



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 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 100736037-001

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"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Mains of Duncrub"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Mains of Duncrub"/>
Company/Organisation	<input type="text" value="Stuart Partnership"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dunning"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 0QN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL"/>

Northing	<input type="text" value="715735"/>	Easting	<input type="text" value="299620"/>
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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 2 dwellinghouses

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 Notice of Review Appeal Statement

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)

Decision Notice; Delegated Report; Planning Application Form; Accommodation and Attracting Staff Statement; Refused Existing and Proposed Site Plans; Refused Location Plan; Noise Assessment; Planning Policy Statement; Refused Proposed Elevations and Sections; SAC Labour Justification Report; Notice of Review Appeal Statement; Email Correspondence with Case Officer

Application Details

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

24/01865/FLL

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

10/12/2024

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

12/11/2025

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

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: 11/12/2025

Payment Details

Pay Direct

Created: 11/12/2025 10:41

ERECTION OF TWO SEMI-DETACHED HOUSES ON LAND AT BROADSLAP FARM, DUNNING

NOTICE OF REVIEW PLANNING APPEAL STATEMENT

1.0 Introduction and Proposal

This statement should be read in conjunction with the Notice of Review appeal in relation to the refusal of planning application (ref: 24/01865/FLL) on behalf of Stuart Partnership. The application seeks permission for the erection of two semi-detached houses (based on the grounds of operational need) on land at Broadslap Farm, Dunning.

There is currently no farmhouse at Broadslap Farm.

The proposed dwellings would be sited to ensure they benefit both farms, improving bird welfare at Duncrub, the fruit and general farm operations and security at Broadslap, as well as allowing both of the farm managers to carry out their job responsibilities efficiently. For reasons relating to animal health and welfare, viability and efficient day-to-day farm management, biosecurity, health and safety, and security reasons, it is important that the Broadslap farm manager and the Duncrub poultry manager are able to live at a location that is within the main block of land that is run as one farm and as one business that employs all of the team.

When assessing the current proposal against the current Development Plan policies alongside the accompanying SAC Consulting Report (November 2024), which sets out the reasoned justification and economic need for the erection of two dwellings, and the accompanying Noise Impact Assessment (NIA), it is considered that this all supports the application for the two new dwellings on the farm.

2.0 Planning History

A previous planning application in principle for the erection of a new dwellinghouse at Broadslap (ref: 21/00175/IPL) was approved on the 28th of June 2021 on the basis that;

- *The proposed siting was suitable for the intended use;*
- *There was sufficient justification for the principle of a house **to support the effective operation of the existing farm business at Broadslap Farm** and it **was not considered as being a replacement house** in the Report of Handling or on the decision notice;*
- *Residential amenity would be maintained;*
- *There would be no negative impact from the nearby farm buildings as the future residents would be directly involved in the farming and rural business operations; and*
- *That proposal was assessed as being in accordance with the Development Plan. (i.e. **the exact same policy (LDP2 Policy 19) and associated Supplementary Guidance that applies to the current proposal**).*

The proposed site of this notice of review appeal (application 24/01865/FLL) is located slightly further from the railway line compared to the site of the previous planning approval (ref: 21/00175/IPL) thus helping to further reduce any noise impacts from passing trains. A further change from the previous permission in principle is that this current proposal seeks detailed planning permission to reinforce the acceptability of the proposed siting and design but also to emphasise the urgency and need for the development to proceed to support the continued success of this rural business.

The application (24/01865/FLL) was refused on the 12th of November 2025 for two reasons:

1. *The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a). Specifically in relation to criterion v. it has not been demonstrated that the provision of two dwellinghouses is essential to support the sustainable management of the business.*
2. *The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the application fails to provide the necessary evidence to justify the need for the proposed dwellinghouses*

3.0 Development Plan

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning decisions to be made in accordance with the Development Plan.

If the proposed development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise.

The adopted Development Plan relevant to this proposal is the National Planning Framework 4 (NPF4), adopted February 2023, and the Perth and Kinross Local Development Plan 2 (LDP2), adopted November 2019.

The Perth and Kinross “Housing in the Countryside” Supplementary Guidance (2020) is the most significant material consideration due to the detailed criteria it contains for assessing this type of proposal.

3.1 Operational Need Housing

Both of the reasons for refusal cover the same point, with one being focused on NPF4, and the other on LDP2. The first reason for the refusal states that the proposed development is contrary to NPF4 Policy 17a) as it fails to meet any of the criteria listed, specifically criteria v). Policy 17a)v) states that 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 the development 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 second reason for refusal states that the proposed development is contrary to LDP2 Policy 19, as it fails to meet any of the 6 instances where countryside housing is acceptable, specifically Category 3.3 Economic Activity as it fails to provide the necessary evidence to justify the need.

The Council accept there is need for one house, but they do not agree there is essential need for two houses. This is despite the fact that the SAC Report submitted with the application concluded that the business (including both the poultry and soft fruit enterprises) has a total labour requirement of **24.35 standard labour units** which easily justifies the additional houses, especially as the total labour requirement in 2016 was **22.19 standard labour units**. The labour units required reflect the extensive work required for both parts of the business, ranging from animal welfare, to ensuring that the soft fruit polytunnels are kept at a consistent temperature and ensuring a manager is onsite when seasonal workers occupy the caravan accommodation. The lack of any farmhouse at Broadslap also poses wider operational issues and a security threat due to leaving that part of the farm business at a higher risk of theft.

It is stated within the Report of Handling that whilst there was a previous approval for a “replacement” farmhouse at Broadslap, this justification is no longer valid. It is further stated that *“one of the new houses proposed cannot be seen as a replacement house as the old farmhouse is still in use, albeit in different ownership”*. **However, this statement is not only factually wrong, it also completely contradicts an email received from the planning officer dated 11th July 2025, when it was clearly stated that a single house could be supported and that this support is “largely justified due to the loss of the original farmhouse”**. The council’s Supplementary Guidance states that ‘in considering proposals for new housing to support an existing rural business, the following will be taken into account:

- *changes in the business over the last 5 years – applicants may be required to confirm whether any houses or buildings associated with the business have been sold off which could instead have been renovated or converted to provide accommodation.’*

As highlighted in the planning history section 2 above, the Report of Handling from the previous approval (ref: 21/00175/IPL) confirms that approval was justified in June 2021 because it was essential *“to support the effective operation of the existing farm business”*, with no reference ever being made to it being considered as a replacement dwelling. **Nothing has changed since the 2021 planning approval for an operational needs house at Broadslap.**

The old farmhouse was also sold 8 years ago (i.e. a change to the business that happened more than 5 years ago as stated in the Supplementary Guidance) as for safety reasons Network Rail had compulsorily purchased the former access which had crossed the railway line, and this completely separated the property from the farm business.

It is stated within the Report of Handling for the application which is subject to this appeal that it *“is not considered that the fruit farm operation has an essential requirement to reside on site”* which clearly contradicts the written email feedback that was given by the planning officer in July 2025, but also completely contradicts the previous assessment by the same planning officer who also dealt with the 2021 planning approval.

Other than being on a slightly different but improved site, no other changes have taken place that would justify this **complete U-turn** by the planning officer in the assessment of the principle of a new house that's based on operational need reasons being acceptable at Broadslap Farm where there is currently **NO** farmhouse.

Why all of a sudden it would be considered unacceptable to erect an operation need dwelling that's related to the fruit and farm business at Broadslap is unclear, and yet the officer accepts that there is a need for a dwelling to support the poultry business at Duncrub. We can only assume that this change of view took place solely to suit the planning officer's own personal view that only one house should be supported despite the previous recent history of an operational needs approval at Broadslap, and the clear operational needs evidence submitted in support of the application for two houses (one for Broadslap and one for Duncrub).

Within the Report of Handling, it states that the proposed development is of an *“acceptable design and layout by virtue of its grouping of new development proposals beside the existing fruit farm hub”*. It is clear from that statement that the proposal site is seen as acceptable, which contradicts the concerns regarding the distance from the poultry business. The proposal site is not located an extensive distance from the poultry farm, and due to the various alarm systems in place should an emergency occur the poultry manager would still be able to attend to any situation much faster than if they were still residing off-site.

As was also explained to the planning officer the applicants are one of 5 independent growers in Scotland, with all other farms being integrator owned and run.

Attracting candidates to rear broiler chickens in Scotland is a very difficult market. There are little or no opportunities for personnel to move within the Scottish market as they are driven by the integrators and this drives the need for personnel to relocate.

Relocation is driven by good growing farms that allow the individuals to grow good chicken and increase their salary package by a bonus generated scheme (this is industry standard). Equally the only way to get staff to relocate is to offer an excellent remuneration package **and a good quality of life / standard of living for them and their family.**

Expectations of accommodation have moved on considerably in recent years. The working person now has high expectations and as a business the applicants need to meet and surpass these to attract and retain the right candidates.

Package is key and accommodation is a large part of that consideration. Location to farm and the standard of work life balance is a fundamental consideration for a poultry manager and their family.

The proposed site was selected because of the previous history of an operation needs approval at Broadslap, but to also ensure that there is minimal impact on the environment, especially as the land which surrounds Mains of Duncrub Farm is designated as Prime Agricultural Land. It is also considered to be more economically viable to construct two semi-detached dwellings on the same site, as it would ensure that there is only need for one set of service connections and materials would all be delivered to the same area at the same time. The Report of Handling also makes reference

to the fact that there are already two dwellings at the poultry farm site (Mains of Duncrub Farm), but neither are used by the poultry manager. However, the existing dwellings at Mains of Duncrub Farm are occupied by the business partners and the planning officer was made aware of this in an email dated 17th February 2025. It would not be sensible to force one of them (and their families) to vacate their long-term homes to allow the poultry manager to occupy one, especially as ALL partners residing in these properties also work full time across the business, 24 hours a day, 7 days a week, 365 days a year.

4.0 Conclusions

In this case, it is considered that the proposed development quite clearly meets the requirements set out within NPF4 Policy 17a)v) and LDP2 Policy 19 Category 3.3.

The proposed dwellings are considered to be essential for the continued successful operation of the expanding poultry farm and soft fruit enterprises at Mains of Duncrub Farm and Broadslap Farm, as evidenced by the accompanying SAC Report, whilst also ensuring that the future workers and their families are able to get appropriate downtime in an appropriate setting. The dwellings are appropriately sited and designed, located as part of the wider group of buildings at Broadslap and would ensure that the security challenges created by the ongoing absence of a farmhouse at Broadslap are addressed. The construction of two semi-detached dwellings at Broadslap Farm would significantly reduce build and servicing costs, whilst also protecting Prime Agricultural Land.

It is considered that there has been an inconsistent and biased approach taken by the planning officer when determining this application which has also failed to properly consider the previous history and all of the facts. The contents of the Report of Handling completely contradict previous correspondence between Bidwells and the planning officer and also the approach that was adopted by the council when they previously supported and approved planning permission in principle for an operational needs house at Broadslap.

The Local Review Body are therefore kindly requested to support this Notice of Review Appeal which has shown that the proposed development is fully justified and compliant with the relevant policies (NPF4 Policy 17 and LDP2 Policy 19), subject to any conditions the LRB may consider necessary and appropriate.

Broiler Farm Manager and Staffing

We are one of 5 independent growers in Scotland, with all other farms being integrator owned and run.

Attracting candidates to rear broiler chickens in Scotland is a very difficult market. There are little or no opportunities for personnel to move within the Scottish market as they are driven by the integrators and this drives the need for personnel to relocate.

Relocation is driven by good growing farms that allow the individuals to grow good chicken and increase their salary package by a bonus generated scheme (this is industry standard). Equally the only way to get staff to relocate is to offer an excellent remuneration package and a good quality of life / standard of living for them and their family.

Expectations of accommodation have moved on considerably. The working person now have high expectations and we as a business need to meet and surpass these to attract and retain the right candidates.

Package is key and accommodation is a large part of that. Location to farm but standard of work life balance is a fundamental consideration.



Stuart Partnership
c/o Bidwells
Mark Myles
Broxden House
Lamberkine Drive
Perth
PH1 1RA

2 High Street
Perth
PH1 5PH

Date of Notice: 12th November 2025

**Town and Country Planning (Scotland) Act (as amended)
Planning, etc. (Scotland) Act 2006 (as amended)**

Application Reference: **24/01865/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 18th December 2024 for Planning Permission for **Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL**

Kristian Smith
Development Management & Building Standards Service Manager

Reasons for Refusal

1. The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the application fails to provide the necessary evidence to justify the need for the proposed dwellinghouses.
2. The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a). Specifically in relation to criterion v. it has not been demonstrated that the provision of two dwellinghouses is essential to support the sustainable management of the business.

Justification

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

Notes

The plans and documents which form part of this decision are listed below and are displayed as 'refused' on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01
02
03
04
05
06

Should you require further information regarding the decision please contact either developmentmanagement@pkc.gov.uk or call 01738 475300, quoting the above planning reference number, and you'll be directed to the most appropriate person.

REPORT OF HANDLING

DELEGATED REPORT

Ref No	24/01865/FLL	
Ward No	P7- Strathallan	
Due Determination Date	17th February 2025 Extended to 27th October 2025	
Draft Report Date	22nd October 2025	
Report Issued by	Persephone Beer	Date 27 th October 2025

PROPOSAL: Erection of 2 dwellinghouses

LOCATION: Land 115 Metres East Of Broadslap Farm Shop
Broadslap Farm Dunning Perth PH2 0QL

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

This application relates to the erection of two dwellinghouses on land at Broadslap Farm near Dunning. The applicant owns and farms land at Duncrub Farm and Broadslap Farm extending to 110 hectares. This includes 79 hectares combinable cropping, 4.5 hectares of soft fruit (mostly under cover) with the remainder of the land made up of fallow, grassland and woodlands. A broiler chicken enterprise was established in 2012 and there is now housing space for 140,000 birds. A farm shop / café was purchased along with Broadslap Farm in 2014 which is open 12 months of the year.

The proposed house site is located between existing farm buildings, close to the farm shop and a small touring caravan site. The proposed houses are required for two farm managers associated with the operations at Broadslap and Duncrub farms. Planning permission in principle was granted for a site to the north west of this one in 2021. This permission has since lapsed. The new site is further from the main Perth to Glasgow railway that runs to the northwest of the site and is tucked behind buildings. On the west side of the railway line is the previous farmhouse which has since been sold off following the closure of the level crossing that linked the original farmhouse to the farmland. This house is now accessed by a track to the north of the railway line with the farm shop and proposed houses being accessed to the south of the railway along a 1.5 km long private drive.

The two houses are semi-detached both with 3 bedrooms at first floor level and kitchen, dining and living accommodation plus a potential 4th bedroom/study on the ground floor. Both have attached car ports for a single vehicle. The houses will be finished in render and horizontal cedar cladding with slate roof and uPVC windows and doors.

The applicant has submitted a planning policy statement and SAC report in support of the proposals.

SITE HISTORY

21/00175/IPL Erection of a dwellinghouse (in principle) Land 80 Metres North East Of Broadslap Farm Dunning Approved 23.06.2021

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

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 3: Biodiversity
Policy 5: Soils
Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 13: Sustainable Transport
Policy 14: Design, Quality and Place
Policy 17: Rural Homes
Policy 29: Rural Development

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 8: Rural Business and Diversification
Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
Policy 39: Landscape
Policy 41: Biodiversity

Policy 50: Prime Agricultural Land
Policy 51: Soils
Policy 52: New Development and Flooding
Policy 53B: Water Environment and Drainage: Foul Drainage
Policy 53C: Water Environment and Drainage: Surface Water Drainage
Policy 53E: Water Environment and Drainage: Water Supply
Policy 56: Noise Pollution
Policy 58A: Contaminated Land
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 - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Open Space Provision for New Developments](#) (adopted in 2021)
- [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

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to

a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating 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.

