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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100726840-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: Bidwells

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Rachel

Building Name:

Broxden House

Last Name: *

McIntyre

Building Number:

Telephone Number: *

07386662263

Address 1
(Street): *

Lamberkine Drive

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Perth

Fax Number:

Country: *

Scotland

Postcode: *

PH1 1RA

Email Address: *

rachel.mcintyre@bidwells.co.uk

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text" value="Calzieveg"/>
First Name: *	<input type="text" value="James and Samantha"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="O'Mahoney Magee"/>	Address 1 (Street): *	<input type="text" value="Braco"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dunblane"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK15 9RD"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land 40 Metres South East Of Calzieveg Braco Dunblane FK15 9RD"/>

Northing	<input type="text" value="709072"/>	Easting	<input type="text" value="281036"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwellinghouse.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to accompanying Statement of Appeal.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

24/01718/FLL Application Form 24/01718/FLL Decision Notice 24/01718/FLL Report of Handling 24/01718/FLL Land Ownership Certificate Refused Location Plan Refused Existing Site Plan Refused Existing Site Sections Refused Proposed Elevations and Sections Refused Proposed Site Plan Refused Proposed Site Sections Supporting Planning Statement Supporting Statement Statement of Appeal Labour Requirement Report (CONFIDENTIAL)

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01718/FLL

What date was the application submitted to the planning authority? *

07/11/2024

What date was the decision issued by the planning authority? *

12/08/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

LRB would be able to undertake an unaccompanied site inspection though ownership of the access road is ambiguous.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Rachel McIntyre

Declaration Date: 17/09/2025

Payment Details

Pay Direct

Created: 17/09/2025 12:53

Land at Calzieveg Farm, Braco
Mr James O'Mahoney and Mrs Samantha O'Mahoney-Magee
August 2025



**PROPOSED ERECTION OF A
DWELLING ON LAND AT
CALZIEVEG FARM, BRACO
NOTICE OF REVIEW
PLANNING APPEAL STATEMENT**

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1.0 Introduction

- 1.1 This statement should be read in conjunction with the Notice of Review appeal in respect of the refusal of planning application (ref: 24/01718/FLL) submitted to Perth and Kinross Council by Denholm Partnership Architects on behalf of Mr James O'Mahoney and Mrs Samantha O'Mahoney-Magee.

2.0 Site Description

- 2.1 0.1044ha site is located on land at Calzieveg Farm, Braco. The site is not located within an existing settlement boundary as defined in the Perth and Kinross Local Development Plan 2 (LDP2); thus, the proposal is for housing in the countryside.
- 2.2 The site is located directly east of the existing outbuildings and farmhouse associated with Calzieveg Farm, ensuring it is centrally located within the existing established rural business. The site is bounded to the north by an existing sheepfold, and the southern and eastern boundaries comprise agricultural fields. The western boundary comprises the existing building group of the outbuildings and farmhouse.
- 2.3 The site is currently agricultural land which reads as part of the adjacent farm grouping. Access would be taken from the existing access track which serves Calzieveg Farm.

3.0 Planning History

- 3.1 The site has had one previous planning application, which this appeal is related to:
- 24/01718/FLL – Erection of dwellinghouse – Refused.
- 3.2 This application was refused on the 12th of August 2025 for 2 reasons which are as follows:
- *The proposal is contrary to National Planning Framework 4 Policy 17 Rural Homes a) v) as it has not been demonstrated that an additional house is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for an additional worker (including those taking majority control of a farm business) to live permanently at or near their place of work. In this case the existing equine business has a dwelling and the farming element is based on future proposals/plans. The proposal is further contrary to part v) as it is not for a single home for the retirement succession of a viable farm holding; the existing business is equine not a viable farm holding.*
 - *The proposal is contrary to Policy 19 of the Perth and Kinross Local Development Plan 2 2019 and the Council's Housing in the Countryside Supplementary Guidance 2020 as the proposal fails to satisfactorily comply with category (3) New Houses in the Open Countryside in that the proposal is not sufficiently robust in demonstrating that there is an economic need for an additional dwelling at the existing equine business and that the agricultural need is based on future proposals/plans. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (2) Infill Sites, (4) Renovation or Replacement of Houses (5) Conversion or replacement of redundant non-domestic buildings and (6) Rural Brownfield Land.*

- 3.3 There has been a previous application for a single house proposal on a different site within the farm holding. The location of this application is significantly different, and circumstances have changed since the refusal of this application, as Sandra Auld's health and physical abilities have deteriorated significantly. The details of the application are as follows;
- 16/00002/FLL – Erection of dwellinghouse – Refused. This decision was appealed; however, the appeal was dismissed by the Local Review Body on the 19th of July 2016.

4.0 Proposal Background

- 4.1 The land (89 acres) at Calzieveg, Braco has been owned and farmed by the appellants family for several decades. The appellants mother, Sandra Auld, has run the farm alongside an equine breeding unit for over 30 years, however recent health issues have resulted in the appellants taking over the business.
- 4.2 The appellants have returned to the area with their young family with a view to developing a mixed farming enterprise on the farm, substantially expanding the current rural business. They have a strategic business plan where they will develop the farm for the furtherance of agriculture, equestrian, environmental and climate related diversification over the next 10 years.
- 4.3 The business currently runs as an equine sports horse business, breeding high value brood mares alongside a sheep flock of seasonal graziers. Sandra's recent health issues, which includes major shoulder surgery, has meant that she is unable to breed lambs due to the physical nature of lambing work and thus the core agricultural activity currently consists of seasonally grazed sheep. A Livery Yard has also been established on the farm for the last 3 years and there is a long-established flock of sheep on the land. The land is well maintained with good fencing and well managed soils which produce significant grass growth. The farm also grows hay and haylage to feed the horses.
- 4.4 The proposed dwelling would allow for the appellants to take over the established family business, which has built a very successful reputation in breeding and producing event horses over the past 30+ years. The appellants have become an integral part of this business over the years, however advancing arthritis has severely impacted Sandra's ability to manage the farm, and the appellants are now spending a lot of time on the farm helping out and taking over several aspects of running the farm and businesses. Due to the nature of the breeding business and livery, it is essential to have accommodation on the farm adjacent to the yard, but Sandra is no longer able to deal with all the tasks that need to be carried out.
- 4.5 The appellants are looking to future proof and further diversify the business and have taken the decision to invest in Calzieveg Farm. Construction of a property on site would allow them to return and live on-site with their young family, ensuring a successful succession plan for the farm without Sandra having to vacate her long-term home.
- 4.6 The equestrian business is a long-established breeding unit producing high value horses. The labour requirement for the equestrian business covers all duties associated with keeping horses. This includes mucking out stables, feeding, grooming, administering veterinary medicines, caring for pregnant mares, delivering foals, handling youngstock, breaking and schooling youngstock, checking mares hourly overnight in the lead up to foaling, and taking horses to shows. The vision for the equestrian business is to expand on current numbers and build on the strong reputation for producing high quality horses. There are currently 13 horses on the farm, and it is intended for these numbers to be increased once the appellants are residing on-site.
- 4.7 Having identified a market gap, the appellants have bred a stallion, who is currently two. They intend to stand the stallion at stud, allowing for the existing breeding operation to extend. This is

a further diversification to the existing equine business, which would require the appellants to live onsite due to the management both the stallion and any mares which would be bred would require.

- 4.8 An Agricultural Labour Requirement Report was prepared to determine the labour hours required for the current and future business. The hours relating to the husbandry with the existing sports horse enterprise have been calculated with industry accepted standards (Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005) which account for the time required to manage a sports horse breeding programme. It is expected that the hours for the horse enterprise have been underestimate in these calculations, but the current equestrian business has a labour requirement of **2.33 labour units**. This clearly demonstrates the viability of the existing business which will complement the further agricultural activity to be added once Samantha and James are resident on the farm.
- 4.9 Based on the current and proposed numbers of grassland hectares, livestock for 2025 onwards and the area farmed, the Labour Requirement Calculations demonstrate the need for at least **0.88 labour units** which takes the **overall labour requirement to 3.21 labour units**.
- 4.10 Sandra Auld has done well to establish and grow the current business alongside her career and should be commended on the positive succession plan which she is putting in place. The appellants are committed to the business at Calzieveg and now require a farmhouse and home for their family to support their new farming venture. Livestock will be a critical part of the holistic farming system and as they know, it is critical that a responsible person lives on site to ensure all animal welfare, cross compliance, security and health and safety requirements are covered.

5.0 Statement from the Appellant

- 5.1 The appellant's have provided a personal statement which further establishes the family's current circumstances and the extent of their work on the farm, justifying the requirement for an additional house.
- 5.2 *"In addition to the other reports provided for our appeal, I wanted to give a personal explanation of why this planning application is so vital to my family, our farm and succession planning.*
- 5.3 *My family has owned Calzieveg for 35 years and during this time, have had horses, cattle, sheep and crops on the land. We have worked incredibly hard to develop the equine business, breeding, producing, competing and selling event horses, in addition to running a small livery yard. As with a large number of rural businesses, to ensure financial security, we have always maintained additional income via full time jobs. I am Acting Depute Head Teacher at The Community School of Auchterarder. In May 2024, my mum underwent extensive shoulder surgery which left her completely incapacitated for 12 weeks. I reduced my hours at work and my husband, and I moved into the farm with our daughter, to ensure the running of the farm. Although my mum has recovered well from her surgery, her additional diagnosis of arthritis means she is no longer able to manage the farm independently. We have therefore been living at the farm since then, taking over the running. We hope and plan to extend the rural business further into agriculture (including cows and sheep) but are not able to do so until we have secured planning and can therefore guarantee longevity of our residence here.*
- 5.4 *We have never had less than 9 horses on the property and currently have 12 (having lost two old mares over the summer) which all require daily management. In addition to daily management, three horses are currently in ridden work and 5 three-year-olds are currently being broken, ready to sell. As such, the number of hours required to manage this means living on site is essential. This work would not be possible, with my three-year-old daughter, if I was not able to do a lot of*

this work before she is up in the morning and after she is in bed. With the backing and breaking of young horses, the work also often requires two people to ensure safety. I carry out the majority of the work (due to my Mum's failing health) but having two people present is essential a lot of the time, due to the unpredictable nature of horses and the high degree of risk. We currently also have a mare due to foal. This requires round the clock monitoring, both day and night meaning I must be on site. My mother is no longer physically able to deliver a foal, should the mare get into difficulty, therefore it is essential for me to be on site. In addition, she is not physically able to handle the foal (as they can be difficult and dangerous at times). Therefore, I must be on site for all day physical tasks with the mare and foal. We currently have a two-year-old colt whom we plan to keep entire and stand at stud. This is a further extension to the equine business and will require my expert management to not only handle him but manage the mares which will be coming to stud for covering and foaling. In addition to the horses the sheep we currently have on our land are maintained by myself and my husband. During lambing, my mum is again not physically able to support so the responsibility for this is ours.

