprise part of our Statement of Community Support.



## Errol Local Place Plan - Information Notice – Form Letter sent to Community Councils

Hello,

I am contacting you on behalf of Errol Community Council. Our local community has prepared a proposed Local Place Plan for Errol and the Errol Community Council area.

We are legally required to send each Community Council whose area is wholly or partly within our Local Place Plan area, or adjoins it, the information below. This is in order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Community Councils required by those Regulations.

This Information Notice is therefore being sent to the following Community Councils: West Carse Community Council and Inchtute Community Council. The Information Notice period last for 28 days from Weds 12th March 2025 to midnight on Weds 9th April 2025.

### 1. Proposed Local Place Plan

The proposed Local Place Plan is attached. The feedback form is [available here](#).

### 2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of Errol and the Errol Community Council area.

The proposed Local Place Plan contains 11 proposals for the use and development of land and buildings in our area as summarised below.

LPP No.	Proposal
A	Support High Street as a Local Retail Centre
B	Protect and enhance existing public open space and the graveyard.
C	Designate new open spaces.
D	Develop a community garden and allotment
E	Policy principles for housing development in Errol and surrounds
F	Affordable Housing opportunity: Former Free Church building on Church Lane
G	Limit future industrial and commercial development (including commercial solar and battery storage development) to agreed mixed-use areas, protecting prime agricultural land and residential amenity.
H	Develop an Active Travel Network and establish Nature Networks along these routes
I	Public Car Parking
J	Assets and property of value to the local community
K	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes

The priority areas for our community as laid out in this plan are as follows:

1. Enhancing local services and supporting our community;
2. Maintaining a balance between the rural environment and economic development;
3. Ensuring Errol Parish is a safe and healthy place to live and work.
4. Making it Happen

### 3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please submit them via the feedback form. The deadline for comments is **midnight on Weds 9th April 2025**. You are not obliged to respond. If we have heard no response by the above deadline we will assume you have no comment.

Please let us know if you have any queries.

Kind regards

## Errol Local Place Plan - Information Notice – Form Letter sent to Councillors

Dear Councillor,

I am contacting you on behalf of Errol Community Council. Our local community has prepared a proposed Local Place Plan for Errol and the Errol Community Council area.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Carse of Gowrie Ward) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations. The Information Notice period last for 28 days from Weds 12th March 2025 to midnight on Weds 9th April 2025.

### 1. Proposed Local Place Plan

The proposed Local Place Plan is attached. The feedback form is [available here](#).

### 2. Brief description of the content and purpose of the proposed Local Place Plan

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J	Assets and property of value to the local community
K	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes

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2. Maintaining a balance between the rural environment and economic development;
3. Ensuring Errol Parish is a safe and healthy place to live and work.
4. Making it Happen

### 3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please submit them via the feedback form. The deadline for comments is **midnight on Weds 9th April 2025**. You are not obliged to respond. If we have heard no response by the above deadline we will assume you have no comment.

We are sending Information Notices to Cllrs Alasdair Bailey, Angus Forbes and Ken Harvey and our adjoining, active Community Councils as required by the Local Place Plan Regulations.

Please let us know if you have any queries.

Kind regards

## Evidence of correspondence sent

### Correspondence evidence: Councillors

Subject: Errol Local Place Plan - Information Notice

Date: Mon, 10 Mar 2025 21:22:53 +0000

From: Errol CC Sec <[errolcc.sec@gmail.com](mailto:errolcc.sec@gmail.com)>

To: Councillor Alasdair Bailey <[ABailey@pkc.gov.uk](mailto:ABailey@pkc.gov.uk)>, Councillor Angus Forbes <[AForbes@pkc.gov.uk](mailto:AForbes@pkc.gov.uk)>, Councillor Ken Harvey <[KHarvey@pkc.gov.uk](mailto:KHarvey@pkc.gov.uk)>