Local Place Plans

Local Place Plans are community-led plans setting out proposals for the development and use of land and set out a community's aspirations for its future development. The application site does not lie within an area that is currently the subject of a Local Place Plan.

CONSULTATION RESPONSES

Development Plan

Policy advice given. The application is deemed to contravene the terms of Category 3.3 within the Housing in the Countryside Guide and fails to provide the necessary evidence to justify the need for the proposed dwellinghouses.

Scottish Water

No objection. Applicant should complete a pre-development enquiry application. No Scottish Water waste water infrastructure in the area. Private treatment options are required.

Transportation And Development

Condition requested with regard to access.

Development Contributions Officer

Education: £0

Transport Infrastructure: 2 x £3,276

Total: £6,552

Environmental Health (Contaminated Land)

Informative requested - A review of the proposed development site did not raise any real concerns, although mapping indicates that the proposed development is within the immediate vicinity of a railway and agricultural steading which may have resulted in contamination in the vicinity of the site. Should any contamination be found during the approved works, works should cease, and the Land Quality team should be contacted on 01738 475000 or contaminatedland@pkc.gov.uk for further advice.

Environmental Health (Noise Odour)

Informative requested - The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.

Network Rail

No objection. The proposal will not have any impact on railway infrastructure.

REPRESENTATIONS

Number of representations received: 0

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	Planning Policy Statement submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Noise Assessment and Agricultural Justification (SAC report) 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 proposal is in a rural area not within a settlement defined by a boundary in the Local Development Plan.

Policy 17, Rural Homes, of NPF4 promotes the development of rural homes. In particular support is given to development in previously inhabited areas with greater constraint being applied in areas of pressure. The Local Development Plan will identify the different approaches for different areas. NPF4 policy intent with regard to rural

homes is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations.

Policy 17 sets out 8 criteria for the development of suitably scaled, sited and designed development that is in keeping with the character of the area. Criterion v. is the most relevant for this proposal to be considered under. It does not meet any of the other criteria. v. requires it to be demonstrated that the new homes are 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.

Policy 19: Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (LDP2) and associated Supplementary Guidance further develops the above terms and outlines six categories that support the delivery of additional housing in rural areas.

- building groups;
- infill sites;
- new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;
- renovation or replacement of houses;
- conversion or replacement of redundant non-domestic buildings; and
- development on rural brownfield land.

Proposals are expected to comply with all relevant Supplementary Guidance, with special attention to the requirements included in the Housing in the Countryside Guide.

The policy statement included in the application argues that the proposal falls under categories 1 and 3.3. These are assessed below:

- Category 1: *building groups*: applications within building groups will be supported when:
 - they respect the character, scale and form of the existing group, integrating with the layout and building pattern
 - they do not detract from the visual amenity of the group when viewed from the wider landscape
 - they provide high standard of residential amenity

This section also includes criteria to define a building group. A group is defined as having 3 or more existing buildings (of a size at least equivalent to a traditional cottage), with a majority being of residential use, or suitable for conversion as defined in Category 5.

The location of the proposed development does not meet the criteria for development within a building group. The majority of buildings surrounding the site are used for business purposes including a farm shop and are not residential. The proposal cannot therefore be assessed against this Category 1.

- Category 3.3: *economic activity*: housing might be supported when it is related to an economic activity, specifically new houses to support an existing business.

The development of 2 dwellings is proposed to accommodate the managers of the fruit and poultry farms.

The site is located to the north-west of the block of land, which is immediately adjacent to the soft fruit polytunnels and the farm shop. The location appears suitable for the support of business activities in that part of the farm, but it is less clear as to how the development would serve for the surveillance and assistance of the poultry farm which is located at Mains of Duncrub, over 1km away from the proposed site in straight line. Due to the lack of direct road across the farm land, the journey between the proposed dwellinghouse and the poultry farm is a 3km drive that requires accessing and egressing the B9141.

Category 3.3 requires applications for housing in support of business activities to include a satisfactory business case demonstrating essential operational need. The labour justification report provides sufficient evidence for the need for housing associated with the farm activity. It indicated that one of the houses could potentially be seen as a replacement for the dwelling lost after the removal of the bridge over the railway tracks, however it is unclear how the second unit supports the poultry farm.

In order to support animal welfare and business needs, housing development associated with the poultry farm would generally be expected to be pursued in closer proximity to the premises. Further information was requested on site selection to demonstrate why the applicant wished to build two houses at Broadslap.

It was suggested that one of the proposed houses is a replacement for the farmhouse that was cut off by the railway line when the level crossing was closed. Permission was granted for a new dwelling at Broadslap in 2021 but this permission has expired. This current application moves the house further from the railway line to reduce noise nuisance. The permission was granted 4 years ago and in that time the applicant has not submitted detailed plans and did not seek to renew the permission. The farmhouse to the west of the railway is now in different ownership and has a new access that joins the B9141 to the north of the Broadslap access. One of the new houses proposed cannot be seen as a replacement house as the old farmhouse is still in use, albeit in different ownership. There are two existing houses at the poultry farm site and although associated with the business neither is used by the poultry manager. It is accepted that the poultry farm has expanded and recently received planning permission for a 4th poultry shed and it is accepted that the business can justify an additional house on the holding to support the poultry farm. Part of the rationale to locate the dwellings at Broadslap is to give the poultry manager some downtime and separation from the poultry business. It is also considered by the applicant that the house at Broadslap would be close enough for 24 hour surveillance although this would be 1km away across fields, with no intervening visibility as such. This is an unusual approach as the siting for a poultry manager would normally be closer to where the poultry operations are being carried out. As there is no house at the fruit farm / farm shop area the applicant wishes to locate a property there and suggests that it would be more economic to build a pair of semi-detached properties at the site, one for the fruit farm manager and one for the poultry manager. However, in terms of the policy it is considered that only one operational needs house can be supported on the Duncrub/Broadslap holding from a perspective of essential need. The previous support for a replacement farmhouse as a direct replacement for the farmhouse sited on the

opposite site of the railway is not now considered a valid justification. The previous permission lapsed and the original farmhouse at Broadslap is still in existence. It is not considered that the fruit farm operation has an essential requirement to reside on site, and instead, their presence could be within an existing settlement or property in the locale.

The application is deemed to contravene the terms of Category 3.3 within the Housing in the Countryside Guide and fails to provide the necessary evidence to justify the need for the proposed dwellinghouses.

Design and Layout

Policies 1A and 1B Placemaking of the Perth and Kinross Local Development Plan require proposals to contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policy 14, Design, Quality and Place of NPF4 requires proposals to be designed to improve the quality of an area and to be consistent with six qualities of successful places including pleasant places that support attractive natural and built spaces, distinctive places that give attention to detail of local architectural styles and natural landscapes and sustainable places that support the efficient use of resources that allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive, biodiversity solutions.

The site is positioned behind existing farm buildings and adjacent to a small touring caravan site. The proposal is of an acceptable design and layout by virtue of its grouping of new development proposals beside the existing fruit farm hub.

Landscape

Category 3: *new houses in the open* countryside of the LDP supplementary guidance requires new houses to meet siting criteria as follows:

- It blends sympathetically with land form
- It uses existing trees, buildings, slopes or other natural features to provide a backdrop
- It uses an identifiable site (...) with long established boundaries which separates the site naturally from the surrounding ground. (...) 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
- It will make a positive contribution to the surrounding landscape

In this case the site is on a flat area of ground close to existing built development. There is limited vegetation in the area other than fruit bushes on adjacent agricultural land. There are no defined boundaries as such, and the proposal includes post and wire fencing as boundary treatment. If approved additional landscaping could be required to soften the boundaries and provide biodiversity interest. The proposal will not have an adverse impact on the wider landscape character of the area.

Residential Amenity

The proposed site is of a sufficient size to accommodate the semi-detached dwellings which would have an acceptable amount of private amenity space. There are a number of nearby farm buildings which will create some noise and odours, but this will not be an issue as the occupants (if the principle had been deemed acceptable) will be directly involved with the existing farming operations.

Environmental Health has requested and informative be added in relation to the operation of the proposed woodburning stoves.

Noise

The applicant has submitted a Noise Impact Assessment as previously this was required by both Network Rail and the Environmental Health Officer (EHO) due to proximity of the development to the railway. The proposed site is now further from the railway and neither Network Rail nor the EHO has any objections or comments to made on noise grounds associated with the railway.

Visual Amenity

The proposal is not considered to have an adverse impact on visual amenity.

Roads and Access

Vehicular access to the proposed dwellinghouses is to be via the existing access track that meets the public road network at an existing priority junction with the B9141 which is in turn accessed from the A9 trunk road. The site is situated approximately 1.5km along this access track. This track serves the various buildings and sites associated with the farm, and the applicant has advised that there are a total of 9 existing inter-visible passing places with signage located along the length of the access road.

The proposed houses are intended to house existing staff who currently reside offsite. As such, Transportation and Development note that, the additional traffic generated from the proposed dwellinghouses is not expected to be significant. However, if approved a condition is recommended to bring the vehicular access junction up to current standards to prevent further discharge of surfacing aggregate onto the public road and to accommodate presentation of bins for collection.

Both dwellinghouses feature a single carport and parking for a minimum of two additional vehicles. The parking and turning facilities are deemed adequate to serve the dwellinghouses.

The applicant has confirmed that the intention would be to have domestic bins stored at the road end for ease of collection. These would be located on the southern side of the junction on that land is within the applicant's control.

Subject to conditions the proposal accords with policy 60B of the development plan with regard to roads and access matters.

Drainage and Flooding

There are no known issues in relation to the flooding or drainage. The site is not located within any areas at risk to a 1 in 200-year flood event, as per SEPA's indicative flood maps. It is advised that the site would be serviced by both a private septic tank with a soakaway and a surface water drainage scheme. No details are shown. This application is being recommended for refusal for other reasons, but should the proposal be approved information on the proposed drainage system would be required to meet the terms of policies 53B and C in the LDP.

Conservation Considerations

The site is not listed or within the setting of a listed building. It is not within a conservation area. There will not be any impacts on any built heritage assets.

Natural Heritage and Biodiversity

Policy 3, Biodiversity, of NPF4 requires local development to conserve, restore and enhance biodiversity.

No information with regard to existing biodiversity on the site or any proposals to enhance biodiversity have been put forward. If this application was to be approved biodiversity enhancement of the site as part of its development would be required.

Low and Zero Carbon Generating Technologies

LDP2 Policy 32 'Embedding Low and Zero Carbon Generating Technology in New Development' states that proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. As this proposal includes the erection of a new building, consideration must be given to this requirement. Further, NPF4 Policy 2 'Climate Mitigation and Adaptation' requires that development should be designed to reduce green gas emissions. Should the application be approved, a condition will be added requiring information to demonstrate compliance with policy 32.

Agricultural Land

The site is classed at Grade 3.1 so is prime land as defined in the Macaulay Land Use classification. Small scale development associated with a rural business is potentially acceptable on such land.

Contaminated Land

Contaminated Land was consulted and advised that a review of the proposed development site did not raise any real concerns, although mapping indicates that the proposed development is within the immediate vicinity of a railway and agricultural steading which may have resulted in contamination in the vicinity of the site. An informative would be added, should planning permission be granted, to advise the applicant that should any contamination be found during the approved works, that works should cease and the Land Quality team should be contacted for advice.

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 Aberuthven Primary School.

Education & Children's Services have no capacity concerns in this catchment area at this time. No contributions with regard to primary education provision are required.

Transport Infrastructure

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The site is located in the 'Reduced' Transport Infrastructure contributions zone (Appendix 3 of the Supplementary Guidance).

Transport Infrastructure contributions of 2 x £3,276 (Total: £6,552) would be required if approved.

Economic Impact

The proposal is in support of an existing business so would be expected to have some positive economic impact during its lifetime and during 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 Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a). Specifically in relation to criterion v. it has not been demonstrated that the provision of two dwellinghouses is essential to support the sustainable management of the business.
- 2 The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the application fails to provide the necessary evidence to justify the need for the proposed dwellinghouses.

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

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05
06



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 100695064-001

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 2 dwellinghouses

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

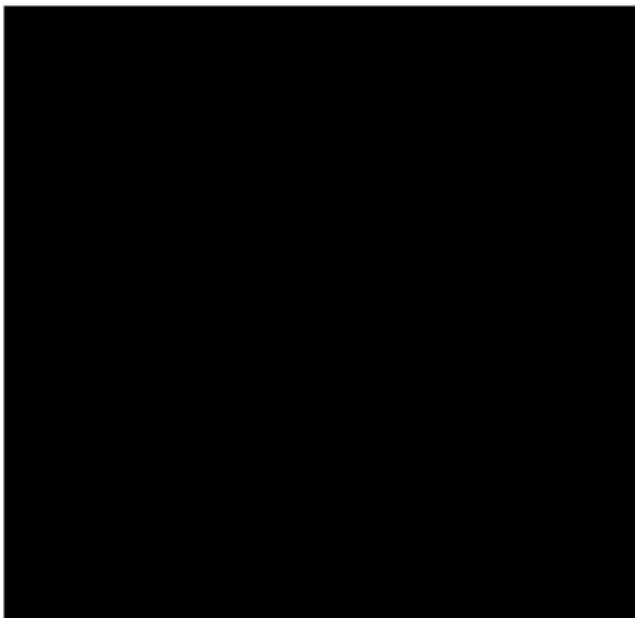
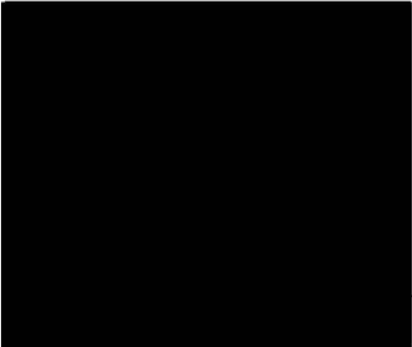
Company/Organisation:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	Broxden House
Last Name: *	Myles	Building Number:	
Telephone Number: *		Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
Email Address: *		Postcode: *	PH1 1RA

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		
Other Title:		
First Name: *		
Last Name: *		
Company/Organisation	Stuart Partnership	
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

Broadslap Farm

Northing

715733

Easting

299611

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

1883.00

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)

Site forms part of farm

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)? *

4

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: *

New septic tank for foul drainage - discharge to soakaway

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)

Normal domestic bin storage provided

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? *

2

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

Certificate Required

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

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Mark Myles

On behalf of: Stuart Partnership

Date: 10/12/2024

☒ Please tick here to certify this Certificate. *

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 principle 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. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

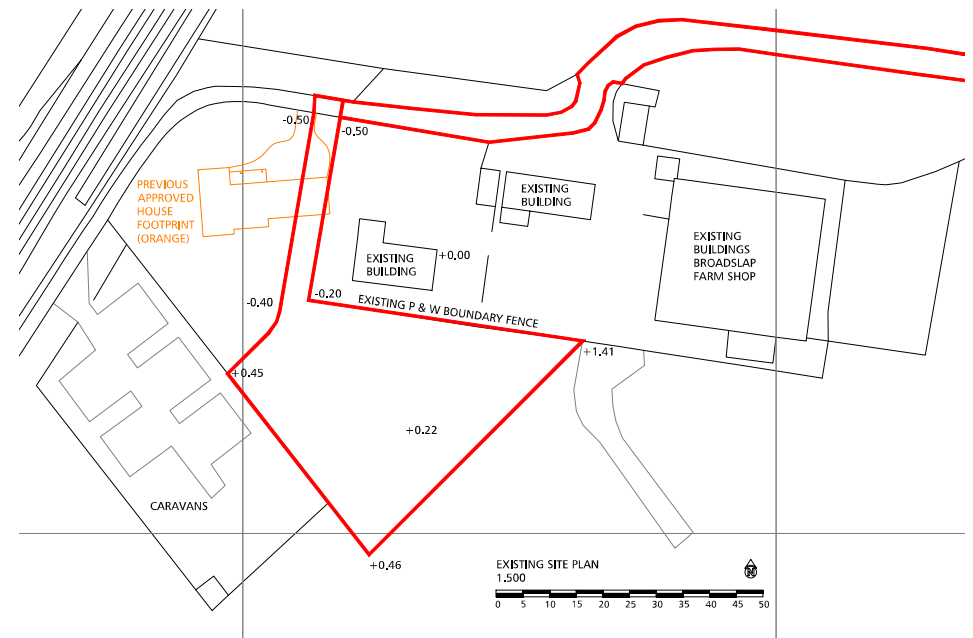
SAC Report, Noise Assessment, and Supporting planning policy statement