- 5.5 *The only way our family farm is able to function is with my husband and I living on site. My mother's house is a three-bed cottage and does not have the space available to have anyone else staying there, which makes having more children currently not a viable option. It also means that my sister and her children (one of which has additional support needs) can no longer stay. Her children would regularly come to stay to support my sister, and this is no longer an option. In addition, I believe it is unreasonable to expect us to live with my mother permanently when we have lived on site for over a year and therefore prove that an additional property is clearly required. If we are unable to build a house, my Mum cannot sustain the farm independently and we will therefore be forced to sell and relocate our family to another farm which has options for two dwellings. This would be incredibly sad as I had hoped to be able to raise my daughter on the farm I myself grew up on and provide her with the same quality of life."*

6.0 Development Plan

- 6.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires proposals to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 6.2 In this case, the Development Plan, consists of National Planning Framework 4 (NPF4) (adopted February 2023), and the Perth and Kinross Local Development Plan 2 (LDP2) (adopted November 2019).
- 6.3 In terms of other material considerations, the Council's Supplementary Guidance on Housing in the Countryside (adopted February 2020) is the most significant in terms of the detailed criteria it contains for assessing this type of proposal.
- 6.4 The proposed development is required to be assessed against the countryside housing policies within the adopted Development Plan, which is discussed in full below in Section 6.
- 6.5 The Council's placemaking policies, Policy 1A and 1B – Placemaking, are also considered to be relevant to this proposal. They require that all developments contribute positively to the quality of the surrounding environment and respect the character and amenity of the place through careful design and siting.
- 6.6 LDP2 Policy 1B states that all proposals should meet all the following placemaking criteria:
- a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings;*

- b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area;*
- c) *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours;*
- d) *Respect an existing building line where appropriate or establish one where none exists. Access, uses and orientation of principal elevations should reinforce the street or open space;*
- e) *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport;*
- f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible;*
- g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals;*
- h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks;*
- i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with considerations of communal facilities for major developments);*
- j) *Sustainable design and construction.*

- 6.7 As acknowledged within the Report of Handling for the appeal application, the Council have no concerns regarding the siting, design or materials of the proposed dwellinghouse. As discussed within the Supporting Planning Statement submitted with the application, the proposal site is centrally located within the rural business and would be a sensible addition to the existing established building group at Calzieveg Farm. The proposal site is not considered to be prime agricultural land, and the siting of a dwelling on this land would be in keeping with the traditional pattern and character of rural buildings and farms/estates in the area. The proposed dwelling would be constructed using traditional, high-quality materials and the finalised building would contribute positively to the quality of the surrounding built and natural environment, ensuring that the proposal achieves compliance with all the relevant criteria of LDP2 Policy 1.

7.0 Housing in the Countryside

- 7.1 NPF4 Policy 17 – Rural Homes seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. Rural Homes that support sustainable rural communities and are linked with service provision are to be supported.
- 7.2 Section a) of the policy states that development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and where the proposal meets one of the stated criteria. Criteria v) states that proposals will be supported where it is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker including those taking majority control of a farm business to live permanently at or near their place of work.

- 7.3 The first reason for refusal states that the proposal is ‘*contrary to National Planning Framework 4 Policy 17 Rural Homes a) v) as it has not been demonstrated that an additional house is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for an additional worker (**including** those taking majority control of a farm business) to live permanently at or near their place of work*’.
- 7.4 It should be noted that the policy **does not** state that the need for an additional worker is **explicitly restricted to farming businesses, instead stating “including those taking majority control of a farm business”**.
- 7.5 As stated previously within paragraphs 4.8 – 4.9, the revised Agricultural Labour Requirement Report, dated October 2024, submitted with the planning application, found the overall labour requirement to be 3.21 labour units, the majority of which (2.33 units) is required for the equine business, with the remainder being required for grassland hectares, area farmed and the intended future livestock. The report clearly demonstrates that there is an essential need for “**at least three people working full time**”, and it is further stated within the report, that due to the nature of the equine business, and the dangers of lone working, that “there is a significant need for Samantha and James to live onsite to ensure there is always someone present to avoid lone working”. Historically throughout the business, Mrs Auld has worked alone, however this was dangerous due to the handling and breaking of young horses which should realistically be carried out with at least two people.
- 7.6 The policy states that the development of rural homes would be supported if it “is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker to live permanently at or near their place of work”. The Agricultural Labour Requirement Report clearly demonstrates that there is a need for the appellants to live on site, which would require the construction of the proposed dwelling. It would not be sensible to force Mrs Auld out of the existing farmhouse, as it is her long-term home.
- 7.7 There is also scope within NPF4 Policy 17 criteria vi) for the development of a single home for the retirement succession of a viable farm holding. Although there is no definition of viable farm holding within the policy document, it is safe to assume that Mrs Auld’s enterprise is largely successful, and as previously discussed she is putting in a positive succession plan through handing over the business to the appellants. Whilst the business is largely equine in nature, there is also a farming and livestock enterprise, which would be advanced further if the appellants were able to reside on-site. The Report of Handling for the application states that “**it is considered reasonable that the existing labour requirement for a business should be at least 1 labour unit**”, it then further states that, “*this is not currently the case at Calzieveg given that the vast majority of the labour hours is based on livestock which is proposed*”. This statement is false, as the Agricultural Labour Requirement Report clearly states that the vast majority of the farms labour hours come from the equine business, with it currently having a labour requirement of 2.33 labour units, more than double what the Council consider to be reasonable. This false statement (and assessment) makes it clear that the Council have not considered the correct labour report within their assessment of the application.
- 7.8 Whilst the correct labour requirement report is referenced within the consultee response from the Council’s Policy team, with them even stating that they “*acknowledge that the conclusion of the labour justification report that there is a **requirement for 2.33 labour units***”. The response from the Policy team further states that, “*there is **clearly a need for someone to live on-site for animal welfare reasons***” though they then state that the existing farmhouse (which is Sandra’s long-term home) already fulfils this purpose. As previously stated, Sandra is in the process of fully handing the business over to the appellants, and due to her recent health issues, it is simply not feasible to force her to vacate her home, which she has resided in for over 30 years. Due to this, and to allow the appellants to take over the business (whilst also implementing their substantial business plan), a new dwelling is clearly required.

- 7.9 Due to the reasons set out above, the proposal is considered to be clearly compliant with NPF4 Policy 17 – Rural Homes.
- 7.10 LDP2 Policy 19 – Housing in the Countryside states that the Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:
- 1) *Building groups;*
 - 2) *Infill sites;*
 - 3) ***New houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;***
 - 4) *Renovation or replacement of houses;*
 - 5) *Conversion or replacement of redundant non-domestic buildings;*
 - 6) *Development on rural brownfield land.*
- 7.11 The Council's 'Housing in the Countryside' Supplementary Guidance provides additional detail regarding the 6 criteria set out in LDP2 Policy 19. Category 3 – New Houses in the Open Countryside, contains five sub-categories which cover the situations where new houses in the open countryside are considered to be acceptable. As the proposed development is related to a new dwelling required for the continued operation of a successful equine / farming business, subcategory 3.3 – Economic Activity is considered to be the most relevant.
- 7.12 The second (and final) reason for refusal states that the proposal is '*contrary to Policy 19 of the Perth and Kinross Local Development Plan 2 2019 and the Council's Housing in the Countryside Supplementary Guidance 2020 as the proposal fails to satisfactorily comply with category (3) New Houses in the Open Countryside in that the proposal is not sufficiently robust in demonstrating that there is an economic need for an additional dwelling at the existing equine business and that the agricultural need is based on future proposals/plans. It is also considered that the proposal cannot satisfy any of the remaining categories*'.
- 7.13 Within subcategory 3.3, subsection 'New House to Support an Existing Business' is considered to be the most relevant to this proposal. Within the subsection, there is detailed guidance specific to both farm workers, and non-farming businesses, the latter of which is most relevant to this proposal due to how it specifically references equine businesses.
- 7.14 As previously discussed in relation to NPF4 Policy 17 and the first reason for refusal, it is considered that the proposed development has provided sufficiently robust evidence in relation to the economic need for a new dwelling. The Council have already acknowledged that there is a clear need for someone to live on-site for animal welfare reasons, and it is stated within the supplementary guidance, that "*some other non-farming businesses, for example, a kennels or equestrian business may also require workers to live on-site*".
- 7.15 The guidance also states that, non-farming businesses would be required to provide a business plan in order to demonstrate that the business is financially sound and economically viable. As acknowledged by the Council, the appellants have a substantial business plan with the intention of developing a mixed farming enterprise over the next 10 years. As previously discussed, the (revised) labour report which was submitted in support of the application confirms the economic viability of the existing equine and farming business (which is also evident due to Sandra having operated the business for the past 30+ years), whilst also setting out the required labour units for both the existing and future operational activities.
- 7.16 Similarly, to the incorrect labour units being referred to in the assessment of the application, the RoH also incorrectly states that the required labour hours p/a is under the 1,900 hours p/a threshold for a standard man year, "*making it difficult to justify an additional house to allow an additional worker to live on-site considering there is a property already associated with the*

business. If the Council had assessed the proposal against the revised labour report (which was submitted to them and was available to view on the application portal prior determination of the application), they would see that the total required labour hours for the business (including the farming, livestock and equine elements), is 7,265 hours. It is worth noting that this figure is even a reduced figure, being 40% less due to the presence of more than 11 horses on the yard. This is well above the 1,900 hours p/a threshold for an agricultural standard man year, as well as the equestrian standard man year threshold which is 2,400 hours p/a.

- 7.17 Even if the hours related to crops and grassland are removed from the total, due to not being related to animal welfare, the total required labour hours is still over 7000. Further, as the majority of the livestock hours are based on the proposed future livestock which the appellants intend to provide, if the livestock figure (1,504 hours) is removed from the total, there is still a requirement for at least 5,578 hours associated with the equine business alone. It was acknowledged within the Council's Policy consultee response that the required labour hours have been *"calculated with industry accepted standards"*.
- 7.18 Whilst it is true that the appellants currently have unrelated full-time jobs, they should not be penalised for this as it is clear that they fully intend to develop the mixed farming enterprise as they have moved back to the area for this reason. They cannot ensure that their business plan is implemented if they do not live on site, and as proved by the labour hours required for the equine business alone, there is a clear need for them to reside on site.
- 7.19 Whilst the proposal would not be able to be assessed under Category 1 – Building Groups, of the supplementary guidance due to there not being 3 existing buildings, the proposed development would be clearly associated with the existing (established) grouping ensuring it is in keeping with the character of the area.
- 7.20 Due to the reasons set out above, the proposal is considered to be clearly compliant with Category 3 – New Houses in the Open Countryside of LDP2 Policy 19 – Housing in the Countryside, as well as with the detailed criteria set out within the associated supplementary guidance.

8.0 Conclusions

- 8.1 In this case, the proposal does meet the requirements set out within both NPF4 Policy 17, and LDP2 Policy 19, as well as the associated supplementary guidance.
- 8.2 The proposed dwelling is clearly required for the appellants to live on-site in order to take over the long-established, successful equine and farming business, as evidenced by the labour report which was submitted with the application.
- 8.3 The proposal is scaled, sited and designed to be in keeping with the character of the area, and would relate well to the existing grouping at Calzieveg Farm.
- 8.4 The Local Review Body are therefore requested to support this Notice of Review appeal, as the proposed development is compliant with the relevant policies, subject to any conditions the LRB may consider necessary and appropriate.



Mr James O'Mahoney And Mrs Samantha Magee
c/o Denholm Partnership Architects
11 Dunira
Street
Comrie
PH6 2LJ

Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Date of Notice: **12th August 2025**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **24/01718/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to **refuse** your application registered on 9th December 2024 for Planning Permission for **Erection of dwellinghouse Land 40 Metres South East Of Calzieveg Braco Dunblane FK15 9RD**

Kristian Smith
Development Management & Building Standards Service Manager

Reasons for Refusal

1. The proposal is contrary to National Planning Framework 4 Policy 17 Rural Homes a) v) as it has not been demonstrated that an additional house is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for an additional worker (including those taking majority control of a farm business) to live permanently at or near their place of work. In this case the existing equine business has a dwelling and the farming element is based on future proposals/plans. The proposal is further contrary to part v) as it is not for a single home for the retirement succession of a viable farm holding; the existing business is equine not a viable farm holding.
2. The proposal is contrary to Policy 19 of the Perth and Kinross Local Development Plan 2019 and the Council's Housing in the Countryside Supplementary Guidance 2020 as the proposal fails to satisfactorily comply with category (3) New Houses in the Open Countryside in that the proposal is not sufficiently robust in demonstrating that there is an economic need for an additional dwelling at the existing equine business and that the agricultural need is based on future proposals/plans. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (2) Infill Sites, (4) Renovation or Replacement of Houses (5) Conversion or replacement of redundant non-domestic buildings and (6) Rural Brownfield Land.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

Not Applicable

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page.