### Correspondence evidence: Community Councils

Subject: Errol Local Place Plan - Information Notice

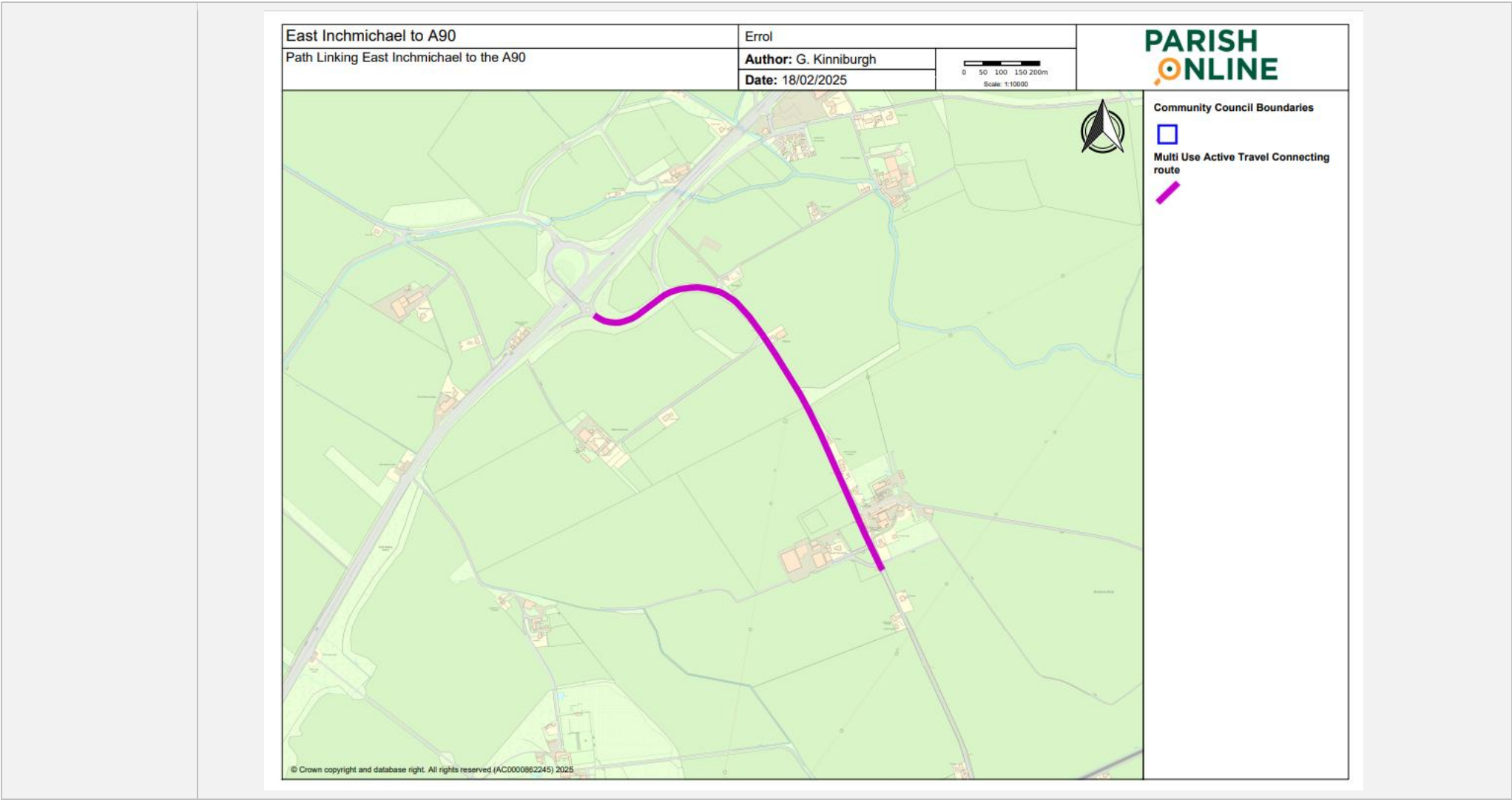
Date: Mon, 10 Mar 2025 21:07:33 +0000

From: Errol CC Sec <[errolcc.sec@gmail.com](mailto:errolcc.sec@gmail.com)>

To: West Carse CC <[westcarsecc@gmail.com](mailto:westcarsecc@gmail.com)>, Inchture CC <[inchtureareacc@outlook.com](mailto:inchtureareacc@outlook.com)>