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: Mr Mark Myles

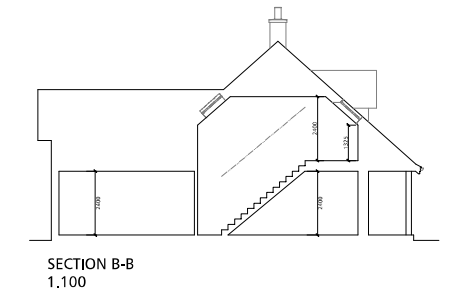
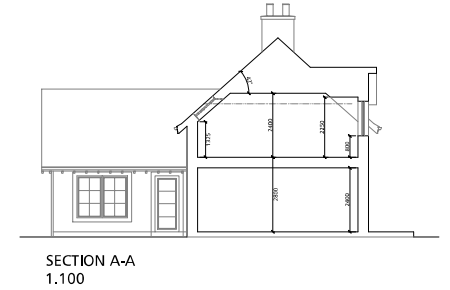
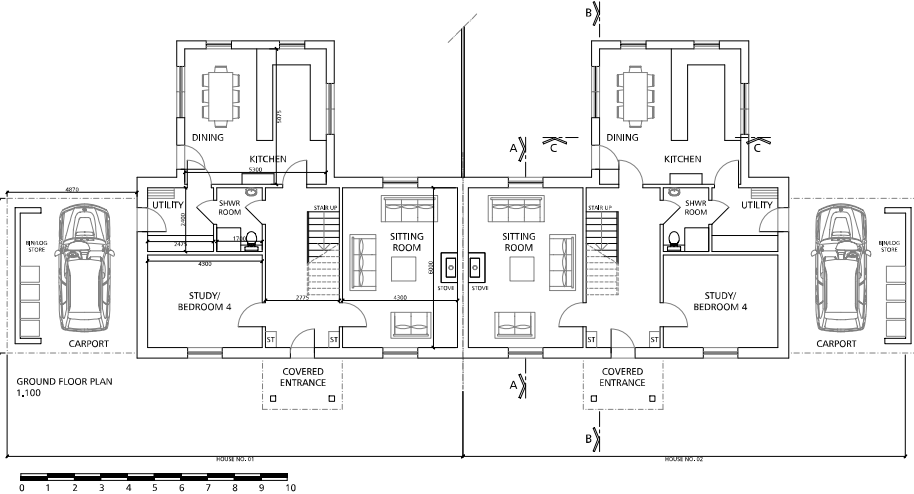
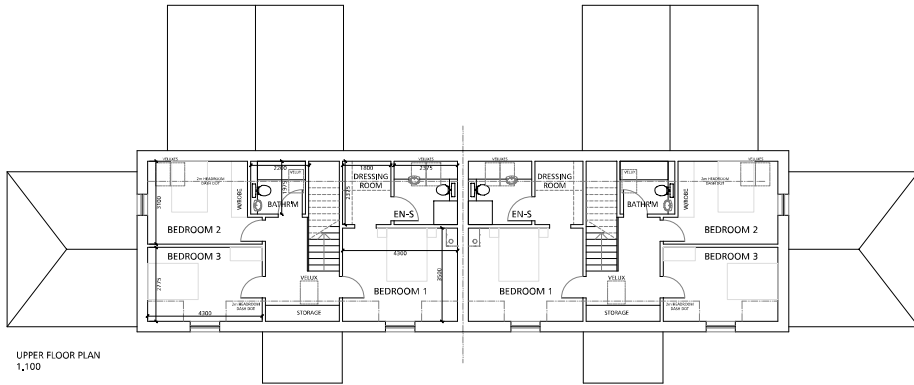
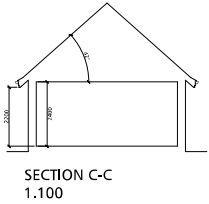
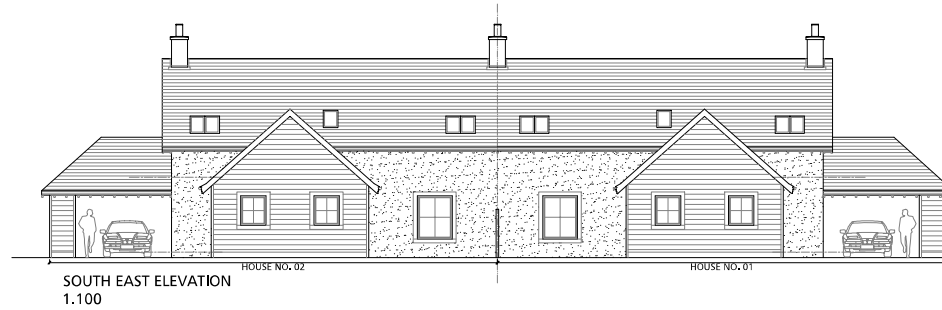
Declaration Date: 05/12/2024



RED LINE INDICATES APPLICATION BOUNDARY
BLUE LINE & HATCHING INDICATES APPLICANT LAND OWNERSHIP
OUTWITH APPLICATION BOUNDARY

NOTES	HEALTH AND SAFETY NOTES:	PRESENT	DESCRIPTION	ACTIONS / NOTES:	REVISIONS	CLIENT	DRAWING TITLE
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TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND ARCHITECTURAL SPECIFICATION. ALL IDEAS TO BE SITE VERIFIED. IF IN DOUBT, PLEASE ASK THE DRAWING IS COPYRIGHT. DO NOT SCALE FOR CONSTRUCTION PURPOSES.	Asbestos				A 28.11.24 EW Layout revised following client feedback	Proposed Operation Need Houses Land at Broadspass Farm Dunning	Proposed & Existing Site Location Plan
	Health Hazards				B 10.12.24 EW Boundaries revised		SCALE: 1,500/1250
	Structural Instability				C 10.12.24 EW Boundaries revised		PAPER SIZE: A1
	Ground Conditions						
	Contamination						
	Buried and Overhead Services						
	Underground Structures						
	Adjacent Activities						
	Sole Restrictions						
	Other Constraints						

- EXTERNAL MATERIALS
- WHITE RENDER WALLING
 - CEDRAL CLADDING
 - NATURAL SLATE ROOFING
- UPVC WINDOWS & DOORS
ASBESTIC RAINWATER GOODS



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ERECTION OF TWO AGRICULTURAL WORKERS HOUSES AT BROADSLAP FARM, DUNNING 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 that has been submitted to Perth & Kinross Council on behalf of the Stuart Partnership.
- 1.2 The application site is located on land at Broadslap Farm, Dunning.
- 1.3 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 Stuart Partnership currently owns and successfully farms the lands of Mains of Duncrub, Duncrub Park and Broadslap Farms. Mains of Duncrub has been in the ownership of the applicant since 2003, and the purchase of Broadslap Farm was in 2014. Duncrub Park was purchased in 2017.
- 2.2 The business enterprise includes farming of cereals and soft fruits, a broiler chicken enterprise and a farm shop / café, all of which add an essential contribution to the income and viability of the business. As part of the ongoing development and management of the farm, the applicant is seeking to erect two semi-detached dwellings as part of the building group located behind the farm buildings at Broadslap Farm. This will house the poultry manager who is in a rented property off site and the fruit manager who also resides offsite.
- 2.3 Mains of Duncrub and Broadslap Farms extend to approx. 110 hectares, with 79 hectares combinable cropping, and 4.5 hectares of covered soft fruits. The remainder of the area comprises of fallow, grassland and woodlands. Any excess grass is made into haylage in order to feed the livestock or rented out for sheep grazing.
- 2.4 The first broiler house was developed in 2012 and the site has since expanded to have capacity for 140,000 broiler chickens at Mains of Duncrub. Stuart Partnership also own a horse stud and have a small number of breeding sheep.
- 2.5 The farm shop / café was purchased in 2014 alongside Broadslap farm and sells produce from the farm and surrounding area for 11 months of the year, alongside also serving homemade refreshments.
- 2.6 Stuart Partnership's farming enterprise is currently operated by themselves and 7 full-time staff members. There are 4 full-time staff for the farm shop, 1 full-time fruit manager and 2 full-time poultry men. During peak season, there are additional part-time staff, 10 for the farm shop and up to 7 for the soft fruit enterprise.
- 2.7 Stuart Partnership currently own two dwellings within the farmland, which are as follows;
- Mains of Duncrub Farmhouse, occupied by two business partners; and
 - House at Mains of Duncrub, occupied by the third business partner and their family;
- 2.8 The farmhouse at Broadslap farm is currently empty due to being located in an unsuitable location. It is sited on the opposite side of the railway line from the steadings, soft fruit

polytunnels and farm shop. The railway crossing connecting the farmhouse to the steading was closed by Network Rail due to safety concerns. For this reason, there is now no farmhouse at Broadslap.

- 2.9 There are also 3 static caravans located at Broadslap steading, which provide accommodation for up to 10 seasonal staff members involved in the soft fruit enterprise.
- 2.10 As the business partners reside in the dwellings at Mains of Duncrub Farm, there are concerns regarding the security at Broadslap Farm and Duncrub Park. As the soft fruit enterprise and the farm shop / café are located at Broadslap Farm, and the 140,000 broiler units at Mains of Duncrub, there are further concerns regarding the logistics of effectively managing and running these enterprises.
- 2.11 A previous planning application in principle for the erection of a new dwellinghouse at Broadslap (ref: 21/00175/IPL) was approved on the 28th of June 2021 on the basis that;
- The proposed siting was suitable for the intended use;
 - There was sufficient justification for the principle of operational needs housing;
 - Residential amenity would be maintained;
 - There would be no negative impact from the nearby farm buildings as the future resident would be directly involved in the farming operations; and
 - The proposal was in accordance with the Development Plan.
- 2.12 That permission lapsed in June 2024 and can therefore no longer be implemented. Instead, permission is now sought for the erection of two more modest semi-detached dwellinghouses adjacent to the soft fruit polytunnels at Broadslap to allow for the fruit manager and poultry manager to live on site. It is proposed to locate the proposed dwellings further from the railway line (compared to the site of the previous planning approval in 2021), further reducing the impact of noise from passing trains on the future residents.
- 2.13 The siting of the dwellings would allow for a direct line of sight over both farms, as well as easy access to the fruit fields, steadings, caravans, chills and poultry units. This would also increase security on site and allow for the fruit manager and poultry manager to effectively carry out their job responsibilities, whilst also improving bird welfare and fruit security.
- 2.14 When assessing the current proposal against the current Development Plan policies alongside the accompanying SAC Consulting Report (November 2024), which sets out the reasoned justification and economic need for the erection of two dwellings, and the accompanying Noise Impact Assessment (NIA), it is considered that this all supports the application for the 2 new dwellings on the farm.
- 2.15 For reasons relating to animal health and welfare, viability and efficient day-to-day management, biosecurity, health and safety, and security reasons, it is important that the fruit manager and poultry manager are able to live at a location that is within the main block of land. The soft fruit enterprise requires 24/7 monitoring during the growing and harvesting season, and the poultry unit must be monitored at all times. It is preferable that this location is within close proximity to the soft fruit fields and the existing part-time staff accommodation. It is therefore proposed to build the 2 new semi-detached houses in a location that forms an extension to the group of existing farm buildings and also allows for monitoring of the access onto the steading, café/shop and land.

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 Development Plan unless material considerations indicate otherwise.
- 3.2 In this case the relevant Development Plan consist of the National Planning Framework 4 (NPF4) (adopted February 2023) and the Perth & Kinross Local Development Plan 2 (LDP2) (adopted November 2019).
- 3.3 In terms of other material considerations, the council's Housing in the Countryside Supplementary Guidance (adopted March 2020) is the most significant in terms of the detailed criteria it contains for assessing this type of proposal. Planning Advice Note 72 – Housing in the Countryside and the Creating Places (2013) policy document are also considered to be of relevance to this application.
- 3.4 Policy 17 – Rural Homes from NPF4 seeks to encourage, promote and facilitate the delivery of more high-quality, affordable and sustainable rural homes in the right locations. The policy aims to support the provision of rural homes that support sustainable rural communities and are linked with service provision.
- 3.5 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 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 Development proposals for homes outwith settlement boundaries as identified in Perth & Kinross' LDP2 are required to be considered under the terms of LDP2 Policy 19 – Housing in the Countryside. The policy allows for the erection, or creation through conversion, of single houses and small groups of houses in the countryside as long as they fall into at least one of the defined categories.
- 3.7 This proposal can be considered under the terms of Category 1 “building groups” and Category 3.3, “new houses in the open countryside related to an economic activity, specifically new houses to support an existing business.”
- 3.8 Policy 1 – Placemaking of LDP2 requires all developments to contribute positively to the quality of the surrounding built and natural environment. Proposals also must respect the character and amenity of the place through careful siting and design.
- 3.9 In terms of impact on the landscape and the general character and visual amenity of the area, Policy 1A – Placemaking further 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 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.*”
- 3.10 Policy 1B sets out the placemaking criteria that all proposals are required to meet;
- 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 consideration of communal facilities for major developments);*
- j) *Sustainable design and construction.*

- 3.11 For all proposals, applicants are required to demonstrate that the proposal site is the best possible option in terms of fit within the landscape and reflection of the traditional pattern and character of the area. When considering these criteria, the site chosen for the proposed dwellings is considered to be the best possible option, due to being centrally located within the farm and being in close proximity to the soft fruit fields. The proposed dwellings will fit in with the overall landscape whilst also reflecting the traditional pattern and character of the farm buildings in the area. Our clients are looking to create a proposal of outstanding design and landscape quality that respects the relevant criteria set out under Policy 1 – Placemaking.
- 3.12 The dwellings are of traditional design, scale and form and would be finished externally with a mixture of natural stone walling, white render, timber cladding and slate roofs.
- 3.13 In terms of potential developer contributions, LDP2 Policy 5 – Infrastructure Contributions states that depending on the capacity of the local primary school there may be an education contribution requirement. The contribution would be for £5,164 per unit for any house of two or more bedrooms. However, the requirement or otherwise for the education contribution cannot be determined until the planning application has been submitted as contributions are only required where the local primary school is at or over 80% of its capacity. The proposed development is within the Aberuthven Primary School catchment area.
- 3.14 The proposed development is also within the Transport Infrastructure reduced contribution area as per the associated supplementary guidance (Policy Implementation and Developer Contributions, adopted December 2023). All new development within the contribution area may be required to contribute towards the junction improvements. The contribution rate for residential development within the reduced contributions area is £3,276 per unit.