Plan Reference

01
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REPORT OF HANDLING

DELEGATED REPORT

Ref No	24/01718/FLL	
Ward No	P7- Strathallan	
Due Determination Date	8th February 2025 Extended to 15th Aug 2025	
Draft Report Date	11th August 2025	
Report Issued by	Joanne Ferguson	Date 11.08.2025

PROPOSAL: Erection of dwellinghouse

LOCATION: Land 40 Metres South East Of Calzieveg Braco Dunblane
FK15 9RD

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The proposal is for the erection of a dwelling house at Calzieveg, Braco. The land (89acres) at Calzieveg, has been owned and farmed by the applicants family for several decades. There is a wider farm alongside an equine breeding unit and the application seeks a new home for retirement succession.

The applicants have a view to developing a mixed farming enterprise. They have a strategic business plan where they will develop the farm for agriculture, equestrian, environmental and climate related diversification over the next 10 years.

The proposal is for the erection of a 1 ½ storey 3 bedroom dwelling to the southeast of the existing dwelling and stables.

SITE HISTORY

A previous Planning Application for a house on a different site at Calzieveg was refused Ref: 16/00002/FLL due to siting and justification.

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 17: Rural Homes

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 19: Housing in the Countryside

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER MATERIAL CONSIDERATIONS

Non-Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)

National Guidance

The Scottish Government expresses its planning policies through, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Environmental Health (Contaminated Land)	No objection, condition would be required
Environmental Health (Noise Odour)	No objection
Scottish Water	No objection
Development Contributions Officer	No contributions required
Development Plan	Policy comments received see policy appraisal.

REPRESENTATIONS

Number of representations received: 1 in support of the proposal

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site has an existing business - equine sports horse business, breeding quality brood mares alongside a sheep flock of seasonal grazers. However much of the case is built on future expansion/diversification – to grow more crops, reseed grassland then increase stock density and produce additional hay. With plans to introduce a breeding flock working towards 250 breeding ewes in next 3 yrs. Graze some store cattle and store lambs. In many similar cases applicants have sought to site temporary accommodation to allow on site occupation while a business is built. Granting a house in this case would in no way ensure the implementation of the plans and the Scottish Government no longer allows the use of occupancy conditions or similar to control development. The policy requires a viable business which can only be proven through its establishment and operation.

Comments have been requested on Housing in the Countryside Policy including NPF Policy 17: Rural Homes from the policy officer within the Development Plans Team.

NPF Policy 17 a)v. supports new homes in rural areas where demonstrated necessary to support the sustainable management of a viable rural business. LDP2 Policy 19 and associated supplementary guidance also supports new houses to support existing businesses. Although the NPF is the more recent policy it is considered that this section of the LDP2 HiC policy is compatible and provides additional detail.

A previous application for a house on a different site but still associated with the same business was refused and dismissed by LRB in 2016. At that time the main enterprise on the farm was an equine breeding unit with hay production for home use and sheep which came into the farm on a grazing contract. In the decision notice the LRB concluded that the development failed to satisfy the test in that the need for a key worker had not been established.

The Agricultural Labour Requirements Report states that the business is being handed over to the current applicants who intend to develop a mixed farming enterprise over the next 10 years. Both the applicants have jobs outwith the farm but have extensive farming experience. In the short-term both applicants intend continuing with their current employment. The Report states that the business currently runs an equine sports horse business, breeding quality brood mares alongside a sheep flock of seasonal graziers. The size of the flock is not stated. The Supporting Statement states that, in addition to the equine breeding business, a livery yard has also been established over the last 3 years. Reference is made in the Statement to NPF Policy 17 which allows for the principle of succession on a farm.

The applicants intend introducing a breeding flock working towards 250 breeding ewes over the next 3 years. In addition, there are plans for 20 store cattle which will be on the farm 50% of the year, and 45 store lambs which will be on the farm 60% of the year. It is assumed that the 16 horses referred to are part of the existing business.

LDP2 SG clarifies that evidence to support a new house for a farm worker on economic activity grounds should be in the form of a business appraisal based on the labour hours for the existing farming operation. It must be demonstrated that a new house is essential to the continued operation of the farm for animal welfare reasons. The total labour units required is stated as 1.22. This, however, includes 175 hours p/a on crops and grassland which would not count (not being for animal welfare purposes), and 640 hours p/a on horses. The horses are part of an equine business (either breeding or livery services) rather than part of the farming operation. The remaining 1,504 hours p/a relate to proposed livestock. It is noted that there is a current grazing flock, but its size is not stated. Based on the information provided an additional house is not currently justified based on the labour hours for the existing farming operation.

There is scope within the LDP2 SG for a new house to support a non-farming business. Again, it must be demonstrated that a new house is essential to the continued operation

of the business. In addition to the 640 hours p/a, the Report refers to an extra 640 hours p/a associated with sports horses bringing the total to 1,280. This is still below the 1,900 hours p/a threshold for a standard man year making it difficult to justify an additional house to allow an additional worker to live on-site considering there is a property already associated with the business.

A further consideration introduced by NPF Policy 17 is the provision for retirement succession of a viable farm holding. No guidance is given in the NPF as to what is considered a 'viable farm holding'.

Firstly, for the purposes of determining whether an additional house should be permitted to allow succession of the business from one generation to the next, it is considered reasonable that the existing labour requirement for the business should be at least 1 labour unit. This is based on the assumption that for a business to be viable it should be capable of supporting at least one full time worker without the need for additional income from other employment. This is not currently the case at Calzieveg given that the vast majority of the labour hours is based on livestock which is proposed.

Secondly there is the question of what constitutes a 'farm holding'. Planning permission is required for the change of use of land from agricultural to equestrian. On this basis I consider it reasonable to assume that if such a change of use has been made, or is required, then it is not a farm holding. Aside from the grazing flock, the business at Calzieveg is essentially equestrian.

It is therefore considered that the proposal due to the current business being equine and that the labour justification is not based on current operations is contrary to Policy 17 of NPF4 and the applicable policies of LDP2.

Design and Layout

There are fundamental policy compliance issues with the proposal. The dwelling however raises no concerns in terms of its siting, design, scale and finishes.

Residential Amenity

The dwelling is sited so that there is adequate amenity space and no impact on existing residential amenity in terms of overlooking/overshadowing.

The plans include the provision of an Air Source Heat Pump (ASHP) externally sited on the northeast elevation. The ASHP is expected to be domestic sized. Given the distance attenuation to neighbouring properties noise levels should be able to be achieved.

The supporting statement submitted with the application identifies the site as a brownfield site for past agricultural use. Potentially there are a range of contaminants that could be present in agricultural land. This is particularly true of areas used as

farmyards which may have contained a variety of buildings that have been put to a number of uses. Aside from the likely presence of made ground any number of chemicals could have been used and potentially leaked or been spilled. The risks associated with this remain difficult to quantify until there has been some form of sampling and chemical analysis of the soils contained within the development area. This will help determine the suitability of the site for the proposed development and whether any measures are needed to mitigate against any risks that have been identified.

Roads and Access

The proposal utilising the existing access from the public road and parking/turning has been accommodated within the site.

Drainage and Flooding

The site has no flood risk and drainage arrangements are shown within the site.

Developer Contributions

Primary Education

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Braco Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Conditions and Reasons

1 The proposal is contrary to National Planning Framework 4 Policy 17 Rural Homes a) v) as it has not been demonstrated that an additional house is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for an additional worker (including those taking majority control of a farm business) to live permanently at or near their place of work. In this case the existing equine business has a dwelling and the farming element is based on future proposals/plans. The proposal is further contrary to part v) as it is not for a single home for the retirement succession of a viable farm holding; the existing business is equine not a viable farm holding.

2 The proposal is contrary to Policy 19 of the Perth and Kinross Local Development Plan 2019 and the Council's Housing in the Countryside Supplementary Guidance 2020 as the proposal fails to satisfactorily comply with category (3) New Houses in the Open Countryside in that the proposal is not sufficiently robust in demonstrating that there is an economic need for an additional dwelling at the existing equine business and that the agricultural need is based on future proposals/plans. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (2) Infill Sites, (4) Renovation or Replacement of Houses (5) Conversion or replacement of redundant non-domestic buildings and (6) Rural Brownfield Land.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
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Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100691075-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of dwellinghouse.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

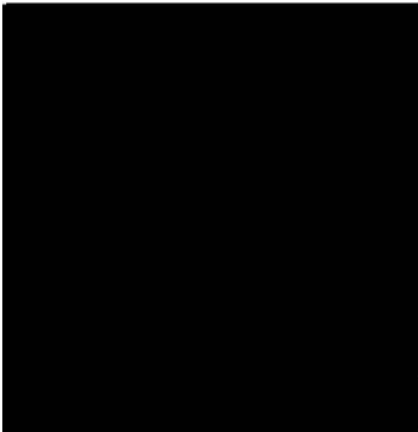
Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

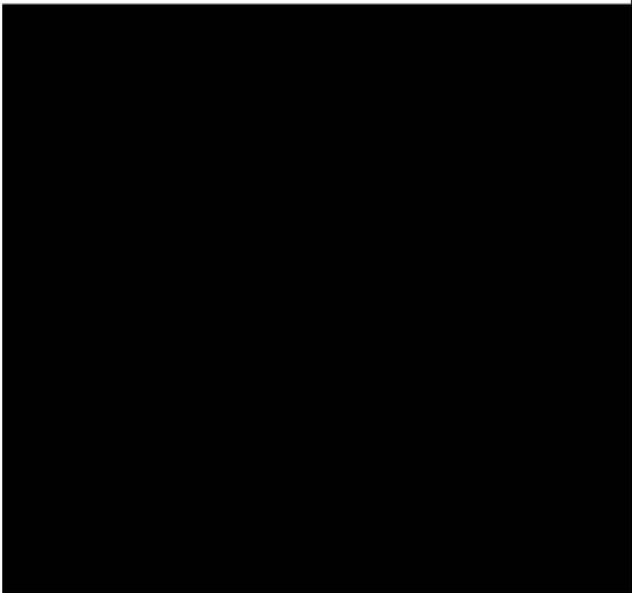
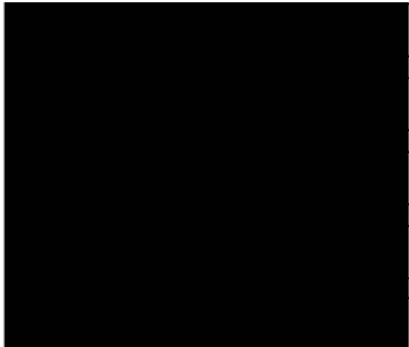
Company/Organisation:	Denholm Partnership Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Denholm	Building Name:	
Last Name: *	Partnership Architects	Building Number:	11
Telephone Number: *		Address 1 (Street): *	Dunira
Extension Number:		Address 2:	Street
Mobile Number:		Town/City: *	Comrie
Fax Number:		Country: *	Scotland
Email Address: *		Postcode: *	PH6 2LJ

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	
Other Title:	Mr & Mrs	
First Name: *	James and Samantha	
Last Name: *	O'Mahoney Magee	
Company/Organisation		
Telephone Number: *		
Extension Number:		
Mobile Number:		
Fax Number:		
Email Address: *		

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land at Calzieveg, Braco FK15 9RD

Northing

709079

Easting

281032

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

1044.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Waste ground on non prime agricultural land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- ☐ Yes – connecting to public drainage network
☒ No – proposing to make private drainage arrangements
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- ☒ New/Altered septic tank.
☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☒ Discharge to land via soakaway.
☐ Discharge to watercourse(s) (including partial soakaway).
☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Septic tank and soakaway - drainage will be accommodated on the application site.