# APPENDIX 4. ADDITIONAL MAPS

The following are larger-format versions of proposed active travel routes (see Proposal H)



# Errol to Inchcoonans

Path from Errol to Inchcoonans

Errol

Author: G. Kinniburgh

Date: 18/02/2025

0 50 100 150 200m  
Scale: 1:10000

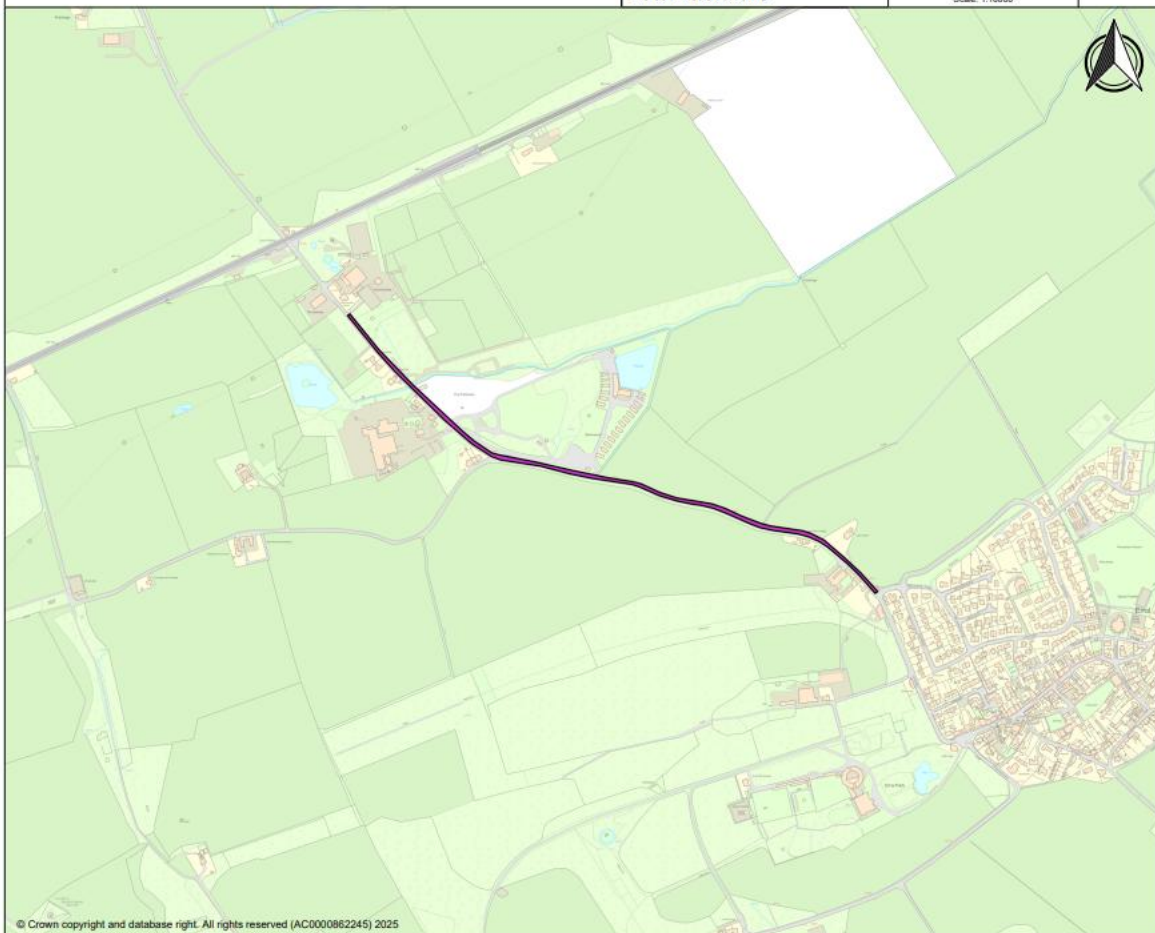
PARISH  
ONLINE



Community Council Boundaries



Multi Use Active Travel Connecting  
Paths



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# Errol to Grange