4.0 Other Material Considerations

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

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

- 4.2 The Housing in the Countryside supplementary guidance sets out detailed criteria for assessing this type of proposal. The guidance lists the following categories where housing in the countryside proposals may be considered acceptable;
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; and*
 6. *Development on rural brownfield land.*
- 4.3 Of these categories, the proposal requires to be assessed further under the terms of Category 1 – Building groups and Category 3 – New houses in the open countryside.
- 4.4 Building groups are defined as “3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group”. As shown by the accompanying site and location plans, the proposed development would fit in with the adjacent building group comprised of agricultural buildings and Broadslap Farm Shop. The guidance states that permission will be granted for houses within building groups if it can be demonstrated that;
- *New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern;*
 - *New housing will not detract from the visual amenity of the group when viewed from the wider landscape; and*
 - *A high standard of residential amenity will be provided for both existing and new housing.*
- 4.5 The proposed dwellings would respect the character, scale and form of the existing buildings through suitable siting and material choices. Residential amenity would be provided to a high standard due to proposed landscaping and siting of the dwellings. The location of the proposed dwellings further from the nearby railway line would also help contribute to a high standard of residential amenity and the accompanying noise assessment confirms that no specific mitigation would be required.
- 4.6 This proposal can also 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 agricultural 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. Scottish Planning Policy now directs against the use of occupancy restrictions". Due to this, 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, there will not usually be a need to restrict who occupies the house.

- 4.7 All applicants must demonstrate that the site they have chosen for the proposal is the best possible option in terms of the fit within the landscape and that it reflects the traditional pattern and character of the area. They must also demonstrate that every possible effort has been made to meet the Siting Criteria and the For All Proposals criteria within the supplementary guidance. *"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."*
- 4.8 The siting criteria stated within the guidance is as follows;
- "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 the 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 separate 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 a newly planted hedge or tree belt specifically planted in order to create the site, will not be acceptable; and*
 - 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

- 4.9 Creating Places (published 2013) is The Scottish Government's policy statement on architecture and place. It provides information on the comprehensive value that good design principles can deliver. It states how successful places can unlock opportunities, build vibrant communities, contribute to a flourishing economy, and sets out actions that can achieve positive changes in our places.
- 4.10 Planning Advice Note (PAN) 72 – Housing in the Countryside was published in February 2005. Although it predates the publication of the current Development Plan (NPF4 and LDP2), it still highlights the opportunities that exist from the changing circumstances created by the increase in people who wish to live in the countryside.
- 4.11 The document sets out important criteria such as design, landscape setting, layout and access guidance. 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 concluding statement of the PAN states 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”.

- 4.12 Perth and Kinross council's Housing in the Countryside supplementary guidance acknowledges that the council is keen to assist opportunities for housing in rural areas in accordance with PAN 72.

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

- 4.13 The Chief Planner letter issued to Local Authorities 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 to discourage the use of occupancy conditions, and the guidance 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”*. Perth and Kinross council's supplementary guidance has since adopted this advice.

- 4.14 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.’

Advice from Chief Planner (September 2024)

- 4.15 The most recent letter issued by the Chief Planner, dated 20th of September 2024, further reiterates the Scottish Government's positive approach to rural development. It contains advice on the implementation of various NPF4 policies, including Policy 17 – Rural Homes and Policy 29 – Rural Development, following concerns from stakeholders and cases where policies such as Policy 15 – Local Living and 20-Minute Neighbourhoods have been applied restrictively.
- 4.16 To ensure that the positive approach to rural development is maintained, the letter states *“whilst it is recognised that the character of, and pressures within, the rural areas across Scotland varies*

significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes”.

5.0 Planning Assessment and Conclusions

- 5.1 This planning application seeks detailed planning permission to erect two new dwellinghouses on land at Broadslap Farm on the basis of the need to provide on-site accommodation for security and business operations.
- 5.2 When assessing the relevant planning policies, the policies that consider the principle of housing in the countryside (NPF4 Policy 17 and Policy 19 of LDP2), allow 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 is 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 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 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 Policy 19 (1) and category 1 of the supplementary guidance also confirms that proposals for the development of homes within an existing building group in the open countryside will be supported if the proposal meets the criteria stated.
- 5.6 This proposal can be considered favourably under both category 1 ‘building groups’ and subcategory 3.3 ‘economic activity’ of the policy. Category 1 supports proposals for rural homes which would be viewed as an addition to an existing building group, as long as they are respectful of the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern. Proposals must also not negatively impact the wider visual amenity of the group, and a high standard of residential amenity must be maintained. This proposal would respect the existing character and scale of the existing building group, which comprises of a farm shop and two agricultural buildings, through the sensible choice of materials. A high standard of residential amenity will be maintained for the additional properties by ensuring that the proposed development is sensitively sited and landscaping to ensure the properties are well screened from their surroundings. The proximity of the properties to the farm buildings and fruit fields is of no concern, as the occupants would be directly involved in the farming operations.
- 5.7 Subcategory 3.3 of the supplementary guidance provides support for proposals for houses 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 homes. As well as paying careful attention to the siting and design for the new houses, evidence must be provided to support the justification and the need for homes with any planning application. SAC Consulting have therefore provided the applicants with a labour justification report that sets out the need for two new farmhouses on the wider landholding. The SAC report provides confirmation that the management of the existing farm business leads to a total of 24.35 labour units and that the development of two new farmhouses would provide increased safety and security measures, thereby justifying the need for the new farmhouses on the farm.
- 5.8 In terms of the principle of development the proposal is therefore considered to meet the terms of Policy 17 of NPF4 and Policy 19 (1, 3) of LDP2 and also categories 1 and 3.3. of the supplementary guidance in that new houses are 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 houses.

- 5.9 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 houses is considered to be the best option when considering the proposed site boundaries and relationship to the adjacent farm buildings.
- 5.10 At the same time the proposed site is located adjacent to the fruit fields and part-time staff accommodation, as well as various other farm buildings. This ensures that the occupants would be able to carry out their daily responsibilities with ease, as well as providing extra safety and security on site as currently no staff members live directly on Broadslap Farm, instead residing in the farmhouses located on Mains of Duncrub farm.
- 5.11 There are no issues raised with regards to transportation, access or servicing of the proposed site. There would also be sufficient space within the site to accommodate the required parking and turning areas. 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.
- 5.12 For the reasons set out above the proposal is considered to be fully compliant with Policies 1 and 19 of Perth and Kinross Council's Local Development Plan 2.
- 5.13 It is therefore respectfully requested that that Perth and Kinross Council support this application for the development of two occupational needs houses, as the proposal is in accordance with the Development Plan and the relevant material considerations, subject to any conditions and developer contributions identified under Policy 5 of LDP2 that may be considered necessary and appropriate.

Planning Justification Report Broadslap Farm

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INTRODUCTION

This report has been prepared at the request of The Stuart Partnership to supplement a planning application for the construction of 2 new semidetached agricultural dwelling houses at Broadslap Farm, Dunning, By Perth.

Information about the farm business policy and factors that would support the proposed dwelling house was gathered by Annette Marshall, SAC Consulting (Perth) in discussion with Emma Stuart and Sandy Stuart.

Data for enterprise labour requirements is based on the standard figures published by Defra in a report of the UK Farm Classification Document (October 2014).

SUMMARY & CONCLUSION

The family farming partnership of the Stuart Partnership owns and farms the lands of Mains of Duncrub, Duncrub Park and Broadslap Farms extending to approximately 110 hectares.

The business enterprises include 79 hectares combinable cropping, 4.5 hectares of soft fruit (mostly under cover) with the remainder of the land made up of fallow, grassland and woodlands. A broiler chicken enterprise was established in 2012 and there is now housing space for 140,000 birds. A farm shop / café was purchased along with Broadslap Farm in 2014 which is open 12 months of the year.

The business employs 4 full time staff in addition to the business partners and takes on additional seasonal staff (peaking at 24) to work in the farm shop and soft fruit enterprises.

The sole dwelling house at Broadslap Farm was cut off from the farm as the railway crossing has been closed by Network Rail over safety concerns. With the soft fruit enterprise plus the farm shop / café located at Broadslap Farm and the 140,000 broiler units at Mains of Duncrub there are now concerns about the logistics of effectively managing and running these enterprises as well as the security concerns.

It is proposed to build 2 new semi-detached dwelling houses for the fruit manager and the poultry manager to reside. This location will allow easy access to the fruit fields, steadings, caravans, chills and poultry units, increasing security and allowing the fruit manager and poultry managers to carry out their job role efficiently and effectively. This will improve bird welfare and fruit security. The poultry unit must be monitored at all times with 7 crops per annum. The fruit is 24hours a day, seven days a week during the growing and harvest season.

The business has a total labour requirement of 24.35 standard labour units and therefore easily justifies the provision of 2 additional dwelling houses at Broadslap Farm.

This report fully supports the application for the erection of additional dwelling houses at Broadslap Farm.

BACKGROUND INFORMATION

The business of the Stuart Partnership is a family farming partnership between Emma Stuart and her parents Sandy & Freda Stuart.

The business owns and farms the lands of Mains of Duncrub, Duncrub Park and Broadslap Farms which extend to approximately 110 hectares. Mains of Duncrub was purchased in 2003 and the adjoining Broadslap Farm was purchased in 2014. Duncrub Park was purchased in 2017. These farms are located to the North side of the village of Dunning on the B9141 just off the A90.

Land is classified predominately as grade 3.1 and capable of growing a moderate range of crops with a small area classified as grade 2. All of the land is classed as Non Less Favoured Area (Non-LFA). The farm is not within any Nitrate Vulnerable Zone (NVZ).

The business grows approximately 79 hectares of cereals each year on the farm. About 4.5 hectares of soft fruit is grown in rotation, the majority of which is in polytunnels. The remainder of the land is made up of fallow, grassland and woodlands.

In 2012 the business built its first broiler house which has since expanded and now there is housing space for 140,000 broiler chickens at Mains of Duncrub. The business also has a horse stud and a small number of pedigree breeding sheep where an embryo transfer system is operated. Surplus grass is made into haylage or rented out for sheep grazing.

The business purchased a café / farm shop along with Broadslap Farm in 2014 which is open 12 months of the year selling fresh fruit and vegetables grown on the farm or within the local area as well as providing light refreshments.

In addition to the partners the business employs the following people –

- Farm shop – 4 full time staff with an additional 10 part time staff during peak season .

- Soft fruit enterprise – 1 full time fruit manager plus casual labour February – October peaking at 7.
- Poultry – 2 full time poultry men.

The business currently owns 2 dwelling houses located at Mains of Duncrub. Business partners live in both of these houses. Sandy and Freda Stuart reside in the main farmhouse and Emma Stuart and her family live in the second house at Mans of Duncrub.

The farmhouse at Broadslap was located on the other side of the railway line from the steadings, polytunnels and farm shop. Network Rail have closed off the crossing between the farmhouse and the farm steading at Broadslap, due to safety concerns. For this reason, there is now no farmhouse at Broadslap.

In addition to the dwelling houses there are 3 static caravans located at Broadslap steading which house up to 10 seasonal staff involved with the management of the polytunnels and the harvest of the fruit.

It is proposed to build two semi-detached dwelling houses within the building group behind the farm buildings at Broadslap Farm. This will house the poultry manager who is in a rented property off site and the fruit manager who resides offsite.

LABOUR REQUIREMENT OF THE STUART PARTNERSHIP

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (October 2014), and information on existing land areas farmed, the labour profile for the farming enterprises operated by the Stuart Partnership is shown below.

Land	Area (ha)	Hours/Annum/Ha	Total
Cereals	79.34	18	1,428
Outdoor Fruit	0.5	425	213
Covered Fruit	4.5	7,000	31,500
Grassland	6	3.1	19
Woodlands / Other	20	0	0
<i>Sub total</i>			<i>33,160</i>
Livestock	Number	Hours/Annum	Total
Broilers	140,000	0.09	12,600
Breeding sheep	35	5.2	182
Horses	8	40	320
<i>Sub total</i>			<i>13,102</i>
TOTAL			46,262
<i>Standard Labour Unit</i>			<i>1,900</i>

LABOUR REQUIREMENT (LU)	24.35
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The Standard Work Capacity is taken as 1,900 hours/person/year. This is calculated on the assumption that one person would work 39 hours per week and takes illness, public holidays etc into account.

These calculations do not take into account the labour required in the farm shop / café and are based solely on the agricultural and horticultural activities of the business.

Were this standard is applied; the Labour Profile calculates that the business of Stuart Partnership requires the equivalent of **24.35 standard labour units** in order to operate.

THE NEED FOR ON-SITE ACCOMMODATION

Farming businesses are finding it increasingly difficult to attract qualified personnel. This is due to several factors, but one common issue is the provision of suitable accommodation in close proximity to the main working location. The business has two high quality managers, and they would like to retain them. There are currently no available dwellings and no buildings in the proximity that are suitable for renovation.

Overall, for the efficiency of working practices, animal welfare, health & safety and security it is essential that accommodation is provided for the fruit manager and the poultry manager to reside on site.

It is proposed to build new dwelling houses behind the group of farm buildings at Broadslap Farm which allows for the monitoring of the access onto the steading, café/shop and land.

Animal Health and Welfare

Farmers are constantly under pressure to provide excellent welfare conditions for their animals. This is of particular importance with broiler chickens as there are numerous codes of practice and legislation around poultry welfare to ensure that assurance standards can be maintained. The work associated with poultry includes:

- Administering animal health treatments and vaccinations
- Frequent checking for health and welfare
- Ensuring the feeding, lighting and heating mechanisms are operating correctly
- Depletion and re-stocking of birds

All these duties require fit and able, and skilled personnel to carry them out. Problems with the mechanisms can occur at any time of day and night and swift action to rectify these are essential to poultry welfare.

Viability of Fruit Enterprise

Having the fruit manager on site is essential to the smooth running and viability of the fruit enterprise. Polytunnel management is vital to protect the tunnels themselves as well as the plants and fruit inside. Temperature is controlled by opening and closing tunnel doors and rolling up side vents. The tunnels need to be protected from winds by closing doors and vents, often at short notice and repairs need to be made quickly to prevent tunnels from being damaged or destroyed.

Managing the irrigation and fertigation management is often done out with normal working hours. Individual tunnels need to be monitored, and irrigation equipment switched off and on and fertiliser tanks filled as required.

At peak season 10 foreign workers reside in static caravans at Broadslap. There is a need for a manager to be available at all times to deal with any emergency situation, arrange for maintenance, repairs to caravans, shower blocks etc to be carried out and to organise the daily work to be carried out by these workers.

Soft fruit is a highly valuable, perishable crop and any problems with the temperature controls of the onsite cold store needs to be dealt with immediately.

Biosecurity

Strict biosecurity measures are vital to keep arable, fruit and poultry sites safe and free of disease. Traffic control is a fundamental aspect of biosecurity. Restricting access to the unit of vehicles and visitors is a key measure in keeping the unit free of disease. Without somebody present on site at all times, it would be much easier for unwanted visitors and vehicles to enter onto the site. If the poultry manager was present on site, then they could appropriately manage the necessary vehicles and visitors and ensure that they followed the site rules regarding disinfection and movement around the unit.

Efficiency

Having the managers on site on a permanent basis is essential to conduct aspects of running the farm business e.g. taking delivery of supplies such as feeds, large quantities of animal health materials and generally monitor who comes onto the site.

Farming regularly involves working long, anti-social hours and on-farm accommodation is essential to sustain the working pattern. Given the nature of animals and fruit, this job is unpredictable and relies upon them being available 24 hours, 7 days a week as required.

As the poultry shed and cold store are fitted with automatic equipment, a warning system is in place should any of that automated equipment stop working. It is of vital importance that the managers can get to the sheds as quickly as possible when an alarm goes off and by having them living on site, the efficiency and speed of this response would be maximised.

Deliveries often take place out with normal working hours which currently can lead to one of the business partners having to travel from Mains of Duncrub to Broadslap to take delivery. Having the fruit and poultry managers at Broadslap will reduce this burden on the business managers.