Do your proposals make provision for sustainable drainage of surface water?? * ☒ Yes ☐ No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Extending hard standing at road side.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☐ Yes ☒ No

Is any of the land part of an agricultural holding? * ☒ Yes ☐ No

Do you have any agricultural tenants? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? * ☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Supporting Statement; Labour Requirement Report.

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: . Denholm Partnership Architects

Declaration Date: 06/11/2024



LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☐
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☐

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) The applicant has been unable to serve notice on **every** person other than the applicant who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☒

or

- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ been unable to do so.

Steps taken:

Discussion between DPA as agents and the applicant (our client) has determined that land ownership of the road up to the site (the access road) is ambiguous.

Signed:

On behalf of:

Mr & Mrs O'Mahoney Magee

Date:

09/12/2024

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

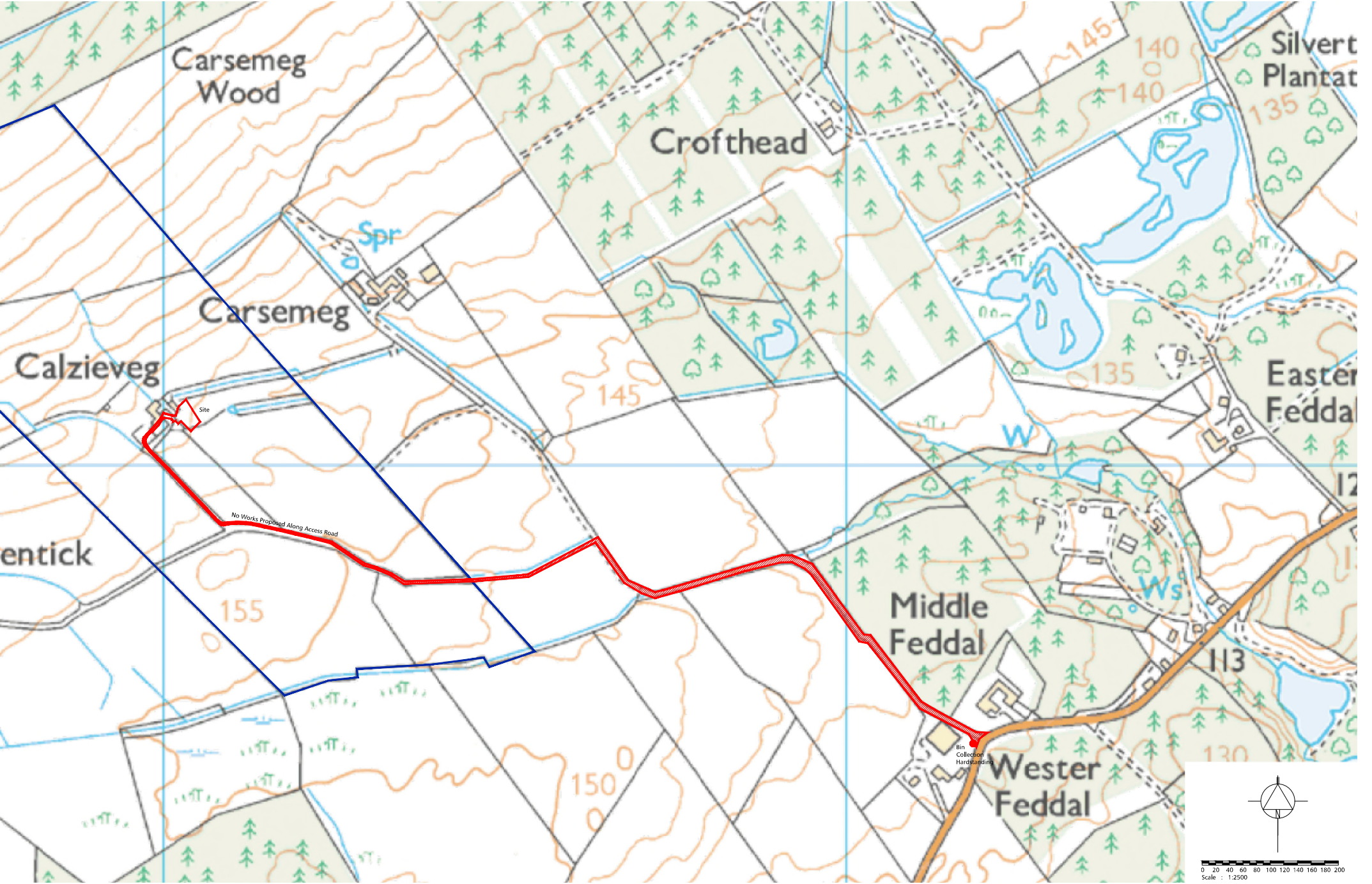
- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

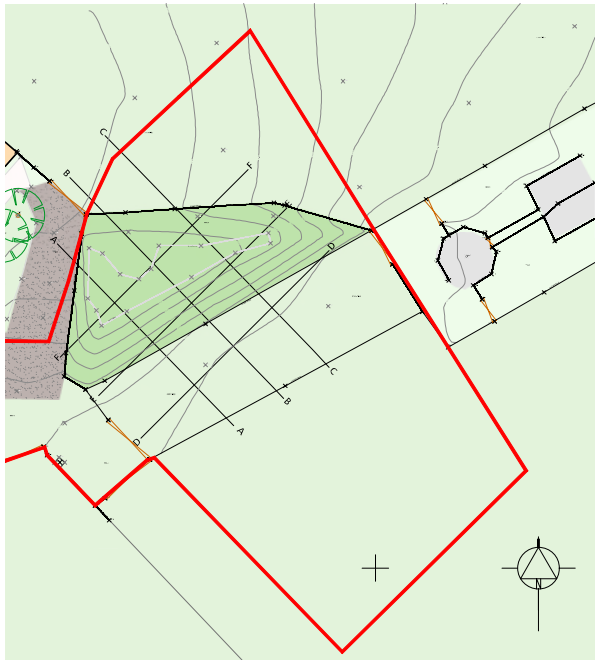
Signed:

On behalf of:

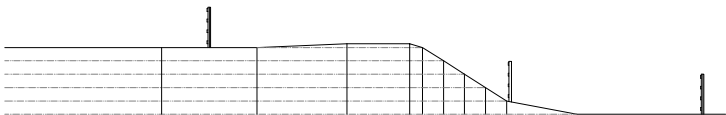
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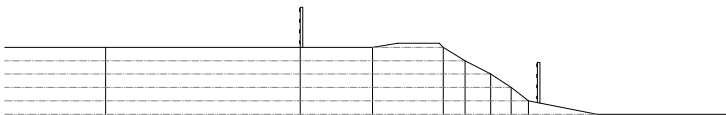
NOTES										HEALTH AND SAFETY NOTES:										PRESENT										DESCRIPTION										ACTIONS / NOTES:										REVISIONS										CLIENT										DRAWING TITLE										<div>DENHOLM PARTNERSHIP ARCHITECTS</div> <div>www.denholmpartnership.co.uk T: (01764) 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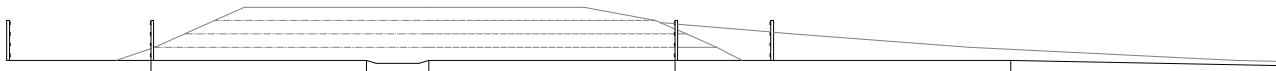
Section A.A as Existing



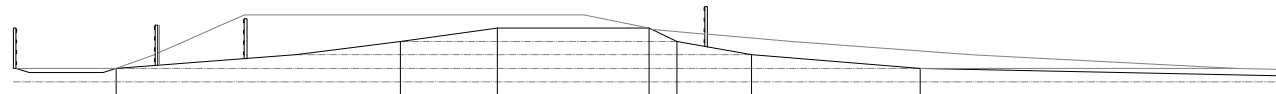
Section B.B as Existing



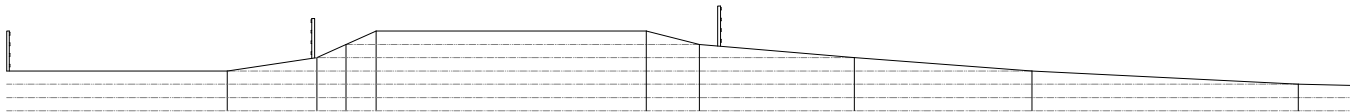
Section C.C as Existing



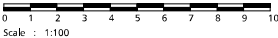
Section D.D as Existing



Section E.E as Existing

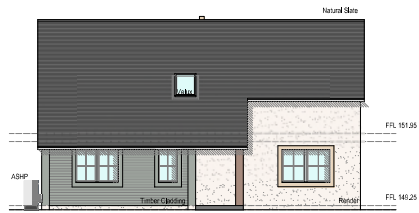


Section F.F as Existing

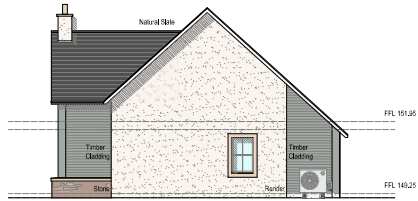


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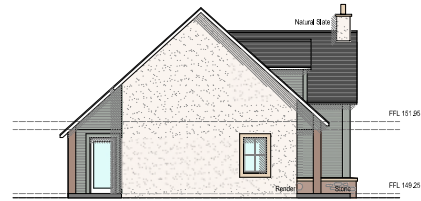
NOTES Reproduction by permission of Ordnance Survey on behalf of HM Coastguard Crown Copyright (Copyright year 20) All rights reserved. License number 100010107. TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND ARCHITECTURAL SPECIFICATION ALL SIZES TO BE SITE VERIFIED IF IN DOUBT, PLEASE ASK THIS DRAWING IS COPYRIGHT DO NOT SCALE FOR CONSTRUCTION PURPOSES	HEALTH AND SAFETY NOTES: SIGNIFICANT RESIDUAL HAZARDS Asbestos Health Hazards Structural Instability Ground Conditions Contamination Buried and Overhead Services Underground Structures Adjacent Activities Site Restrictions Other (Specify)	PRESENT <div></div>	DESCRIPTION	ACTIONS / NOTES:	REVISIONS			CLIENT James & Samantha O'Mahoney Magee PROJECT Prop New Operational Needs House Calderveeg Braco PURPOSE Planning	DRAWING TITLE Site Sections as Existing SCALE 1:100 DATE 31/10/2024 DWG. NO. E02	MAPSHEET A1 REVISION	DENHOLM PARTNERSHIP ARCHITECTS www.denholmpartnership.co.uk T: (01764) 678899
					REV	DATE	BY				



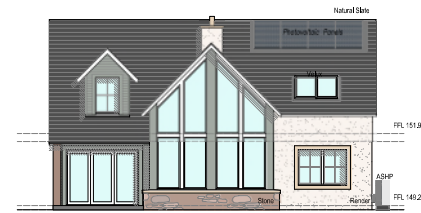
NORTH WEST ELEVATION 1:100



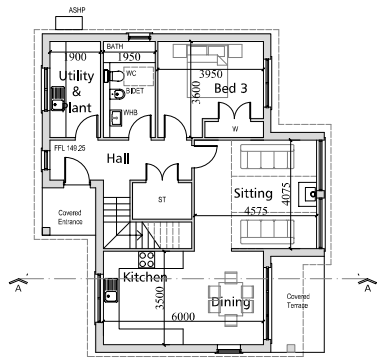
NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100