Path Linking Errol, Medical Centre/Airfield Housing & Grange

Errol

Author: G. Kinniburgh

Date: 18/02/2025

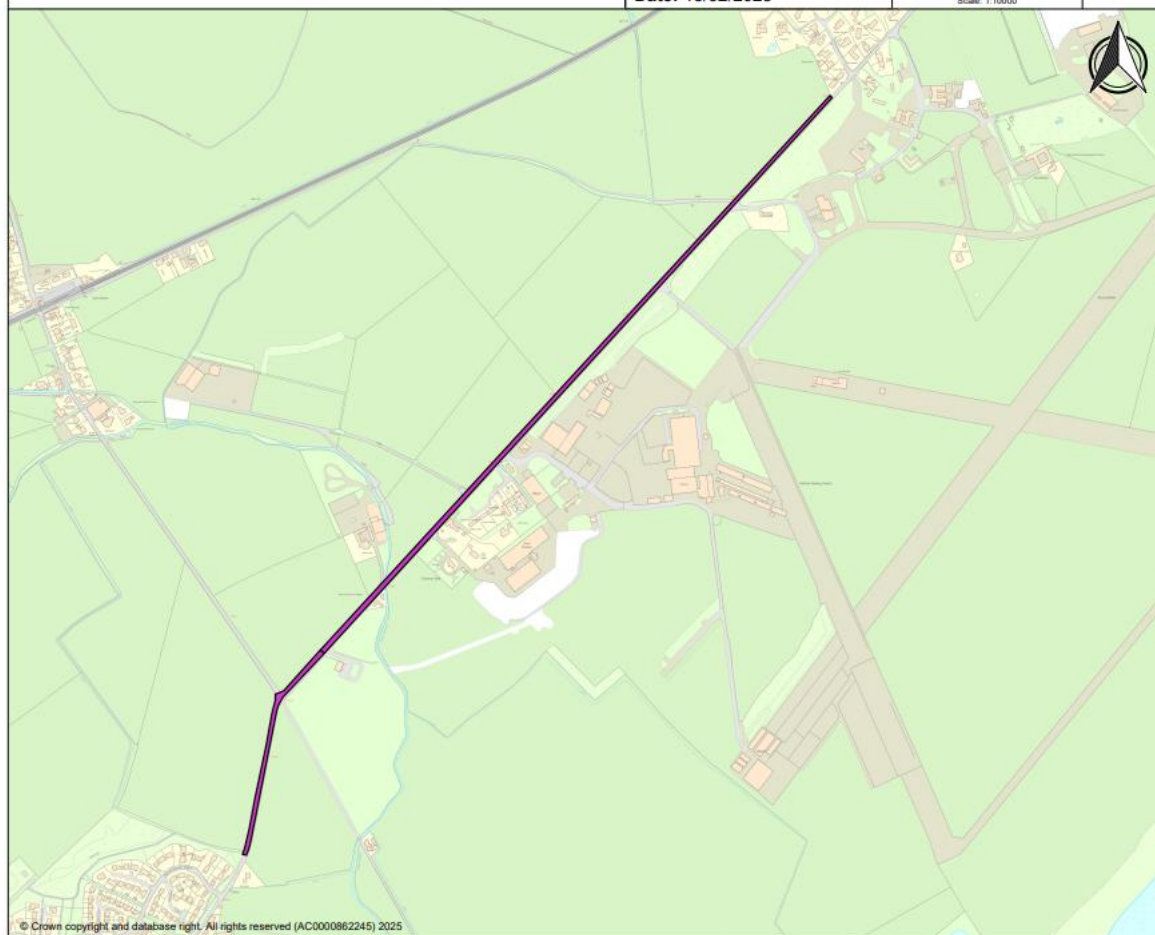
0 50 100 150 200m  
Scale: 1:10000

PARISH  
ONLINE

Community Council Boundaries



Multi Use Active Travel Connecting  
Paths



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V



# Ardgaith Path

Path from Ardgaith Road to GlendoickFlyover

Errol

Author: G. Kinniburgh

Date: 18/02/2025

0 100 200 300 400m  
Scale: 1:15000