Security

The farm is located close to significant urban populations and opportunist theft and vandalism (deliberate and accidental) are ever increasing incidents in the rural area with farms most often subject to such activity. These incidents result in much aggravation and add to the daily operations on the farm but are also a severe financial burden.

Having no one living at Broadslap puts the unit at an even greater risk of being subjected to theft or vandalism. The farms are situated on the B9141 which gives easy access to the A90. Therefore, there will be traffic passing frequently and therefore without constant monitoring, there is a high chance that this unit could become a prime target for theft and vandalism.

There is a huge financial value associated with cereals, fruit and poultry and the infrastructure and machinery associated with these. Therefore, it is of upmost importance that dwelling houses are provided on each site to increase the security of the overall business.

All livestock, vehicles and equipment must be safe guarded and if there was somebody permanently located at Broadslap would massively assist with preventing equipment, vehicles and stock being stolen or vandalised.

Health and Safety

As with all farming units in the countryside, there is always a risk to public health and safety as a result of the increasing awareness by the public of their access rights under the Land Reform (Scotland) Act 2003. The potential safety problems on the unit could arise from:

- Machinery such as forklifts and lorries moving around the farm
- Animal medicines and pesticides stored on farm
- Zoonotic diseases which are transmissible from animals to humans including Salmonella and Newcastle Disease.

Having the appropriate staff on site will help to better manage these situations ensuring that risk has been appropriately managed at all times.

Emma Stuart
Mains of Duncrub
Dunning
PH2 0QN

By email:
Dear Emma

**Environmental Noise Assessment
Proposed Dwelling at Broadslap by Dunning**

I refer to your instruction of 3rd December 2024 to update the noise assessment for the proposed two dwelling houses at Broadslap. Airshed conducted a noise survey and predictive modelling for a single dwelling which was ~20m from the route centreline of the railway.¹ The results from that assessment reported that the worst-case exposure would be 53 dB LA_{eq} 07:00 – 23:00 during the daytime and 50 dB LA_{eq} 23:00 – 07:00 at night at the most exposed elevation. I have attached the 2021 report in Appendix 1 for your convenience.

The revised scheme as shown in Appendix 2 proposes to build two new dwellings set further back from the railway, 67m from the route centreline. Airshed has updated the noise prediction model to take account of the revised change in the layout. The noise model layout is shown in Figure 1. The noise prediction modelling adopts the same source assumptions as were reported in our 2021 study. The 2021 study confirmed that noise levels in most of the private garden would comply with WHO criteria for outdoor living areas.

This assessment assumes that partially open windows will have a mean attenuation of 15 dBA. This is based on the WHO rule-of-thumb estimate of a reduction of 15 dBA between external and internal noise levels, assuming partially open windows. In considering the attenuation provided by windows, the latest WHO Guidance states: '*The differences between indoor and outdoor levels are usually estimated at around 10 dB for open, 15 dB for tilted or half-open and about 25 dB for closed windows.*'² Traditionally acousticians have used a value of 10 – 15 dBA based on the WHO 1999 Community Noise Guidelines. The estimate of attenuation proposed in the WHO's latest Guidance is based on more recent research³, which reflects improvements in standard window attenuation over the last 20 years.

The noise levels in all habitable rooms must achieve the criteria as set out in Table 4 of BS 8233 : 2014 i.e. 35 dB LA_{eq} 07:00 – 23:00 during the daytime and 30 dB LA_{eq} 23:00 – 07:00 at night. Thus no further noise mitigation measures would be required provided the external noise levels are predicted to fall below 50 dB LA_{eq} 07:00 – 23:00 during the daytime and 45 dB LA_{eq} 23:00 – 07:00 at night.

¹ Airshed 18th May 2021. Environmental Noise Assessment Proposed Dwelling at Broadslap by Dunning AS 0826 rev02

² WHO 2018. Environmental Noise Guidelines for the European Region Section 2.2.2 page 9

³ Barbara Locher et al. 2018. Differences between Outdoor and Indoor Sound Levels for Open, Tilted and Closed Windows. International Journal of Environmental Research and Public Health 2018 15,149. This reported a mean value of 16 dBA for tilted windows.

Noise in Outdoor Living Areas

The predicted noise contours from the railway with the revised scheme in place are plotted in Figure 2. This indicates that daytime noise from the railway is predicted to comply with the WHO upper limit of 55 dB LA_{eq} 07:00 – 23:00 at the proposed development.

Noise at Exposed Elevations

The predicted worst-case noise levels at the proposed elevations are summarised in Table 1 below. The detailed model outputs are presented in Appendix 3.

Table 1 – Summary of Predicted Worst-case Noise Levels from Transport Noise				
Plot	Elevation	Floor	Daytime	Night-time
South Unit	NW	F1	48	44

N.B. units = dB LA_{eq} τ free-field

The results from the noise prediction model as reported in Appendix 3 indicate that noise levels are predicted to comply with BS 8233:2014 Table 4 criteria in all habitable rooms assuming partially open windows and therefore that no further mitigation is required.

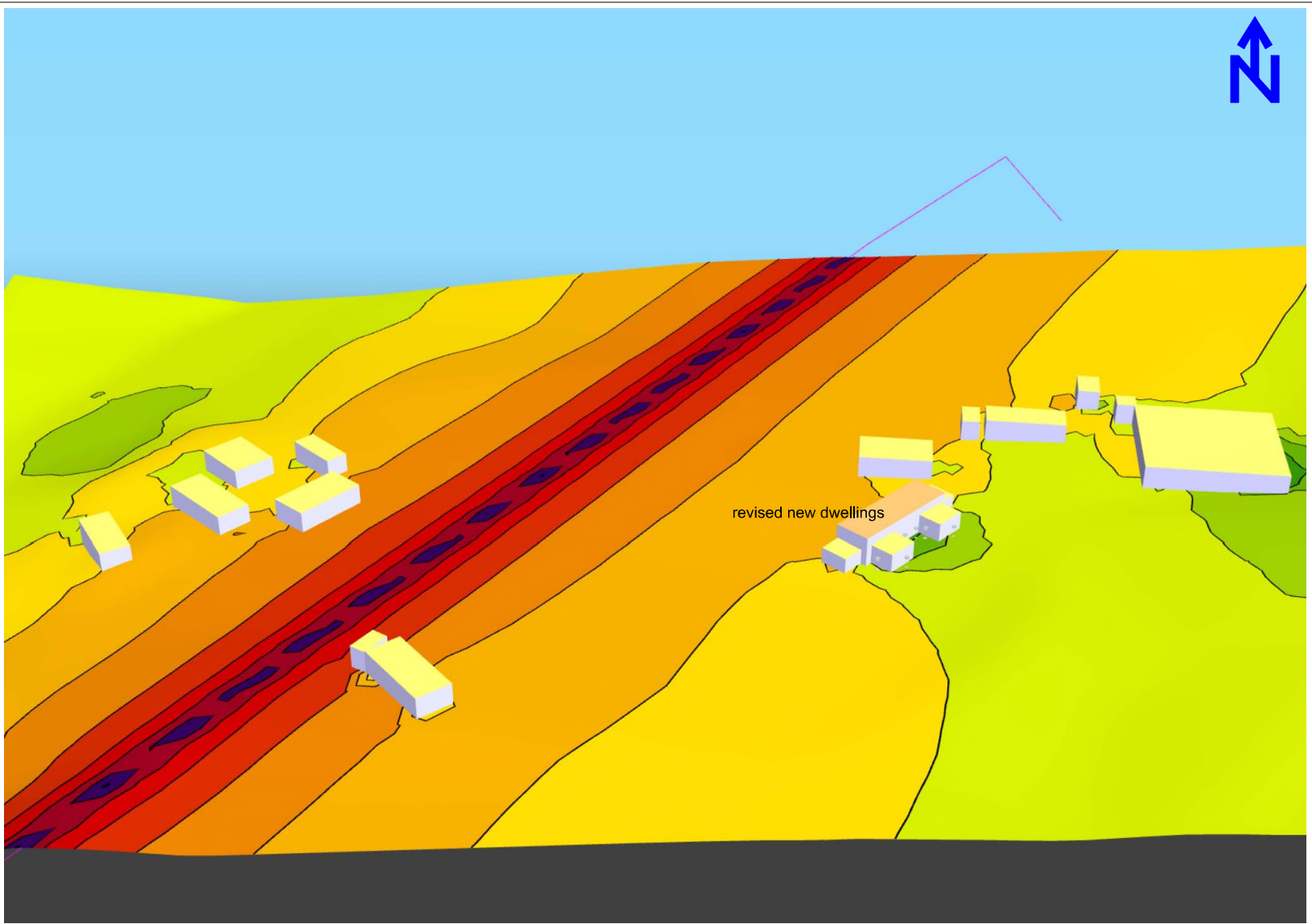
The proposed development is unlikely to significantly affect the acoustic environment of existing receptors.

Kind regards



Steve Fraser BSc MPhil CEnv MIOA MCIWM.

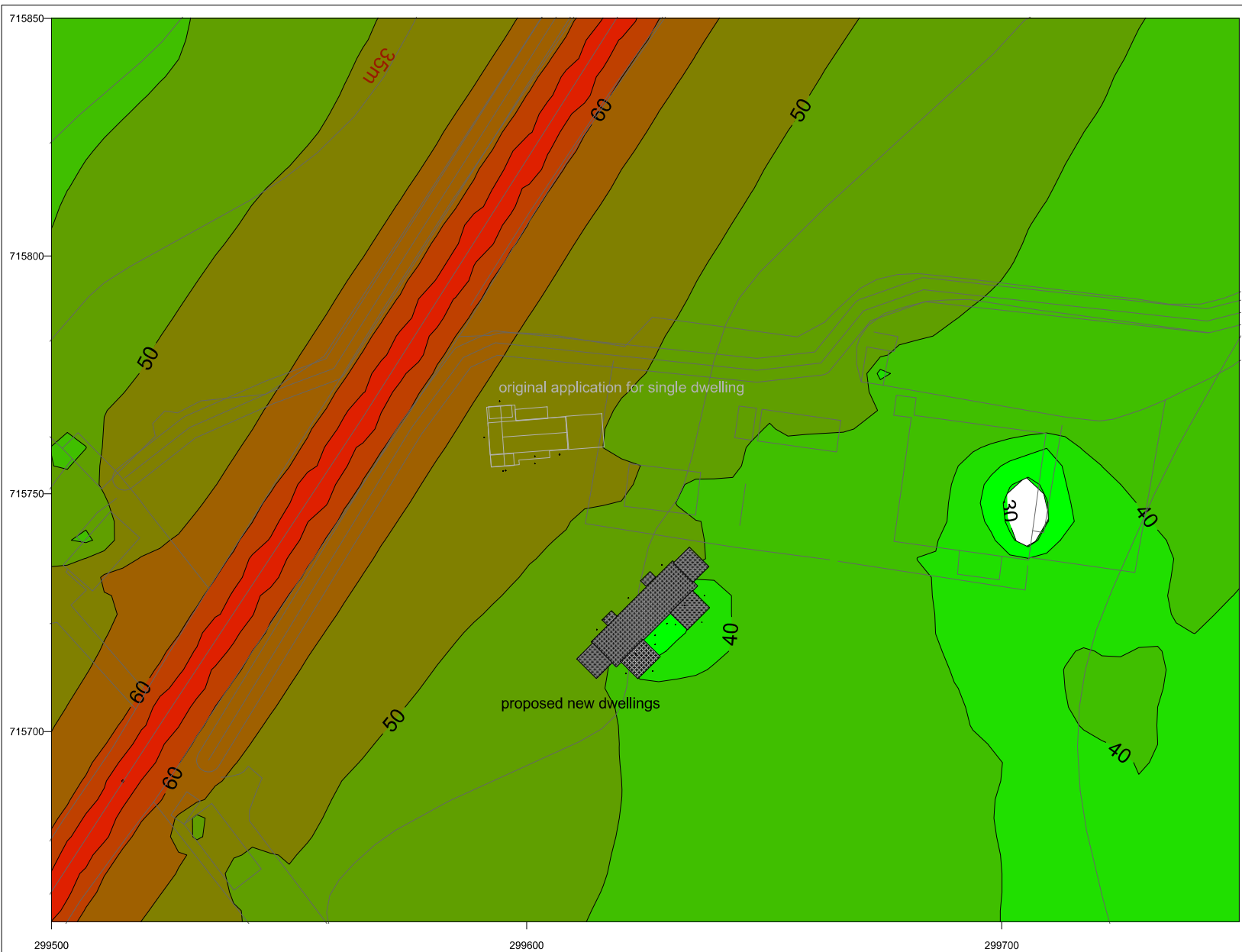
Figures



AS 0826 Broadslap - 3rd December 2024 : Crown copyright Ordnance Survey 0100031673

Broadslap
by Dunning

Figure 1
Model Layout



Broadslap by Dunning

Figure 2 Predicted Daytime Noise

Prediction Model
SoundPlan9.1
Scenario 3 - scheme
Model includes existing
and proposed buildings
16 hour noise
Prediction Method ISO 9613-2
Topography
based on OS Terrain 5
prediction grid 5m
contours dB LAeq 07:00 - 23:00
1.5m above ground level
assumes soft ground
units = dB LAeq daytime

Appendix 1 – Airshed Noise Assessment - 2021

Emma Stuart
Mains of Duncrub
Dunning
PH2 0QN

By email:
Dear Emma

**Environmental Noise Assessment
Proposed Dwelling at Broadslap by Dunning**

I refer to your instruction of 14th April 2021 to conduct a noise assessment for the proposed single dwelling house at Broadslap. I understand that the local authority, Perth and Kinross Council (PKC), has advised that a noise impact assessment is required as part of the application for planning permission. The scheme proposes to erect a single new two-storey detached dwelling. The proposed development is on gently sloping ground to the east of the Gleneagles – Perth railway line between the A89 (Coatbridge Road) to the south and Manse Road to the north. The project description and plans are shown in Appendix 1. The site location is shown in Figure 1. The methodology was submitted to PKC for their approval. Details of the consultation documentation are presented in Appendix 2.

Potential Adverse Noise Impacts

The proposed development is located to the east of the railway which is neither in a cutting or elevated on an embankment. Noise from railway traffic has the potential to adversely affect the health and amenity of future residents within the dwelling and associated garden ground.

A noise impact assessment has therefore been conducted to assess potential impacts on future residents. This assessment is based on the assumption that the proposed dwellings should be designed to comply with criteria set out in Table 4 of BS 8233:2014¹ i.e. <35 dB LA_{eq} 07:00 – 23:00 and <30 dB LA_{eq} 23:00 – 07:00 inside any bedroom at night. This assessment reports the findings of noise surveys, predicts the impacts of noise at the proposed dwelling, and sets out proposed mitigation measures.

World Health Organisation

The World Health Organisation (WHO) has published Environmental Noise Guidelines to protect human health from road traffic noise, where the principal concern is the effects on sleep disturbance at night. This recommended that night-time noise from road traffic should not exceed 45 dB L_{night outside}, averaged over a period of 1 year, where night is usually defined as being between 23:00 and 07:00 hours.² WHO proposes a slightly lower night-time limit for railway traffic noise, which should not exceed 44 dB L_{night outside}, averaged over a period of 1 year. The L_{night, outside} criterion used by WHO is based on the index adopted by the European Noise Directive.³ The L_{night, outside} is an annual exposure

¹ BSI 2014 Guidance on sound insulation and noise reduction for buildings BS 8233:2014

² WHO 2018. Environmental Noise Guidelines for the European Region

³ Official Journal of the European Communities 25th June 2002. DIRECTIVE 2002/49/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 25 June 2002 relating to the assessment and management of environmental noise. Annex 1 of the Directive defines the method by which L_{night} should be calculated. The night-time noise indicator L_{night} is the incident A-weighted long-term average sound level as defined in ISO 1996-2: 1987, determined over all the night periods of a year; in which: the night is eight hours, a year is a relevant year as regards the emission of

limit and calculation of exposure should take account of the duration of the project and the prevailing meteorological conditions. Previous WHO Guidance recommended that noise inside bedrooms should not exceed 30 dBA for continuous noise and 45 dB LA_{max} for single sound events, which forms the basis of the internal levels recommended in Table 4 of BS 8233. The WHO 1999 Guidance also recommended that noise levels in outdoor living areas (e.g. gardens) should not exceed 55 dB LA_{eq 07:00 – 23:00}.⁴ The WHO criteria relevant to this assessment are summarised in Table 1 below.