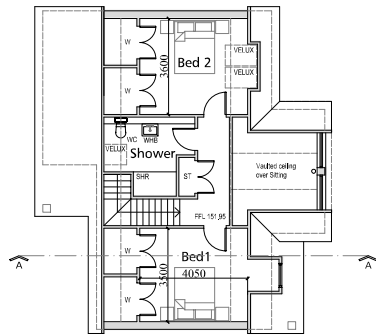


SOUTH EAST ELEVATION 1:100

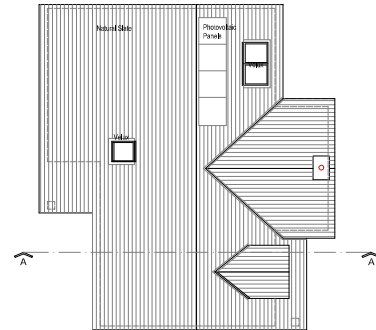


GROUND FLOOR PLAN 1:100
GIA = 87m2

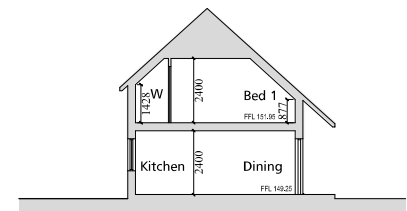
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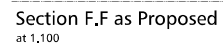
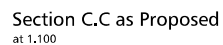
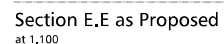
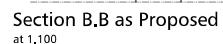
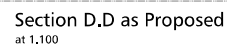
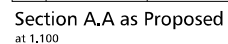
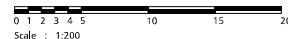
UPPER FLOOR PLAN 1:100
GIA = 70m2




ROOF PLAN 1:100



SECTION A-A 1:100



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Land at Calzieveg, Braco

Mr James O'Mahoney and Mrs Samantha Magee

June 2025



BIDWELLS

ERECTION OF HOUSE AT CALZIEVEG, BRACO PLANNING POLICY STATEMENT

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1.0 Introduction

- 1.1 This supporting planning statement should be read in conjunction with the detailed planning permission application (ref: 24/01718/FLL) that has been submitted to Perth & Kinross Council by Denholm Partnership Architects to erect a house on behalf of Mr James O'Mahoney & Mrs Samantha Magee.
- 1.2 The application site is located on land at Calzieveg, Braco.
- 1.3 The application site extends to 0.1 ha and this planning application has been submitted as a 'local application' under the Town & Country Planning (Development Management Procedures) (Scotland) Regulations 2013.

2.0 Background to the Proposal

- 2.1 The land (89acres) at Calzieveg, Braco has been owned and farmed by Samantha's family for several decades. Sandra Auld, Samantha's mother, has run the farm alongside an equine breeding unit for 30 plus years but recent health issues has forced Mrs Auld to reduce her involvement and hand the business onto James and Samantha.
- 2.2 James and Samantha have returned to the area with their young family with a view to developing a mixed farming enterprise on the farm. They have a strategic business plan where they will develop the farm for the furtherance of agriculture, equestrian, environmental and climate related diversification over the next 10 years.
- 2.3 The business currently runs an equine sports horse business, breeding high value brood mares alongside a sheep flock of seasonal graziers. Mrs Auld's recent health issues has meant that due to her major shoulder surgery, the core agricultural activity has been seasonally grazed sheep rather than breeding ewes due to the physical nature of lambing work. The land is well maintained with good fencing and well managed soils which produce significant grass growth. The farm grows hay and haylage to feed the horses.
- 2.4 The proposals is for a new house on the land at Calzieveg Farm and the new house is to allow for the landowner / farmer's family to be able to take over the business. Sandra Auld, has been on the farm for many years and, in that time, has established a strong and very successful reputation in breeding and producing event horses. Samantha has become an integral part of this business over the years. A Livery Yard has also been established on the farm for the last 3 years and there is a long established flock of sheep on the land. In recent years, advancing Arthritis has seriously impacted on Sandra's ability to manage on the farm and Samantha and James are now spending a lot of time on the farm helping out and taking over several aspects of running the farm and businesses. (Note: Sandra's specific condition is erosive inflammatory osteoarthritis which is further compounded by synovitis affecting both hands. Medical details can be provided upon request if required). Due to the nature of the breeding business and livery, it is essential to have accommodation on the farm adjacent to the yard but Sandra is no longer able to deal with all the tasks that need to be carried out.

- 2.5 With this in mind James and Samantha are looking to future proof the business and have taken the decision to invest in Calzieveg and build a property which allows them to return and live on-site with their young family. This makes for a sensible succession plan for the farm without Mrs Auld having to vacate her long-term home. This will also allow James and Samantha to expand and diversify their farming enterprises and build a sustainable and resilient rural business.
- 2.6 Following our appointment to provide a planning statement in support of the application we noted that incorrect assumptions and calculations had been made in the Agricultural Labour Calculation Report that had originally been submitted with the planning application. This then reflected in a negative response received from the council's planning policy team dated 18 February 2025. Following discussions with the applicant, architect and C A MacPhail Consulting Ltd, a revised Agricultural Labour Requirement Report has been produced which more accurately accounts for the horse numbers and the associated corrected labour calculation within the current business.
- 2.7 The equestrian business is a long-established breeding unit producing high value horses. The labour requirement for the equestrian business covers all duties associated with keeping horses. This includes mucking out stables, feeding, grooming, administering veterinary medicines, caring for pregnant mares, delivering foals, handling youngstock, breaking and schooling youngstock and taking horses to shows. The vision for the equestrian business is to expand on current numbers and build on the strong reputation for producing high quality horses.
- 2.8 There are currently 13 horses on the farm and the intention would be to increase numbers once Samantha and James are resident on the farm.
- 2.9 The hours relating to the husbandry with the existing sports horse enterprise have been calculated with industry accepted standards (*Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005*) which account for the time required to manage a sports horse breeding programme. It is expected that the hours for the horse enterprise have been underestimated in these calculations, but the current equestrian business has a labour requirement of **2.33** labour units. This clearly demonstrates the viability of the existing business which will complement the further agricultural activity to be added once Samantha and James are resident on the farm.
- 2.10 Based on the current and proposed numbers of grassland hectares, livestock for 2025 onwards and the area farmed, the Labour Requirement Calculations demonstrate the need for at least 0.88 labour units which takes the overall labour requirement to **3.21** labour units.
- 2.11 Sandra Auld has done well to establish and grow the current business alongside her career and should be commended on the positive succession plan which she is putting in place. Samantha and James are committed to the business at Calzieveg and now require a farmhouse and home for their family to support their new farming venture. Livestock will be a critical part of the holistic farming system and as James and Samantha know, it is critical that a responsible person lives on site to ensure all animal welfare, cross compliance, security and health and safety requirements are covered.

3.0 Development Plan Policy

- 3.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 (as amended) requires proposals to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 3.2 In this case the relevant development plan consists of the National Planning Framework 4 (February 2023) and the Perth & Kinross Local Development Plan 2 2019 (adopted in November 2019).
- 3.3 In terms of other material considerations, the council's Supplementary Guidance on Housing in the Countryside Policy – adopted in March 2020 is the most significant in terms of the detailed criteria it contains for assessing this type of proposal.
- 3.4 NPF4 Policy 17 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. Rural Homes that support sustainable rural communities and are linked with service provision are to be supported.
- 3.5 Development proposals for new homes in rural areas will be supported where the development is suitably scale, sited and designed to be in keeping with the character of the area and the development: v) is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker including those taking majority control of a farm business to live permanently at or near their place of work.
- 3.6 Perth & Kinross Council adopted its Local Development Plan 2 (LDP2) in November 2019. The principle of erecting a house on this site is required to be considered under the terms of Policy 19 – Housing in the Countryside in the adopted Perth & Kinross Local Development Plan 2. The policy allows for the erection of individual houses in the countryside which fall into certain categories i.e. building groups, infill sites, new houses in the countryside, renovation or replacement of houses, conversion or replacement of non-domestic buildings, and rural brownfield land.
- 3.7 This proposal can be considered under the terms of 'new houses in the open countryside' on defined categories of sites as set out in Section 3 of Policy 19 of LDP2 and the council's associated Supplementary Guidance.
- 3.8 Section 3 in the associated supplementary guidance lists the following subcategories; existing gardens, houses in areas of flood risk, economic activity, houses for local people and houses for sustainable living. This proposal can be assessed against the economic activity subcategory 3.3.
- 3.9 Policy 1 Placemaking of the Perth & Kinross Local Development Plan also requires all developments to contribute positively to the quality of the surrounding environment and respect the character and amenity of the place through careful design and siting.
- 3.10 In terms of impact on the landscape and the general character and visual amenity of the area, Policy 1A – Placemaking states that *'Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of*

development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.'

3.11 Policy 1B also states that all proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) Respect an existing building line where appropriate or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle, and public transport.*
- (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*

3.12 In all cases applicants are required to demonstrate that the site chosen is the best possible option in terms of fit within the landscape and reflecting the traditional pattern and character of the area. When taking these criteria into account the site chosen for the new house is centrally located within the rural business and immediately adjacent to the other buildings already in the established grouping at Calzieveg. The location for the dwelling is not on prime agricultural land and is considered the best possible option in terms of fit within the overall landscape and at the same time reflecting the traditional pattern and character of rural buildings and farms/estates in the area.

3.13 By incorporating a traditional approach to the proposed house design, siting and layout, the development is of a high quality. Traditional high-quality finishing materials (stone, natural slate and timber) are also proposed. The protection given to the character and amenity of the wider surroundings and the nearest properties alongside the definition of a proper setting and curtilage for the proposed new residential property, contributes positively to the quality of the surrounding built and natural environment and in doing so achieves compliance with all of the relevant criteria of Policy 1.

3.14 In terms of potential developer contributions (Policy 5 Infrastructure Contributions from the LDP2) and the associated Supplementary Guidance (July 2020), then depending on the capacity of the local primary school there may have been an education contribution requirement. However, in we

note from the Developer Contributions consultation response dated 3 January 2025 that no contribution is required in this instance.