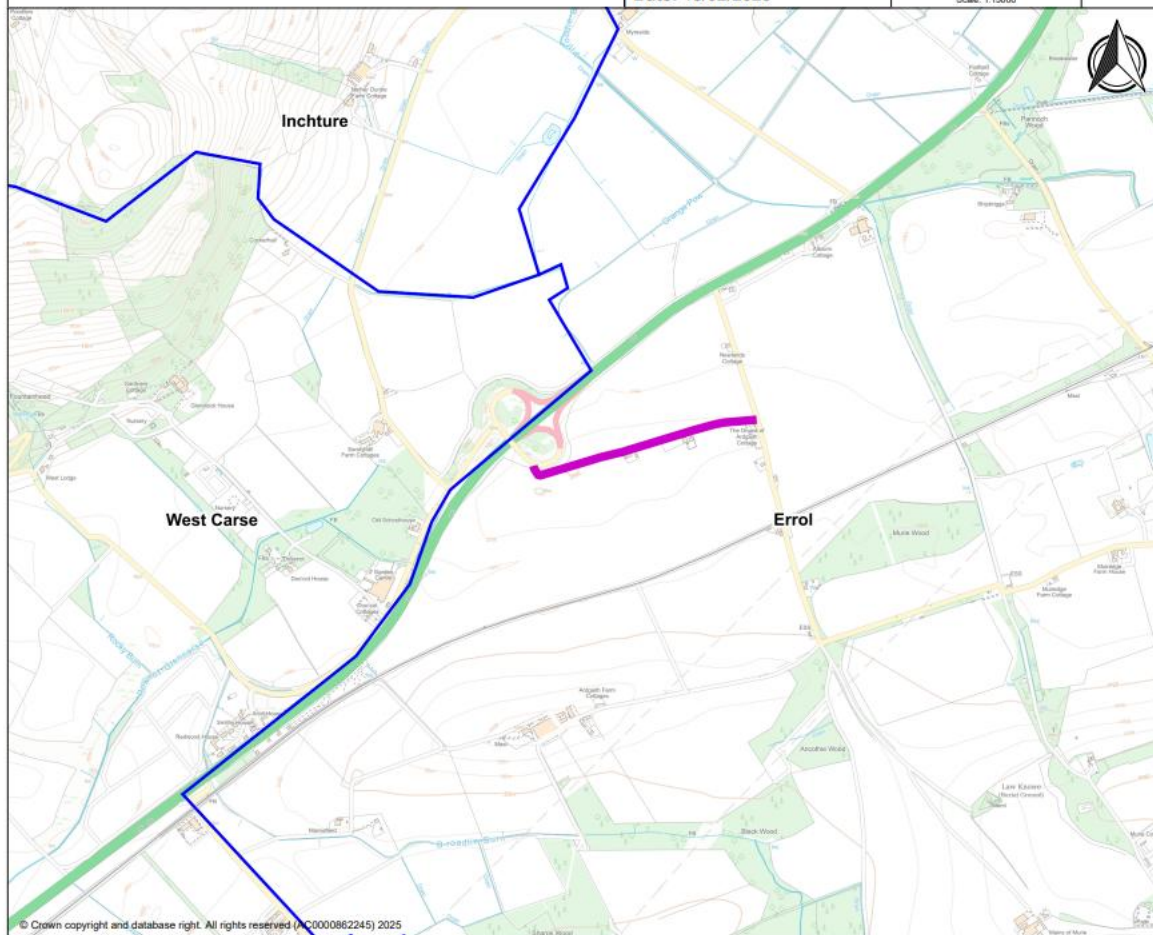
PARISH  
ONLINE



Community Council Boundaries



Multi Use Active Travel Connecting  
route



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Errol to Fruit Shack  
Path from Errol to the Fruit Shack

Errol

Author: G. Kinniburgh

Date: 19/02/2025

0 20 40 60 80m  
Scale: 1:5000

PARISH  
ONLINE

Community Council Boundaries



Multi Use Active Travel Connecting  
route



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