Table 1 – Summary of WHO Criteria⁵

Environment	Critical Health Effect	Sound Level dBA LA _{eq T}	Time (hours)
Outdoor living areas	Annoyance	50 – 55	16
Outside dwellings (long term average road traffic)	Sleep disturbance	45	8
Outside dwellings (long term average railway traffic)	Sleep disturbance	44	8
Inside dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

Planning Advice Note (PAN) 1/2011 Planning and Noise

PAN 1/2011 provides advice to planning authorities in Scotland on how they must seek to minimise the adverse impact of noise from new development. This Guidance is not prescriptive with respect to specific noise standards, and is mainly concerned with the advising on good practice for environmental noise assessment. The Technical Advice Note (TAN)⁶ issued to accompany the PAN for the assessment of noise proposes a methodology where the existing ambient noise affecting a new residential area is compared to a Target Noise Level. The change in ambient noise level resulting from the proposed scheme is used to determine the magnitude of the impact, as described in Tables 2.1 and 2.2 below. This assessment uses the external daytime noise levels published by WHO intended to protect amenity in gardens and the night-time noise levels inside bedrooms as being the relevant Target Levels for residential (highly sensitive) use.

Table 2.1 – Magnitude of Noise Impacts - Daytime

(Existing – Target) Noise Level dB LA _{eq T}	Magnitude	Significance
$X > 10$	Major adverse	Large/Very Large
$5 \leq X < 10$	Moderate adverse	Moderate/Large
$3 \leq X < 5$	Minor adverse	Slight/Moderate
$0 \leq X < 3$	Negligible adverse	Slight
$X < 0$	No Adverse Impact	Neutral

Table 2.2 – Magnitude of Noise Impacts – Night-time

(Existing – Target) Noise Level dB LA _{eq T}	Magnitude	Significance
$X > 15$	Major adverse	Large/Very Large
$10 \leq X < 15$	Moderate adverse	Moderate/Large
$5 \leq X < 10$	Minor adverse	Slight/Moderate
$0 \leq X < 5$	Negligible adverse	Slight
$X < 0$	No Adverse Impact	Neutral

sound and an average year as regards the meteorological circumstances and where the incident sound is considered, which means that no account is taken of the sound that is reflected at the façade of the dwelling under consideration.

⁴ World Health Organisation, Geneva 1999. Guidelines for Community Noise.

⁵ <http://www.who.int/mediacentre/factsheets/fs258/en/>

⁶ Scottish Government 2011. Technical Advice Note Assessment of Noise.

This assessment assumes that the target noise level for railway noise is 55 dB LAeq 07:00 – 23:00 in gardens and 44 dB L_{night}, outside bedrooms at night.

Baseline Noise Survey April 2021

Noise from the railway has been surveyed, to obtain Single Event Levels (SEL) for running trains. Noise from running trains was measured at a single location at the proposed building line to obtain representative noise levels for running trains using the railway. The location of the survey site is shown in Figure 1. The results are summarised in Table 3 below. The noise meter was installed between 13:00 on 27th April until 15:40 on 29th April 2021. The survey was manned for approximately 4 hours on three consecutive days during the daytime, to record train types. The results from the baseline survey are presented in Appendix 3.

The manned survey measurements have been used to obtain Single Event Levels (SEL) for running trains. The SEL data has subsequently been used to predict the daytime and night-time noise exposure using the working timetable. A total of 5 freight trains was observed over the course of the three days of manned survey. The working timetable indicates that the only traffic on the line consists of a mix of 3 coach diesel multiple units (DMU) and 6 coach DMU intercity passenger trains. Daytime noise was dominated by noise from the railway with only isolated aircraft and occasional farm traffic.

Table 3 – Summary of Railway Noise Survey April 2021

Noise Parameter	Baseline Site 1
Daytime (07:00 – 23:00)	53
Night-time (23:00 – 07:00)	49

N.B. Units = dB LAeq T

Noise Prediction – Railway Noise

Noise from the railway has been predicted across the proposed development site based on the existing (Baseline) and the as proposed (Scheme) layouts. The modelling technique adopted in this study is based on the procedure set out in ISO 9613⁷ as implemented by SoundPlan 8.2 ®. ISO 9613 specifies an engineering method for calculating the attenuation of sound to predict noise levels at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level (LAeq) under meteorological conditions favourable to propagation from sources of known sound emission. This prediction technique is considered to be appropriate in practice for modelling a great variety of noise sources and environments. ISO 9613 may be applied to the prediction of noise from railways, roads, industry and many other ground-based sources. This prediction technique is considered to be appropriate for modelling the noise from the adjacent railway across the proposed development site. Soft absorbent ground (1.0) has been assumed across the study area.

The existing site layout was obtained from the OS map base at scale 1:10,000, a site walkover, and OS Terrain 5 spot heights. The baseline and the as proposed model layouts include existing buildings that may contribute to noise reflection. Three orders of reflection are included in the noise predictions. Dimensions were obtained using a GIS interface. Variations in local ground height have been taken into account based on the OS Terrain 5 data. The railway has been modelled as a single idealised line source

⁷ ISO 9613:1996 (E) Acoustics – Attenuation of sound during propagation outdoors. Part 1: Calculation of the absorption of sound by the atmosphere; and Part 2 : General method of calculation.

1m above ground level where the source estimates have been calibrated to agree with the daytime (90 dB L_{WA}/m^2) and night-time (86 dB L_{WA}/m^2) measured levels. The measured SELs for the running trains have been used to calculate the daytime and night-time railway noise levels, based on the published pre-Covid timetable.⁸

The model layout for the Baseline Scenario is shown in Figure 2.1. The model layout for the Scheme Scenario is shown in Figure 2.2. Two Scenarios have been used to help predict and assess transport noise across the site:

- The Baseline Scenario predicts noise at the baseline survey location to compare the measured and predicted levels. This layout includes existing buildings that may affect the acoustic environment by screening and reflection.
- The Scheme Scenario adopts the same model assumptions as the Baseline Scenario, but includes the proposed new dwelling.

The rail traffic according to the published working timetable consists entirely of passenger DMUs with 4 DMU trains during the daytime (between 07:00 and 23:00) and 4 DMUs at night. The proportion of 3 and 6 carriage units in the prediction is based on the proportions observed during the manned survey. The modelled data used to predict railway traffic noise is presented in Table 4 below. This indicates that the surveyed trains (April 2021) are likely to be representative of pre-Covid-19 conditions.

Table 4 – Rail Traffic Frequency and Noise Levels

Direction	SEL	Daytime	Night-Time
N (small DMU)	76	20	2
N Intercity DMU	84	24	2
N Freight	88	9	3
Calculated $LA_{eq,T}$		53	49

Noise in Outdoor Living Areas

The predicted Scenario 1 (baseline) daytime noise contours from the railway are plotted in Figure 3.1. The equivalent contours for Scenario 2 (with the scheme) are plotted in Figure 3.2. The contours in Figure 3.2 indicate that daytime noise from the railway is predicted to comply with the WHO upper limit of 55 dB $LA_{eq, 07:00 - 23:00}$ across most of the proposed private garden within the proposed development.

Noise at Exposed Elevations

The predicted worst-case noise levels at the proposed elevations are summarised in Table 5 below. The detailed model outputs are presented in Appendix 4.

Table 5 – Summary of Predicted Worst-case Noise Levels from Transport Noise

Plot	Elevation	Floor	Daytime	Night-time
West Lounge	west	Ground	53	49
		1st	53	50

N.B. units = dB $LA_{eq,T}$ free-field

The results from the noise prediction model as reported in Appendix 3 indicate that noise levels are predicted to comply with the WHO L_{night} outside criteria at bedrooms, except for Bedroom 2 with its window on the north-facing elevation at first floor and slightly

⁸ <https://www.networkrail.co.uk/running-the-railway/the-timetable/working-timetable/> Network Rail 18th May – 11th December 2020 Table 229

above the criterion at bedroom 3, which has a window on the south-facing elevation at 1st floor level.

Noise levels inside the proposed dwellings have been calculated in accordance with the method set out in BS 8233:2014. The results for these detailed calculations are presented in Appendix 5.

The predicted *free-field* noise levels at the most exposed elevation are up to 54 dB LA_{eq} 07:00 – 23:00 and 50 dB LA_{eq} 23:00 – 07:00. The predicted worst case external and internal ambient noise levels are summarised in Table 6.

Table 6 – Worst Case Noise - Exposed Elevation – Ambient Noise

Location	Daytime (Dining/Sitting)	Night-time (Bed 2)
External	53	50
Internal (Open Window)	38	35
Internal (with trickle vent)	30	25

N.B. Units = dB LA_{eq} T

Based on these calculations, the daytime and night-time ambient noise levels are predicted to be acceptable inside all habitable rooms provided all windows are fitted with acoustic glazing and trickle vents to comply with BS 8233 Table 4 noise criteria. Standard acoustic/thermal glazing and trickle vents should ensure compliance with these criteria.

Proposed Mitigation

The following measures are proposed in order to reduce the adverse impacts of transport noise affecting the proposed residential development:

- The incorporation of a scheme of acoustic insulation to reduce noise levels inside noise sensitive rooms using acoustic standard specifications in accordance with Table 7 below.

Table 7 – Proposed Noise Mitigation (as worst-case)

Insulation	Window	Trickle Vent
Standard	33 dB R _{wi}	35dB Dn _{1,e}

All windows to habitable rooms shall be fitted with double glazing as required to comply with the internal noise criteria as specified in Table 4 of BS 8233.

Conclusions

The proposed residential development site has the potential to be adversely affected by railway noise. Based on this assessment, transport noise is the dominant source of noise affecting the proposed development. Noise from transport is predicted to comply with the WHO recommended night-time criteria intended to protect human health, with the exception of Bedrooms 2 and 3.

Based on the results of the assessment, the impact from transport noise during the daytime and night-time is predicted to have No Adverse impact of Neutral significance in terms of the Scottish Government's TAN assessment framework set out in Tables 2.1 and 2.2, with the exception of the exposure at Bedroom 2.

External noise levels within the proposed development site are predicted to comply with

the upper range of the WHO criterion for outdoor living areas.

This assessment demonstrates that transport noise can be reduced inside habitable rooms to protect amenity and prevent sleep disturbance by the use of typical acoustic insulation. Noise is unlikely to significantly affect amenity inside the proposed dwelling or cause sleep disturbance provided the measures outlined above are effectively implemented.

The proposed development should comply with the noise criteria set out in Table 4 of BS 8233 provided the mitigation measures outlined above are effectively implemented.

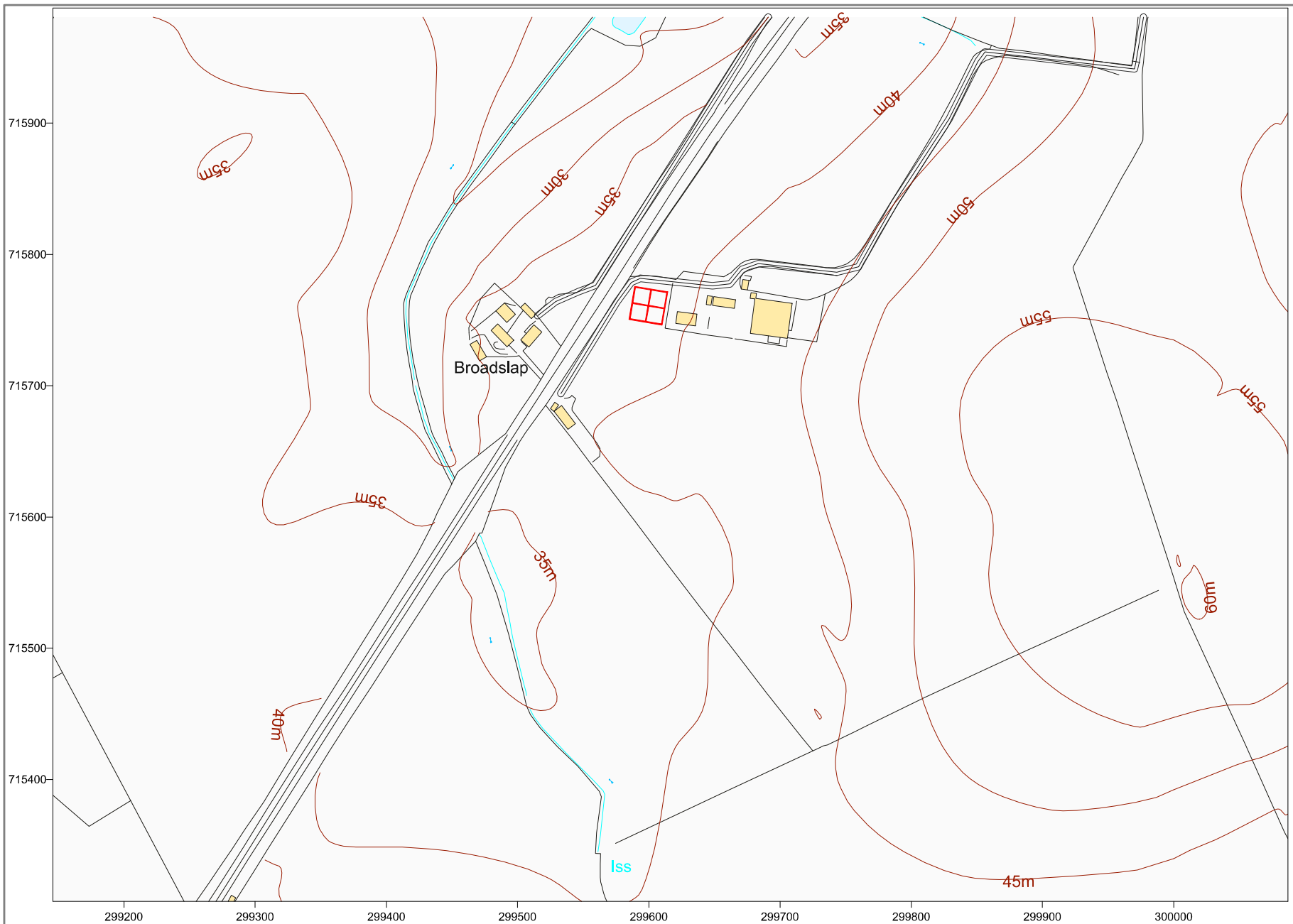
The proposed development is unlikely to significantly affect the acoustic environment of existing receptors.

Kind regards



Steve Fraser *BSc MPhil CEnv MIOA MCIWM*.