4.0 Other Material Considerations

- 4.1 In addition to the policy framework set out in Section 3 above, the other material considerations which require to be considered as part of the assessment of this planning application are as follows;

Perth & Kinross Council Housing in the Countryside Supplementary Guidance – March 2020

- 4.2 This supplementary guidance contains detailed criteria for assessing this type of proposal. The guidance lists the following categories where housing in the countryside proposals may be considered acceptable (building group, infill sites, new houses in the open countryside, replacement houses, conversion or replacement of non-domestic buildings, rural brownfield land).
- 4.3 Of these categories the proposal requires to be assessed further under the terms of category 3 - new houses in the open countryside.
- 4.4 This proposal can be considered under the economic activity subcategory (3.3) of the policy which states that *'In the past conditions have been used to restrict the occupancy of houses in the open countryside to agriculture workers or others associated with a rural business. In some cases this has allowed a proposal to go ahead which may otherwise have not fully complied with the Siting Criteria on page 12. Planning Policy now directs against the use of occupancy restrictions (see also paragraphs 4.11 – 4.12 below). As a result, more emphasis is now placed on the siting and design of houses in the open countryside; if a proposed house is in a good location and of a high quality design appropriate to that location, there will not normally be a need to restrict who occupies the house.'*
- 4.5 In all cases applicants must demonstrate that the site they have chosen is the best possible option in terms of the fit within the landscape and reflects the traditional pattern and character of the area. It must also be demonstrated that every possible effort has been made to meet the Siting Criteria and For All Proposals criteria. *'Applicants must provide evidence that a new house is essential to the continued operation of the farm for animal welfare reasons. Evidence should be in the form of a business appraisal, prepared by an independent expert, which demonstrates that the farm is financially sound and economically viable. The appraisal should be based on labour hours for the existing farming operation and must clearly set out the proportion of labour hours and the types of operations which require a full-time worker or workers to be on-site for the majority of the time.'*
- 4.6 In terms of siting criteria, the guidance further adds that;
'Proposals for a new house falling within category 3 will require to demonstrate that it meets all of the following criteria when viewed from surrounding vantage points:
a) it blends sympathetically with landform;

- b) *it uses existing trees, buildings, slopes or other natural features to provide a backdrop;*
- c) *it uses an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which separates the site naturally from the surrounding ground (e.g. a dry stone dyke, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site. The sub-division of a field or other land, for example by post and wire fence or newly planted hedge or tree belt specifically in order to create the site, will not be acceptable;*
- d) *it does not have a detrimental impact on the surrounding landscape.'*

Scottish Government Advice – Creating Places and Planning Advice Note 72 – Housing in the Countryside

- 4.7 The Scottish Government advice contained within Creating Places was published in 2013 and is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value that good design principles can deliver. Noting that successful places can unlock opportunities, build vibrant communities, contribute to a flourishing economy, and set out actions that can achieve positive changes in our places.
- 4.8 PAN 72 – Housing in the Countryside was published in February 2005. It predates the publication of the current Development Plan but it still highlights the opportunities that exist from the changing circumstances created by the rise in the number of people wishing to live in the countryside.
- 4.9 The document refers to important criteria such as design, landscape setting, layout and access. The PAN states that the *'overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.'* The PAN concludes by stating that *'there will continue to be a need for new houses in the countryside and this demand will have to be accommodated. This change can be positive, if it is well planned. The location and appearance of each new house must be determined with care and thought, as short term thinking can have a long term impact on the landscape.'*
- 4.10 The council's supplementary guidance on Housing in the Countryside, acknowledges that the council is keen to assist opportunities for housing in rural areas in accordance with PAN 72.

Advice from Chief Planner (November 2011) and Circular 3/2012

- 4.11 The letter issued to Local Authorities by the Chief Planner in November 2011 reiterated that the Scottish Government's Planning Policy is to promote a positive approach to rural housing and to support more opportunities for small scale housing development in all rural areas, including housing which is linked to rural businesses. The Scottish Government's approach is not to promote the use of occupancy conditions and the guidance clearly states that 'the Scottish Government believes that occupancy restrictions are rarely appropriate and so should generally be avoided. So, where a planning authority is satisfied that an adequate case has been made for a house in a rural area then it should not be necessary to use formal mechanisms to restrict the occupancy. This advice has since been adopted within the council's Supplementary Guidance – March 2020.

- 4.12 This advice was also adopted into Scottish Government Circular 3/2012 on Planning Obligations and Good Neighbour Agreements and paragraphs 49 – 51 provide further support to this application. These paragraphs state;

'While the most common use of planning obligations is to ensure the provision of infrastructure to make a development acceptable in planning terms, there is a limited role for obligations in restricting the use of land or buildings.

Such restrictions have historically been used particularly in respect of housing in rural areas. Imposing restrictions on use are rarely appropriate and so should generally be avoided. They can be intrusive, resource-intensive, difficult to monitor and enforce and can introduce unnecessary burdens or constraints. In determining an application, it may be appropriate for the planning authority to consider the need for the development in that location, especially where there is the potential for adverse impacts. In these circumstances, it is reasonable for decision-makers to weigh the justification against the potential impacts, for example on road safety, landscape quality or natural heritage, and in such circumstances, it may be appropriate for applicants to be asked to make a land management or other business case.

Where the authority is satisfied that an adequate case has been made, it should not be necessary to use a planning obligation as a formal mechanism to restrict occupancy or use.'

5.0 Planning Assessment & Conclusions

- 5.1 This planning application seeks detailed planning permission to erect a new dwellinghouse on land at Calzieveg on the basis of the need to futureproof the overall rural business.
- 5.2 When assessing the relevant planning policies, the policies that consider the principle of a single house development (NPF4 Policy 17 and Policy 19 of LDP2) allows for new dwellings in the countryside where they fall into certain categories.
- 5.3 In terms of new dwellings, Policy 17 of NPF4 allows for development that it suitably scaled, sited and designed to be in keeping with the character of the area and is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker including those taking majority control of a farm business to live permanently at or near their place of work.
- 5.4 Policy 19 (3) from LDP2 and category 3 of the supplementary guidance, confirms that the council's position is that favourable consideration can be given to proposals for the construction of new houses in the open countryside where they meet an identified economic activity.
- 5.5 This proposal can be considered favourably under the 'economic activity' sub category (3.3) of the policy which supports proposals for a house either on site, or in the locality, for a key worker associated with an established economic activity, where it has been demonstrated that there is a need for the house. As well as paying careful attention to siting and design for the new house, evidence to support the justification and the need for the house must be provided with any planning application. The updated Agricultural Labour Requirement Report (June 2025) has therefore provided the applicants with a labour justification report that sets out the need for a new workers house on the wider landholding to support the sustainable management of an existing

viable rural business, including those who will be taking majority control of a farm business to live permanently at or near their place of work. The report provides confirmation that the management of the existing farm and equestrian business leads to a total of 2.33 labour units thereby justifying the need for an additional worker's house. This labour unit figure is also considered to be conservative as it is based on a 40% reduction in the total hours because there are more than 11 horses on the yard and the figure is also calculated on the basis of 2400 hours per annum for equestrian use rather than the standard 1900 hours per annum for agriculture use. When adding the existing agricultural element of the business the total labour unit amounts to 3.21.

- 5.6 In terms of the principle of the development the proposal is therefore considered to meet the terms of Policy 17 of NPF4 and Policy 19 (3) of LDP2 and also category, 3.3 of the supplementary guidance in that a new house is justified and supported by the detailed criteria set out in the policy and there are no uses in the vicinity of the site that would prevent an adequate standard of amenity for the proposed house.
- 5.7 When assessing the criteria listed in Policy 1 of LDP2, in combination with the siting criteria set out in the supplementary guidance, the proposed site for the new house is considered to be the best option considering that the proposed site boundaries are framed by the existing buildings and landscaping. Account has also been taken of the previous planning history through the detailed siting, scale and design and external finishes of the proposed modest 3-bedroom house. The proposed site will therefore blend sympathetically with the landform and the surrounding natural features and would not have a detrimental impact on the surrounding landscape. The site selected is discrete with no visual or amenity impacts being created on any other existing nearby property.
- 5.8 At the same time the proposed site is located immediately adjacent to the stables and adjacent to the grazing land for ease of livestock and horse management.
- 5.9 There are no issues raised with regards to transportation, access or servicing of the proposed site. There is also sufficient space within the site to accommodate the required parking and turning areas that also relates to the existing adjacent buildings. The proposed design, layout and finishing materials are all of a high quality and satisfy each of the criteria set out in Policy 1 of LDP2 and the siting criteria set out in the Supplementary Guidance.
- 5.10 For the reasons set out above the proposal is considered to be fully compliant with NPF4 Policy 17 and Policies 1 and 19 within the Local Development Plan 2.
- 5.11 Based on the above, it is therefore considered that the proposals can be supported by Perth & Kinross Council as being in accordance with the existing Development Plan and the other material considerations highlighted.

Supporting Statement

Proposed Operational Needs House

Calzieveg, Braco for Samantha and James O'Mahoney Magee

The proposal is for a new house on land at Calzieveg Farm and the new house is to allow for the landowner / farmer's family to be able to take over the business.

The Applicant (Samantha) 's mother, Sandra Auld, has been on the farm for many years and, in that time, has established a strong and very successful reputation in breeding and producing event horses. Samantha has become an integral part of this business over the years.

A Livery Yard has also been established on the farm for the last 3 years and there is a long established flock of sheep on the land.

In recent years, advancing Arthritis has seriously impacted on Sandra's ability to manage on the farm and Samantha and James are now spending a lot of time on the farm helping out and taking over several aspects of running the farm and businesses. (Note: Sandra's specific condition is erosive inflammatory osteoarthritis which is further compounded by synovitis affecting both hands. Medical details can be provided upon request if required).

Due to the nature of the breeding business and livery, it is essential to have accommodation on the farm adjacent to the yard but Sandra is no longer able to deal with all the tasks that need to be carried out.

Samantha is a full time secondary school teacher in Auchterarder and so her time on the farm is limited to weekends, early starts and late evenings. James has a background in farming and the military and has recently finished a job with an Agricultural Engineering firm so he is able to spend more time on the farm. Samantha and James are plan to increase the number of sheep on the land to increase productivity.

An Agricultural Labour Requirement Report has been prepared and the report clearly establishes the need for additional labour on the farm.

A previous Planning Application for a house on the land at Calzieveg Ref: 16/00002/FLL. This Application was refused principally on the basis of the proposed location and the Report of Handling stated the following in relation to Visual Amenity :-

"The site is part of a large grassed field on relatively flat ground in an area where there appears to be limited historic settlement. The house will be very much on its own with no obvious landscape features or established boundaries to define a site. There are

existing well established groups of buildings in the area such as Calzvieg Farm, Carseneg and Bentick. These are all sited at around the 160 metre contour where the land rises up quite steeply behind these building groups. This provides a good back drop to these existing building groups. The proposed site does not benefit from such a setting and would represent an incongruous element to the landscape resulting in an adverse visual impact. It is suggested that a site closer to the existing farmhouse that benefits from a more appropriate landscape setting could be supported for this proposal. “

In response to this concern, a number of potential sites for the proposed new house were investigated around the farm and it was felt that the most appropriate location would be the site used for the house in this Application which lies to the south east corner of the existing building group. Not only does this site offer an excellent and inconspicuous setting for the house but it also involves least disruption to the running of the existing business. The proposed house location means that the house will be read in the context of the existing grouping at the Calzieveg Farm house which in turn reflects the traditional character of building groupings in the area. As stated above, a location adjacent to the existing farm house and stables is operationally critical now due to the applicant's mother's advancing years and diminishing health as a result of a severe and advancing form of Arthritis.

The proposed house is a very similar design to the previously submitted proposal and will be recessive in the landscape. The house is to be nestled into the rising ground to the south of the existing farm building grouping and will be set down below the level of the buildings. The back drop of the livery stables, the rising ground and a well established large tree will help the proposed new house to blend into the grouping.

The house is designed in a 'room in roof' arrangement to keep the overall height and massing to a minimum which also reflects the local vernacular and the design of the existing farm house in the grouping. The house will be finished in a traditional palette of materials including natural slate to the roof, timber cladding and off white render.

At an Appeal for the Planning Application Ref: 16/00002/FLL, the Council refuted the submitted Agricultural Labour Requirement Report. The change in circumstances in relation to the Applicant's mother's health and ability to work and the continued expansion of operations on the farm mean that the circumstances have changed sufficiently to justify a review of the Labour requirements and justify the need for an operational needs house on the site.

A further consideration in the review of the needs of the farm is the introduction of the National Planning Framework 4 Policy 17 in relation to rural areas and in particular 17a vi which accommodates the principle of succession on a farm.

Policy 17a supports proposals for new homes in Rural Areas where the “development is suitably scaled, sited and designed to be in keeping with the character of the area and

the development:

- i. is on a site allocated for housing within the LDP;
- ii. Reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house”.

Policy 17b also requires “Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location”.

Under Policy 17 of NPF4 the farm business at Calzieveg would be described as an accessible rural area - “Accessible Rural Areas - Areas with a population of less than 3,000 people, and within a drive time of 30 minutes to a Settlement of 10,000 or more.