Figures

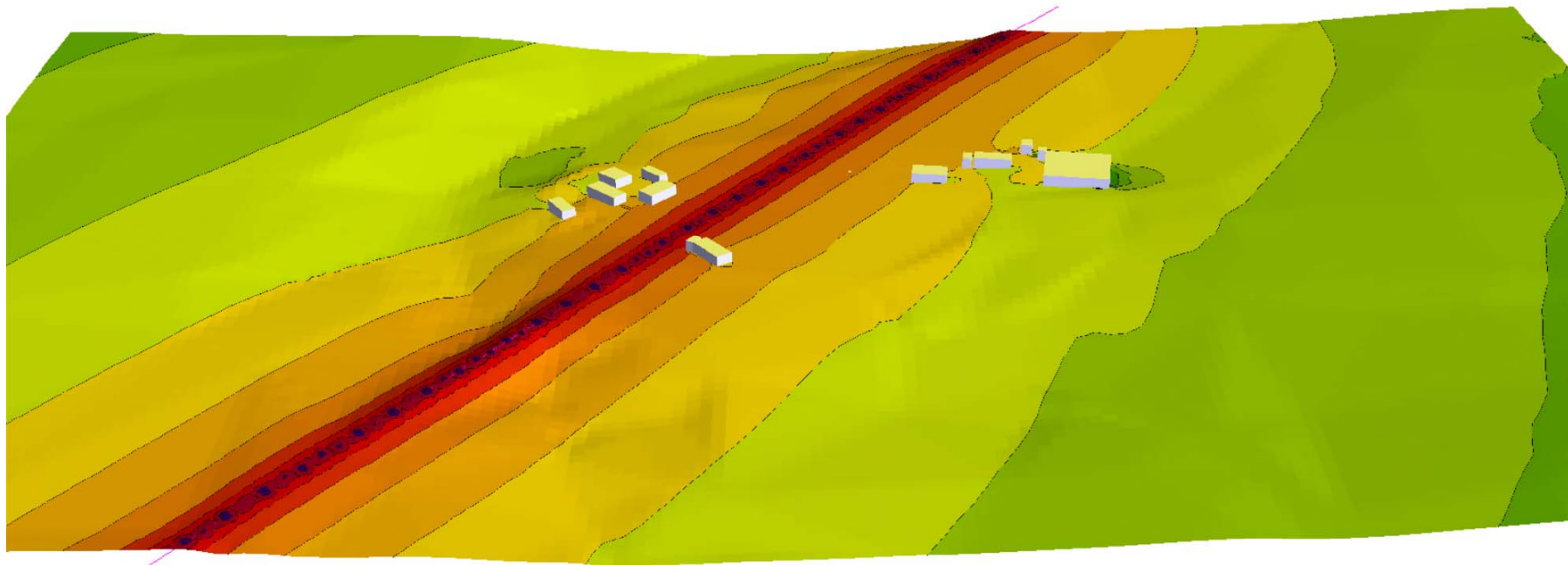


Site Location



indicative site location

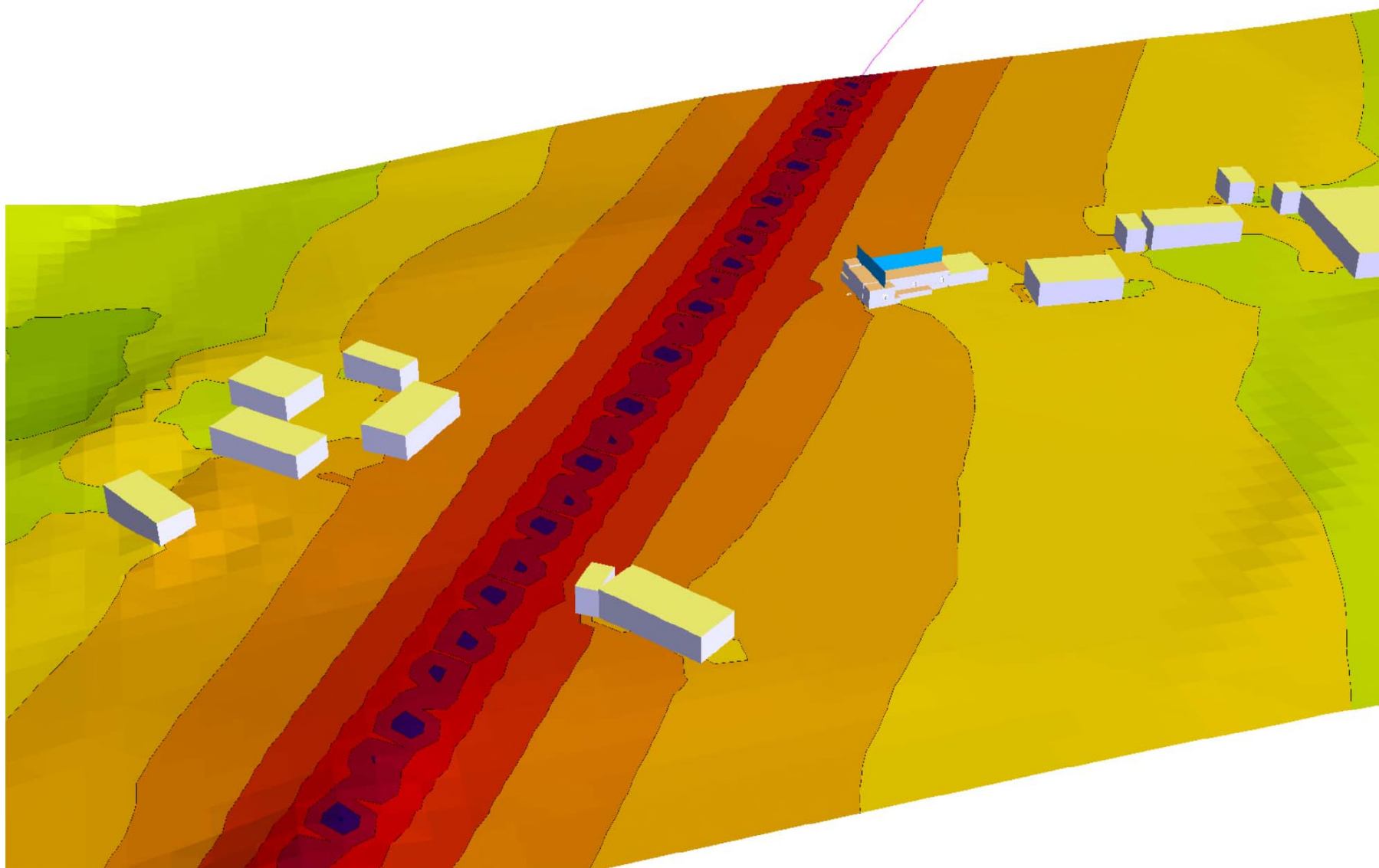
Figure 1



Model Layout

baseline

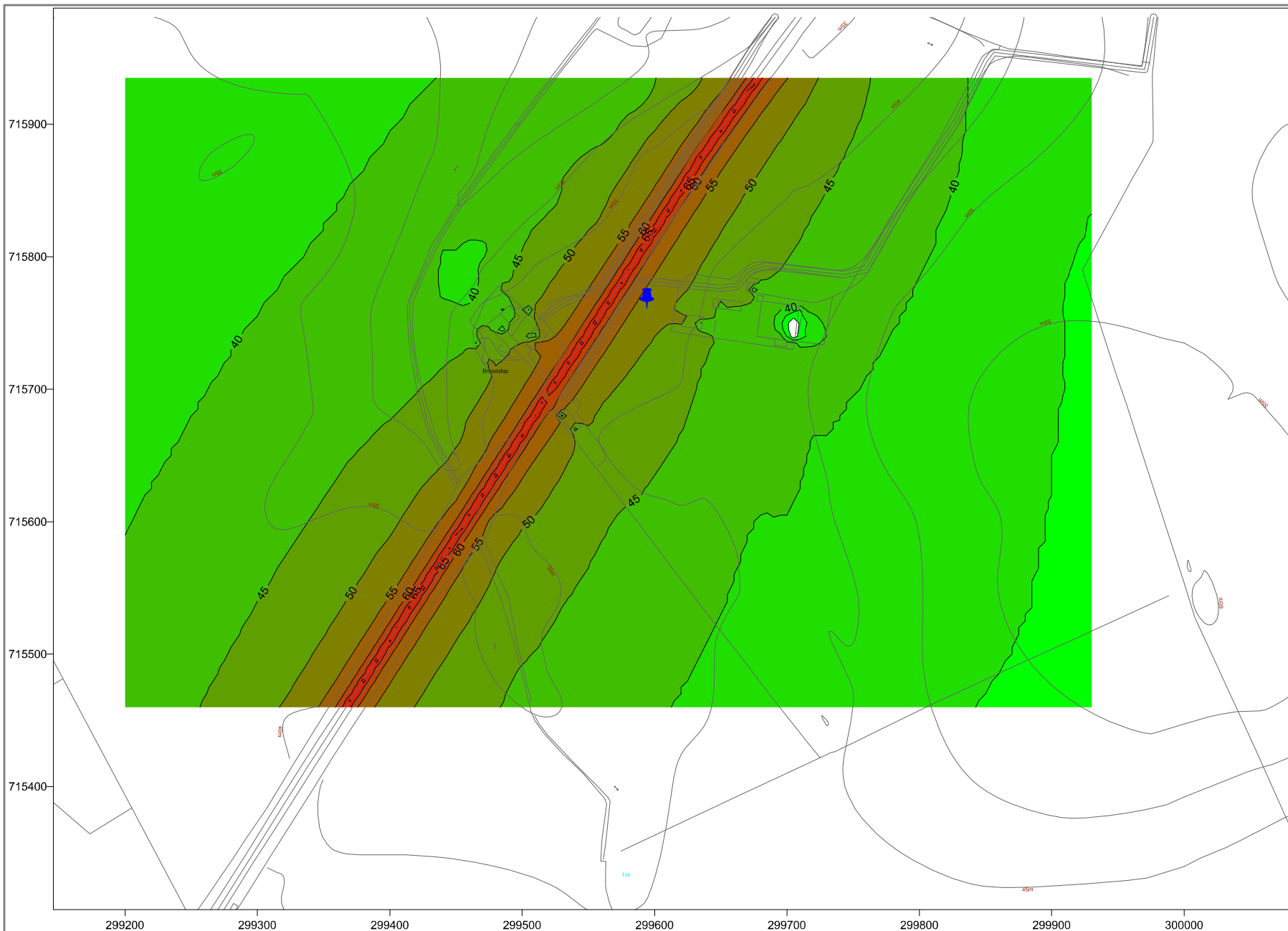
Figure 2.1



Model Layout

scheme

Figure 2.2



Baseline

Prediction Model
SoundPlan 8.2
Scenario 1 - baseline
Model includes existing buildings
16 hour noise
Prediction Method ISO 9613-2
Topography
based on OS Terrain 5
prediction grid 5m
contours dB LAeq 07:00 - 23:00
1.5m above ground level
assumes soft ground
units = dB LAeq daytime

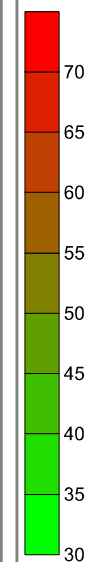
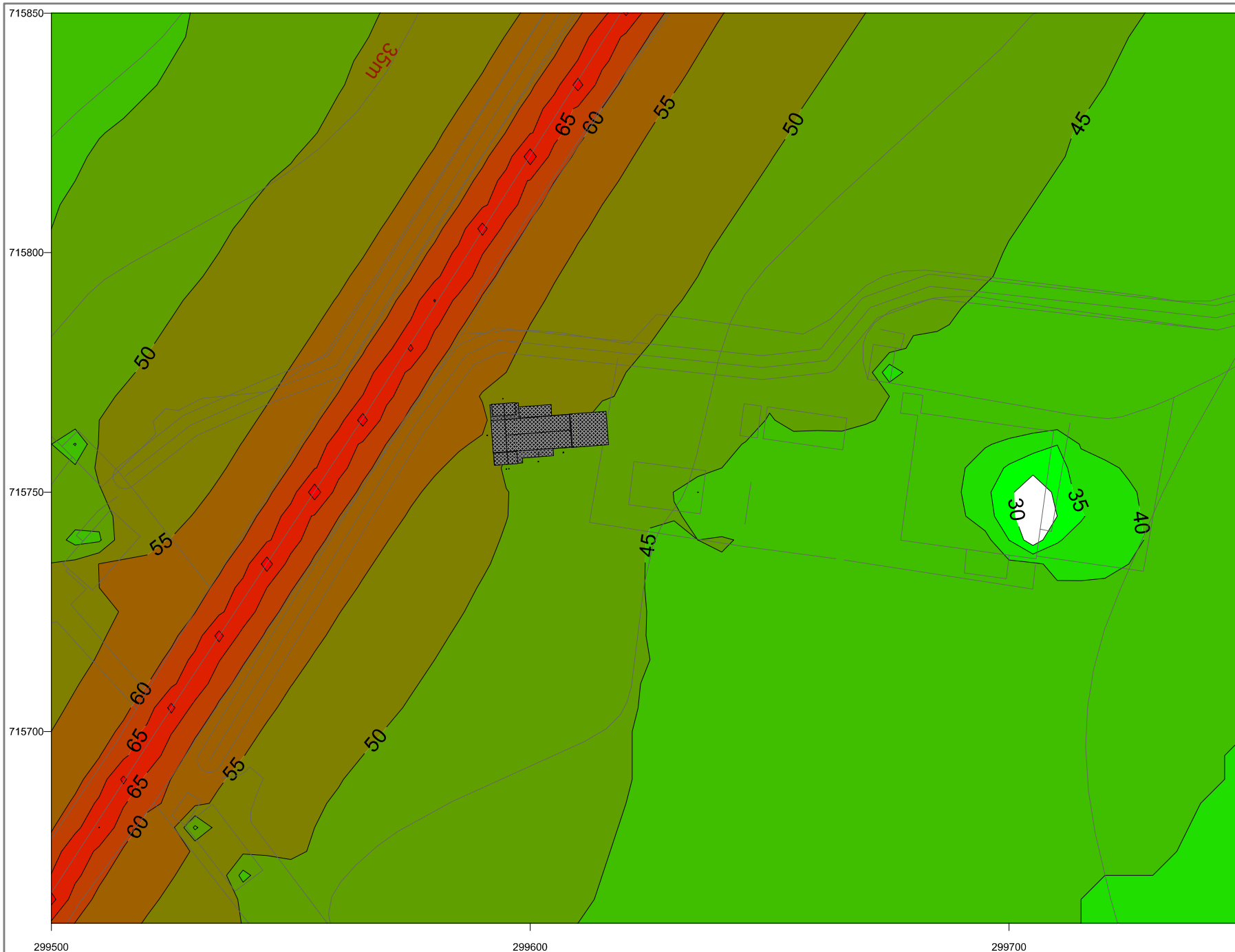


Figure 3.1



Scheme

Prediction Model
SoundPlan 8.2
Scenario 2 - scheme
Model includes existing
and proposed buildings
16 hour noise
Prediction Method ISO 9613-2
Topography
based on OS Terrain 5
prediction grid 5m
contours dB LAeq 07:00 - 23:00
1.5m above ground level
assumes soft ground
units = dB LAeq daytime