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Site Context Images



View 1: From the access track to south east of the site. The site is entirely out of view on the approach until this point and is shielded from view by the ground that forms the foreground to this image. The group is only discernible due to the trees and resembles similar farm groupings in character. Rising ground in the middle ground shields the buildings from view. The proposed house would not rise above the level of the buildings behind. Rising ground and treeline form a backdrop behind.



View 2: From the access track to south east. Buildings still not clearly visible and most of grouping concealed by rising ground. The proposed house would also be mostly concealed by the rising ground and the ridgeline would be below the level of the buildings behind. Rising ground and treeline form a backdrop behind.



View 3: From the access track to south. Buildings almost entirely concealed by rising ground. The proposed house would also be almost entirely concealed and the ridgeline would be below the level of the buildings behind. Rising ground and treeline form a backdrop behind.



View 4: From the access track to south. Buildings now visible but most of grouping concealed by rising ground. The proposed house would also be mostly concealed by the

rising ground and the ridgeline would be below the level of the buildings behind. Rising ground and treeline form a backdrop behind.



View 5: From the access track to south. Buildings now mostly visible above rising ground. The proposed house would be seen in front of the existing stables block and the ridgeline would be below the level of the buildings behind and would be within the grouping as defined by the mature tree to the east of the site behind the proposed house. The Rising ground and treeline form a backdrop behind.



View 6: From the access track to south. Buildings now visible above rising ground. The proposed house would be seen in front of the existing stables block with ridgeline below the level of the buildings behind Within the grouping as defined by the mature tree to the

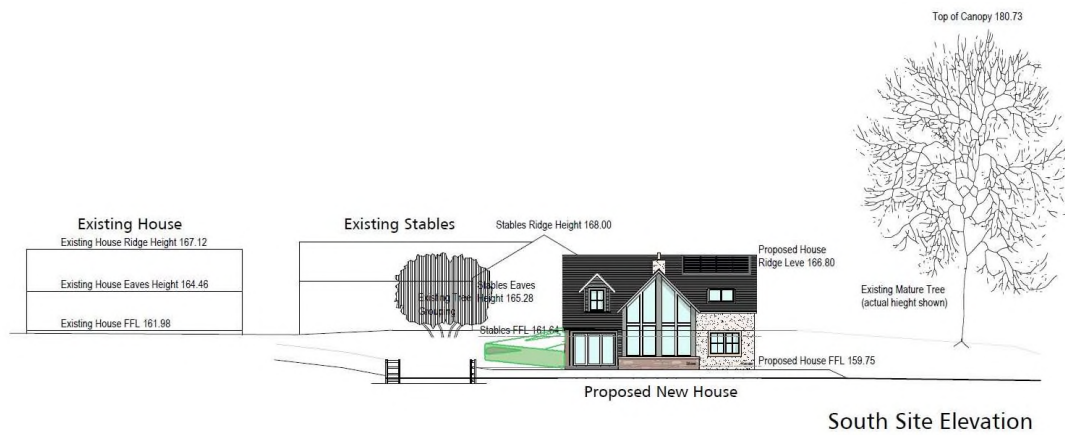
east of the site behind the proposed house. The Rising ground and treeline form a backdrop behind.



View 7: From the access track to south. Buildings now fully visible. The proposed house would be seen to the right of the existing stables block with ridgeline below the level of the buildings behind. The mature tree to the east of the site will be a backdrop behind the proposed house along with the rising ground and treeline behind.

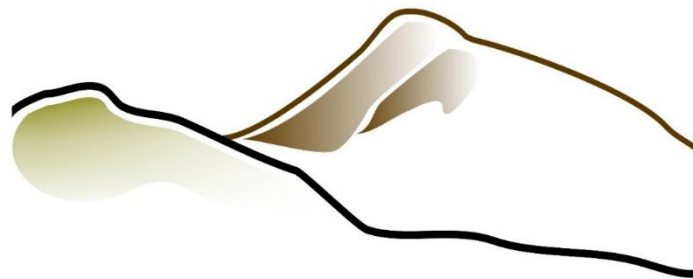


Satellite image showing location of view points as itemised above.



Contextual Elevation / Site Section showing position and level of proposed new house in relation to existing farm buildings and landscape (refer to drawing 5745 P03)

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ARCHITECTS



AGRICULTURAL LABOUR REQUIREMENT REPORT OCTOBER 2024

Strictly Private and Confidential

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Introduction

C A MacPhail Consulting Limited has been instructed to carry out an independent report on the agricultural labour requirement for James and Samantha O'Mahoney-Magee, Calzieveg Farm, Braco, Dunblane, Perthshire. C A MacPhail Consulting Ltd is an independent agricultural consultancy business and this report has been completed by Colin MacPhail. Colin has significant consultancy experience having previously worked for SAC consulting as a Senior Consultant and Regional Manager for 10 years. He also managed a large-scale dairy and mixed farming business for 3 years before setting up MacPhail Consulting Ltd which is now part of the 5Agri Consultancy Group.

The large tract of agricultural land (89acres) at Calzieveg, Braco has been owned and farmed by Samanatha's family for several decades. Sandra Auld, Samantha's mother, has run the farm alongside an equine breeding unit for 30 plus years but recent health issues has forced Mrs Auld to reduce her involvement and hand the business onto James and Samantha.

James and Samantha have returned to the area with their young family with a view to developing a mixed farming enterprise on the farm. They have a strategic business plan where they will develop the farm for the furtherance of agriculture, equestrian, environmental and climate related diversification over the next 10 years.

There are structured and strategic stages of development which will require the erection of suitable onsite residential accommodation to support the livestock enterprises. The proposed farmhouse clearly relates to the furtherance of an established agricultural activity.

This report has been commissioned to address the relevant *Local Development Plan Policies* and to assess the agricultural justification and need for on-site accommodation. With this in mind, the following points are considered: -

1. To review the Agricultural, Environmental and Climate change activities to be carried out by Mr and Mrs O'Mahoney-Magee and to assess the Annual Labour Requirement for the farm business.
2. To consider other issues and elements which influence the need for permanent residency on the farm.

The labour requirement calculation is based on information provided on 2nd June 2025, which reviewed the facilities and land whilst gathering relevant information.

This report relates only to the agricultural, equestrian, environmental, climate change and farm diversification issues influencing the justification of a planning application for a new farmhouse.

The details of the planning application will be the responsibility of Mr & Mrs O'Mahoney-Magee's planning consultant Rod Paul, Denholm Partnership Architects, 11 Dunira Street, Comrie, Perthshire, PH6 2LJ.

Farm Details

Background

Samantha and James O'Mahoney-Magee and their daughter [REDACTED] have recently moved back to Perthshire to support Sandra Auld and take over the running of the Calzieveg Farm business. Samantha has recently started teaching in a local secondary school and James currently works in agricultural as a fertiliser sales rep. Samnatha and James have extensive farming experience from Samantha growing up at Calzieveg and James on a sheep farm.

Samantha is very experienced with horses and has all the required skills to take over the management of the equine business. The hands-on nature of the equine business requires qualified (BHS standard) personnel to handle high value stud animals, break foals, school horses, and teach competing youngsters. James has the grassland management and livestock husbandry skills to manage the cattle and sheep which will be introduced to the farm.

The business currently runs an equine sports horse business, breeding high value brood mares alongside a sheep flock of seasonal graziers. Mrs Auld's recent health issues has meant that due to her major shoulder surgery, the core agricultural activity has been seasonally grazed sheep rather than breeding ewes due to the physical nature of lambing work. The land is well maintained with good fencing and well managed soils which produce significant grass growth. The farm grows hay and haylage to feed the horses.

With this in mind, James and Samantha are looking to future proof the business and have taken the decision to invest in Calzieveg and build a property which allows them to return and live on-site with their young family. This makes for a sensible succession plan for the farm without Mrs Auld having to vacate her long-term home. This will also allow James and Samantha to expand and diversify their farming enterprises and build a sustainable and resilient rural business.

James's expertise with managing and advising on arable cropping will allow the business to grow some fodder crops as part of the rotation and reseed the grassland. This will allow the farm to increase the stocking density and produce additional hay/haylage for the horses.

James and Samantha will introduce a breeding flock and work towards 250 breeding ewes over the next 3 years. They will also look to graze some store cattle and make hay for the horses. The cattle and sheep enterprises will provide livestock to help build soil organic matter through regenerative grazing practices within the rotation at Calzieveg.

In the short-term, both Samantha and James will look to continue with their current employment as James's job allows for flexible working which fits well with feeding and checking livestock whilst Samantha's teaching job provides time off during school holidays.

Samantha and James would also like to implement regenerative farming practices, environmental management and climate mitigation measures to help the whole business become more environmentally and climate friendly.

Land and Cropping

The farmland at Calzieveg extends to 89 acres and is capable of growing cereals, forage crops and/or crops of silage. The Macaulay Institute for Soil Research Soil Survey of Scotland classifies the land as being in the 3.1 and 4.1 land classification. This is described as land (3.1) capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range and land (4.1) capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. The soil organic matter and soil structure will be improved by James and Samantha, but it is currently more than capable of growing fodder crops and grass to provide high quality grazing for livestock.

The focus of this report is the land at Calzieveg as this is the base from where the farm operates, is the proposed site for the farmhouse and the location for all livestock farming and environmental management.

Farming Activities

Arable Cropping

The land at Calzieveg is currently under long-term grass leys with no arable rotation in place. James will cultivate 5 acres for fodder crops in the first three years and increase this area as sheep numbers increase.

The vision once James and Samantha live onsite, will be for James to carry out most of the operations with some use of contractors if and when required at busy periods. James will incorporate more environmental grassland species, livestock and agri-environmental management into the rotation. James will implement regenerative agricultural practices which promotes non-inversion tillage to reduced soil disturbance and provide opportunity to investigate carbon and biodiversity credits, allowing the farming business to move to a net zero position.

Equestrian (sports horses)

The equestrian business is a long-established breeding unit producing high value horses. The labour requirement for the equestrian business covers all duties associated with keeping horses. This includes mucking out stables, feeding, grooming, administering veterinary medicines, caring for pregnant mares, delivering foals, handling youngstock, breaking and schooling youngstock and taking horses to shows. The vision for the equestrian business is to expand on current numbers and build on the strong reputation for producing high quality and horses.

There are currently 13 horses on the farm and the intention would be to increase numbers once Samantha and James are resident on the farm.

Horse (type)	No
Eventers	3
Dressage	1
Kids pony	1
Retired	4
Youngstock	4
Total	13

Livestock

Livestock will be an essential part of a sustainable farming operation at Calzieveg and James will introduce a breeding flock of commercial ewes which will be put to a terminal sire to produce prime lambs. The lambs will be finished on the fodder crops and marketed locally at Stirling or sold direct to a meat processor. Over the next three years the ewe flock will grow to 250 breeding ewes based on a summer grazing stocking density of 4 ewes and lambs per acre.

Some store cattle will also be grazed over the summer to help manage grass in the rotational grazing system and to add organic matter to the soil. The farm is well fenced to manage the livestock but the grazing plan will consider fragile habitats which may need protected from over grazing.

Animal Type	Proposed Numbers
Commercial Breeding Ewes	250
Store Cattle	20
Store Lambs	45

Machinery

The farm will have a modest range of machinery for carrying out arable/grassland operations and also feeding and checking livestock, with some work being carried out by contractors.

- Pick up
- Tractor
- Trailer
- Quad Bike
- Extensive list of smaller livestock related machinery and small tools

Buildings

There are a number of farm buildings at Calzieveg Farm which currently accommodates the sports horse business, provides general storage for feeding, and livestock accommodation when required.

Labour and Working Hours

The current sports horse business and the proposed breeding ewe flock requires skilled personnel to ensure that horses are cared for and livestock husbandry on the sheep flock is delivered to the highest standards of animal welfare. The specialised nature of this business requires solid standard operating procedures, protocols and attention to detail, as any slips in standards impacts significantly on output, financial performance and animal welfare. James and Samanatha have day to day practical and management responsibility for the horses and livestock with potential to employ further staff once the sheep flock is fully established.

Development Location

As mentioned, having the farmer and/or farm worker living on farm in close proximity is critical to ensure the business can operate and all animal welfare and health and safety concerns are addressed. The proposed application site is located next to the farm buildings which is ideally situated to service the requirements of the business. In addition, on site accommodation is critical in terms of farm security when unfortunately, rural crime is on the rise.

Management Considerations

Responsible Person/People

James is very experienced and has a passion for breeding sheep, Samantha is very experienced with sports horses, and they both want to take control over the farming operation. In order to be able to do this, they must build accommodation on the land at Calzieveg. As mentioned, there will be breeding livestock at Calzieveg and with ever increasing requirements for quality assurance schemes, tightening animal welfare legislation and cross compliance it is critical to have a responsible people living on site.

Breeding livestock, regardless of numbers, must be supervised daily and hourly during lambing. Sheep also require feeding morning and night with the high value commercial flock requiring increased supervision for security and health and safety reasons. It is also critical that the person responsible for looking after the animals is fit, able and fully aware of the emergency procedures when lone working. James and Samantha have the appropriate experience and training and are comfortable with implementing safe working protocols.

The farm is situated close to Braco and the farm road is a well-established dog walking route for the residents within the village. James and Samantha are very aware of the risk associated with dogs and livestock and are aware of multiple reports of dogs escaping from their leads and straying into the fields. The sheep will lamb and graze outside year-round and any dogs being walked in close proximity could cause distress to the livestock. Again, it is critical that a responsible person is living on site to deal with any emergency situations and to ensure where possible, grazing cattle, sheep and horses are moved away from area's frequented by dog walkers.

On top of this, there are numerous reasons farmers may be required outside of conventional working hours.

- Calving/Lambing
- Mechanical breakdowns
- Acute illness and vet intervention
- Emergencies & Security

All of the above jobs require immediate action and intervention which is critical to maintaining the performance of any commercial livestock enterprise given the tight margins. The threat of a breakout of animals is also a problem which creates wider health and safety issues. The location of the house site means someone is in close proximity to deal with any

problems and in the right place to head off any escaped animals making their way towards the public road.

The equine enterprise is well-established and a critical part of the overall farming business. Handling and breaking of the young horses are dangerous activities and where possible, should be carried out with at least two people. Historically, Ms Auld has been doing this alone but lone working in these situations is discouraged due to the dangers associated with working with young horses. The farm location is not in close proximity to neighbouring houses which increases the risk. There is a significant need for Samantha and James to live onsite to ensure there is always someone present to avoid lone working.

Animal Health & Welfare

Under current legislation, keepers of livestock have responsibilities which are clearly written in *The Welfare of Farmed Animals (Scotland) Regulations 2010*. Paragraphs 1 and 2 in Schedule 1 of the legislation clearly state the keeper's responsibilities.

Schedule 1 - general conditions under which farmed animals must be bred or kept

- **Paragraph 1; Staffing** – “Animals must be cared for by a sufficient number of staff who possess the appropriate ability, knowledge and professional competence”
- **Paragraph 2; Inspection** — (1) “Animals kept in husbandry systems in which their welfare depends on frequent human attention must be adequately inspected at least once a day to check that they are in a state of well-being.”

Animal welfare is of top priority on this farm due to the high value of the sports horses and commercial livestock. There are very specific requirements for keeping livestock which includes having to be on hand for obvious jobs such as providing feed and water. At times, vaccinations, treatments and calving/lambing does increase the daily pressure, but ongoing management and treatment of ill animals requires presence all year round. There is also the requirement to treat sick animals or isolate them, and from an economic perspective, swift intervention will improve animal welfare and reduce losses.

To comply with Quality Assurance, the standards make it essential for the farmer to be onsite at all times, and therefore reside on the farm. Helping general management of the farm and allowing for efficient use of time otherwise used for travelling.

For these reasons, it is vital the people responsible for the livestock are qualified and live on site to provide 24-hour supervision.

Environmental Considerations

Any site chosen for development should consider the environmental impacts associated with loss of habitat. Some obvious features such as woodland or wetland, dykes and hedgerows should always be considered. This site has been sympathetically chosen in an area which has limited agricultural impact, minimised visual impact to neighbours and the general public, it does not impact on any fragile habitats and is safe from an environmental and pollution perspective. (Please see attached site location plan)

Security and Fire Hazards

It has been well documented in the national and local press that rural crime is increasing, and security is a very important aspect to having suitable on farm accommodation. As mentioned at the Midlothian Partnership Against Rural Crime event in 2020, a rise in attempted break-ins on farms, increases the requirement to have permanent residents to protect high value livestock and equipment. The location of the farmhouse site helps increase visibility around the farm which may help deter any potential intruders.

Biosecurity

One of the main threats to livestock farming is bio security. Headline diseases such as foot and mouth are the obvious ones, but other diseases represent very real threats to any farm. Having the workforce living on farm reduces the risk of having to use casual or self-employed labour who may be working on other farms with less stringent biosecurity.

Business Viability

From an agricultural and equestrian perspective, the business is a viable and ongoing concern. It is evident that this business is progressive with a new generation of enthusiastic farmers with a vision and ability to deliver a sustainable business model. The economic activity which will be created on the farm offers potential future employment to trainee stable hands, grooms, livestock staff and vet. It also directly supports countless agricultural supply businesses which rely heavily on the businesses continuing to thrive.

The existing sports horse business has many customers throughout the UK and with an increase in farming activity this will add to the overall viability of the business.

Labour Requirements

The total labour requirement is shown on the following page. It is derived from standard data in SGRPID's "Standard Output and Standard Labour Requirement Coefficients" which was published in October 2017.

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005, and information on existing land areas farmed and stock numbers held, the labour profile for the enterprises at Calzieveg Farm are shown below.

The standard work capacity is accepted by industry as 1,900 hours per man per year. This calculation includes an element of overtime and takes account of weekends, public holidays and sick leave. The figure is widely accepted and used by Scottish Government Rural Inspections and Payments Directorate. The Standard Man Days for an equestrian business is 300 per year (taking into consideration bank holidays, illness and holidays) and at 8 hours/day, this equates to 2,400 hours/man/year.

The calculation demonstrates that the farming business requires **3.21** labour units, (calculated at 1900 hours/man/year). It should be noted that the standard figures take no account of livestock record maintenance, financial requirements and business administration.

The farm's scale and farming practices to be carried out at Calzieveg Farm justifies a labour requirement of at least 3 people working full time in agriculture and equestrian.

The calculations clearly demonstrate the level of expertise required to run this business and supports the essential need to have accommodation on site in close proximity to their place of work.

CALCULATION OF STANDARD HOURS WORKED

Crops & Grassland	(ha)	Hours per		Total
		Annum	Factor*	
Grassland	35	3.1	1	109
Silage/Hay	10	12	0.5	60
Fodder crops	2	6	0.5	6
Sub Total Crops				175
Livestock	Number	Hours per		Total
		Annum	Factor*	
Ewes	250	5.2	1	1,300
Store Lambs	45	3.1	0.6	84
Store Cattle	20	12	0.5	120
Sub Total Livestock				1,504
Equine (Estimated Additional time associated with sports horses)				
Horses (Eventers)	3	1120	1	3,360
Horses (Dressage)	1	1120	1	1,120
Horses (Children Pony)	1	480	1	480
Horses (Retired)	4	608	1	2,432
Horses (Youngstock)	4	480	1	1,920
(less 40% for more than 11 horses on yard)				-3,725
Sub Total Equine				5,587
Total Labour Hours				7,265
Standard Man Year (Agriculture)			1900	
Standard Man Year (Equestrian)			2400	
Calculated Labour Requirement for Calziveg			3.21	Labour Units
<p>* Factor is the number of years or part of year for which labour hours count</p> <p>Labour requirement data has been source from</p> <p>Source: Farm Management Handbook 2023/24. Figures calculated and published by the UK Farm Classification Document (October 2014) A range of data sources but relying predominantly on DEFRA Special studies and analysis of England's FBS data.</p>				

Conclusion

Samantha and James O'Mahoney-Magee and their family are experienced and passionate horse breeders and livestock farmers who have started from humble beginnings and are gradually building up the farming operation by using a strategic and professional approach. After struggling for many years to establish careers which will allow them to return to the home farm, they are now in a position to do so. This will allow them to implement a succession plan which secures the future of the sports horse and farming business which Sandra Auld developed over a number of decades. Samantha and James have taken over this large tract of agricultural arable land at Calzieveg to establish a regenerative and sustainable mixed livestock operation which will build resilience into the overall agricultural business.

Sandra Auld has done well to establish and grow the current business alongside her career and should be commended on the positive succession plan which she is putting in place. Samantha and James are committed to the business at Calzieveg and now require a farmhouse and home for their family to support their new farming venture. Livestock will be a critical part of the holistic farming system and as James and Samantha know, it is critical that a responsible person lives on site to ensure all animal welfare, cross compliance, security and health and safety requirements are covered.

The hours relating to the husbandry with the existing sports horse enterprise have been calculated with industry accepted standards (*Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005*) which account for the time required to manage a sports horse breeding programme. It is expected that the hours for the horse enterprise have been underestimate in these calculations, but the current equestrian business has a labour requirement of **2.33** labour units. This clearly demonstrates the viability of the existing business which will complement the further agricultural activity to be added once Samantha and James are resident on farm.

Based on the current and proposed numbers of grassland hectares, livestock for 2025 onwards and the area farmed, the Labour Requirement Calculations demonstrate the need for at least 0.88 labour units which takes the overall labour requirement to **3.21** labour units.

The farming enterprise is progressive and innovative and will contribute to the local economy, with potential to support a number of younger people in equine management and agriculture. The land at Calzieveg will be subject to substantial investment and will generate year-round employment. The labour requirement calculations in this report clearly justifies the labour needs for this business.

Appendix A – Farm Map

Samantha and James's planning consultant will submit scaled copies of the location and site maps.



Appendix B – Proposed Site Location

The site and location plans will be submitted to the Planning and Building Services by Mrs O'Mahoney-Magee's planning consultant. .

Appendix C – Standard Output and Labour Figures

Source:- Standard Output and Standard Labour Requirement Coefficients - Scottish Government Oct 2017.

(<http://www.gov.scot/Topics/Statistics/Browse/Agriculture-Fisheries/Publications/SOCoeffs>)

	SLR
Cereals	18
Oilseeds	16
Hops	60
Sugar beet	33
Field peas & beans	16
Main-crop potatoes	110
Early potatoes	200
Outdoor vegetables and salad	280
Other peas and beans	500
Vining peas	12
Top and soft fruit	425
Hardy nursery stock	1,900
Vegetables under glass	7,000
Flowers and plants under glass	13,000
Mushrooms	7,220 (or 0. 044 hrs/lb)
Fallow	2. 9
Dairy cows	42
Beef cows	26
Other cattle	12
Ewes and rams (Lowland)	5. 2
Ewes and rams (lfa)	3. 7
Other sheep (Lowland)	2. 9
Other sheep (lfa)	3. 1
Sows	28
Finishing & rearing pigs	2. 3
Piglets (<20kg)	0. 2
Table fowl	0. 09
Laying hens	0. 36
Growing pullets	0. 24
Other poultry	0. 1
Fodder crops	6
Horses	40
Goats	12
Deer	15
Grassland	3. 1
Rough grazing	1. 5

¹Standard Labour Requirements represent the estimated full-time equivalent (FTE) labour required to farm the crops and animals on the holding.

1 Standard Labour Requirement (FTE) = 1900 hours per year.