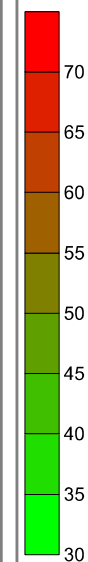
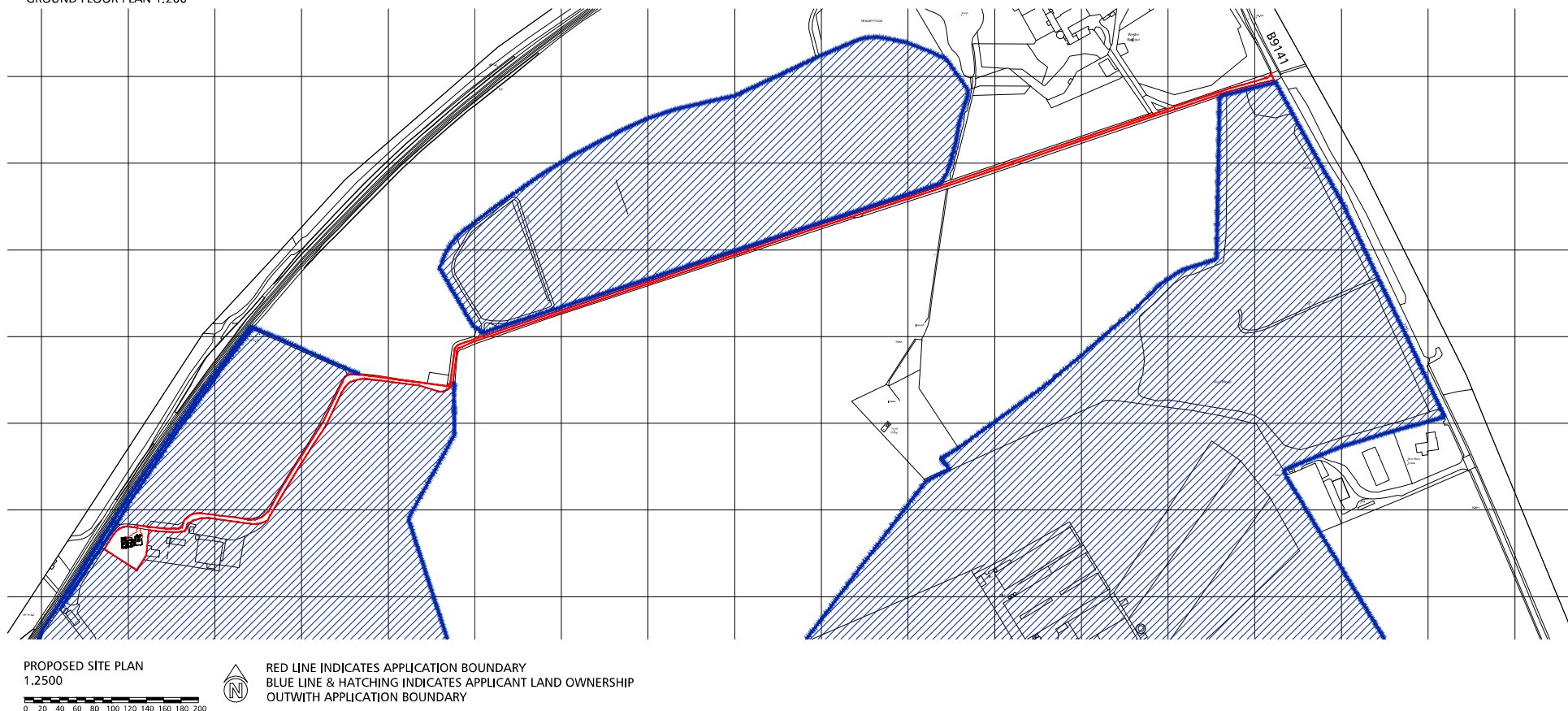
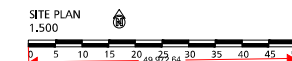
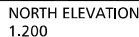
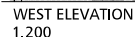
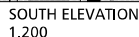



Figure 3.2

Appendix 1 – Project Description



NOTES Reproduction by permission of Ordnance Survey on behalf of HMISO. Crown Copyright (Contract year 20 1). All rights reserved. License number 100010137. 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 Obstacles		PRESENT	DESCRIPTION	ACTIONS / NOTES:	REVISIONS REV A DATE 17.02.2021 BY EW DETAILS SITE PLAN ADDED FOR PLANNING.			CLIENT Stuart Partnership PROJECT Proposed Operation Need House Land at Broadspair Farm Dunning			DRAWING TITLE Proposed House Plot Site & Location Plans Indicative house designs			
	SCALE Varies DRAWN BY DATE PL IN P EW 02/02/2021 JOB NO. 5158 DWG. NO. SK02 DRAWN BY A					SCALE Varies DRAWN BY DATE PL IN P EW 02/02/2021 JOB NO. 5158 DWG. NO. SK02 DRAWN BY A									

Appendix 2 – Consultation

*Environmental Health
Perth & Kinross
Pullar House
35 Kinnoull Street
Perth
PH1 5G*

By email:

Dear Sir/Madam

**Consultation on an Application for Planning Permission
21/00175/IPL RE: Erection of a dwellinghouse (in principle) Land 80 Metres
North East of Broadslap Farm Dunning for Stuart Partnership**

As you are aware, the Stuart Partnership has made application to PKC for a new dwelling on land at Broadslap Farm, by Dunning. I understand that your Department has raised concerns about the potential for railway noise to affect the proposed development.

Normally we would measure baseline noise at the proposed development. Rail and road traffic are both likely to be uncharacteristically low at present due to the covid-19 public health emergency.

In terms of railway noise this means that we will need to sample for a longer period of time to obtain sufficient samples of railway noise at the site. We will then use the pre-covid working timetables to help predict 'normal' noise levels from the railway. This should provide robust estimates of daytime and night-time noise from the railway. We propose to conduct the noise survey at the proposed building line, subject to the findings of conditions on site..

Further details of our proposed approach are attached in Appendix 1.

I hope this meets with your approval and I look forward to hearing from you.

Kind regards



Steve Fraser *BSc MPhil CEnv MIOA MCIWM*

Appendix 1 Environmental Noise

Scope of Assessment

The proposed site is likely to be affected by noise from the railway.

Methods

Subject to the outcome of preliminary discussions with Environmental Health, (and the current public health emergency) the assessment team will conduct a baseline noise surveys at the nearest proposed building line to represent ambient noise. The surveys shall each be conducted over three separate days to include daytime, evening and night-time periods. This is subject to site access being granted and the activity being consistent with government restrictions and social distancing. All surveys must be conducted in suitable weather conditions (no rain and wind <5m/s at the measurement position).

Noise levels will be measured using a type 1 noise meter in fully weather proofed enclosures. A detailed survey log and prevailing weather conditions shall be recorded throughout the surveys. The results from this survey will be used to determine current exposure. This assumes that both daytime and night-time noise surveys will be required. Sufficient samples of train-passbys will be obtained for each train type to allow noise levels to be predicted based on the pre-covid working timetable.

The assessment will predict noise affecting the site as part of the Planning and Noise PAN 1/2011, assess the significance of the baseline ambient noise, identify any development constraints affecting residential development and propose suitable mitigation measures to satisfy the requirements of the planning authority.

Assessment Criteria

Noise from road traffic affecting new residential development will be assessed in accordance with WHO criteria and the framework proposed in the Scottish Government's Technical Advice Note (2011/1).

Output

The assessment shall be a letter report. The report shall include an account of any survey data, and noise modelling inputs and outputs to enable independent and third-party audit. The assessment will identify any areas where the amenity of proposed housing may be affected and propose suitable mitigation.

Steve Fraser

From: Lynne Reid [REDACTED]
Sent: 22 April 2021 16:37
To: Steve Fraser
Subject: RE: AS 0826 Broadslap

Steve

I have reviewed the attached documents and I am satisfied with the methodology proposed for the noise survey to be undertaken.

Kind Regards
Lynne

Lynne Reid
Environmental Health Technical Officer –AQ & Planning
Environmental Health
Communities
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

[REDACTED]
Website: www.pkc.gov.uk



From: Steve Fraser [REDACTED]
Sent: 22 April 2021 16:10
To: Lynne Reid <[REDACTED]>
Cc: Emma Stuart [REDACTED]
Subject: AS 0826 Broadslap

Hi Lynne
Please see attached. We have been asked by the applicant to conduct a noise survey at the proposed dwelling. We aim to conduct the survey next week, subject to the weather being suitable.

Best wishes

Steve Fraser
Airshed

Appendix 3 – Baseline Survey

Noise Survey

Project Number: AS 0826
Log Book Number: J001
Project Name: Broadslap
Site No: 1
Location : On proposed building line, 16 meters East of gravel track verge



Norsonic Nor-140 Sound Level Meter S
Norsonic Nor-1251 Acoustic Calibrator B
Norsonic Nor-1225 Microphone
Norsonic Nor-1217 Outdoor Protection Kit
Calibration Factor 113.8
Meter installed at 13.15 27/04/21
Calibration at start 113.8
Removed at 15.40 29/04/21
Calibration at end 113.6

Serial No.	1406913
Serial No.	34961
Serial No.	208201
Serial No.	12175402



Survey Log**Broadslap**

Site 1 On proposed building line façade, 16m east of gravel road

Tuesday 27th Of April

	Event	Train Type	Direction	At Site 1
13.15	Survey Start			
13.27	train	2 carriage passenger	southbound	
13.32	train	6 carriage intercity	northbound	
13.47	train	freight 12 trucks 1 engine	northbound	
15.22	train	2 carriage passenger	northbound	
15.37	train	6 carriage intercity	northbound	
15.49	train	3 carriage passenger	southbound	
16.01	train	6 carriage intercity	northbound	
16.27	train	freight 19 trucks 1 engine	southbound	
16.58	aircraft			
17.07	train	3 carriage passenger	northbound	
17.15	Survey End			

Wednesday 28th of April 2021

	Event	Train Type	Direction	At Site 1
10.30	Survey Start			
11.06	train	3 carriage passenger	northbound	
11.1	train	6 carriage intercity	southbound	
11.12	aircraft			
11.22	Farm plant near field			
11.27	train	6 carriage intercity	northbound	
11.28	train	6 carriage intercity	southbound	
11.58	aircraft			
12.51	train	3 carriage passenger	southbound	
13.01	train	6 carriage intercity	northbound	
13.26	train	3 carriage passenger	southbound	
13.30	train	6 carriage intercity	northbound	
13.39	train	freight 12 trucks 1 engine	northbound	
14.13	train	6 carriage intercity	southbound	
14.30	Survey End			

Thursday 29th of April 2021

	Event	Train Type	Direction
11.40	Survey Start		
12.05	prop aircraft		
12.50	train	3 carriage passenger	southbound
13.01	train	6 carriage intercity	northbound
13.26	train	3 carriage passenger	southbound
13.32	train	6 carriage intercity	northbound
13.42	train	freight 12 trucks 1 engine	northbound
13.59	train	freight 12 trucks 1 engine	northbound
15.29	train	6 carriage intercity	southbound
15.31	train	3 carriage passenger	northbound
15.40	Survey End		

Date	train	direction	Time slice	LAeq	LAFmax	LA90	day	night	wind flag	rain flag
------	-------	-----------	------------	------	--------	------	-----	-------	-----------	-----------

All events

(2021/04/27 13:26:01.00)	2 carriage passenger	southbound	day	60	75	45	1000000		>5m/s	
(2021/04/27 13:31:01.00)	6 carriage intercity	northbound	day	71	84	51	11748976		>5m/s	
(2021/04/27 13:46:01.00)	freight 12 trucks 1 engine	northbound	day	69	80	46	7244360		>5m/s	
(2021/04/27 15:21:01.00)	2 carriage passenger	northbound	day	44	50	43	26303			
(2021/04/27 15:36:01.00)	6 carriage intercity	northbound	day	64	77	42	2570396			
(2021/04/27 15:48:01.00)	3 carriage passenger	southbound	day	58	73	41	630957			
(2021/04/27 16:01:01.00)	6 carriage intercity	northbound	day	46	54	44	37154			
(2021/04/27 16:26:02.00)	freight 19 trucks 1 engine	southbound	day	70	83	41	8912509			
(2021/04/27 16:57:02.00)	aircraft		day	49	58	43	81285			
(2021/04/27 17:06:01.00)	3 carriage passenger	northbound	day	60	74	45	977237			
(2021/04/28 11:05:02.00)	3 carriage passenger	northbound	day	61	76	44	1348963			
(2021/04/28 11:09:02.00)	6 carriage intercity	southbound	day	65	80	43	3467369			
(2021/04/28 11:26:02.00)	6 carriage intercity	northbound	day	68	81	40	5623413			
(2021/04/28 11:27:02.00)	6 carriage intercity	southbound	day	66	81	42	3630781			
(2021/04/28 11:59:02.00)	aircraft		day	44	56	40	25704			
(2021/04/28 12:50:02.00)	3 carriage passenger	southbound	day	53	67	40	1949845			
(2021/04/28 13:00:02.00)	6 carriage intercity	northbound	day	66	79	40	3548134			
(2021/04/28 13:25:02.00)	3 carriage passenger	southbound	day	59	73	39	707945			
(2021/04/28 13:30:02.00)	6 carriage intercity	northbound	day	67	81	40	5011872			
(2021/04/28 13:39:02.00)	freight 12 trucks 1 engine	northbound	day	68	78	43	6456542			
(2021/04/28 14:12:02.00)	6 carriage intercity	southbound	day	65	80	35	2818383			
(2021/04/29 12:04:02.00)	prop aircraft		day	48	57	42	67608			
(2021/04/29 12:49:03.00)	3 carriage passenger	southbound	day	59	74	47	741310			
(2021/04/29 13:01:02.00)	6 carriage intercity	northbound	day	68	82	53	6760830		>5m/s	
(2021/04/29 13:26:02.00)	3 carriage passenger	southbound	day	55	69	33	295120		>5m/s	
(2021/04/29 13:31:02.00)	6 carriage intercity	northbound	day	63	77	34	1949845			
(2021/04/29 13:41:02.00)	freight 12 trucks 1 engine	northbound	day	66	77	35	4073803			
(2021/04/29 13:58:03.00)	freight 12 trucks 1 engine	northbound	day	73	84	46	20892961			
(2021/04/29 15:28:02.00)	6 carriage intercity	southbound	day	66	80	35	3890451			
(2021/04/29 15:30:03.00)	3 carriage passenger	northbound	day	58	74	35	6456542			

N

passenger

(2021/04/27 13:26:01.00)	2 carriage passenger	southbound	day	60	75	45	1000000		>5m/s	
(2021/04/27 15:21:01.00)	2 carriage passenger	northbound	day	44	50	43				
(2021/04/27 15:48:01.00)	3 carriage passenger	southbound	day	58	73	41	630957.3			
(2021/04/27 17:06:01.00)	3 carriage passenger	northbound	day	60	74	45	977237.2			
(2021/04/28 11:05:02.00)	3 carriage passenger	northbound	day	61	76	44	1348963			
(2021/04/28 12:50:02.00)	3 carriage passenger	southbound	day	53	67	40	194984.5			
(2021/04/28 13:25:02.00)	3 carriage passenger	southbound	day	59	73	39	707945.8			
(2021/04/29 12:49:03.00)	3 carriage passenger	southbound	day	59	74	47	741310.2			
(2021/04/29 13:26:02.00)	3 carriage passenger	southbound	day	55	69	33	295120.9		>5m/s	
(2021/04/29 15:30:03.00)	3 carriage passenger	northbound	day	58	74	35	645654.2			

10

59

intercity

(2021/04/27 13:31:01.00)	6 carriage intercity	northbound	day	71	84	51	11748976		>5m/s	
(2021/04/27 15:36:01.00)	6 carriage intercity	northbound	day	64	77	42	2570396			
(2021/04/27 16:01:01.00)	6 carriage intercity	northbound	day	46	54	44				
(2021/04/28 11:09:02.00)	6 carriage intercity	southbound	day	65	80	43	3467369			
(2021/04/28 11:26:02.00)	6 carriage intercity	northbound	day	68	81	40	5623413			
(2021/04/28 11:27:02.00)	6 carriage intercity	southbound	day	66	81	42	3630781			
(2021/04/28 13:00:02.00)	6 carriage intercity	northbound	day	66	79	40	3548134			
(2021/04/28 13:30:02.00)	6 carriage intercity	northbound	day	67	81	40	5011872			
(2021/04/28 14:12:02.00)	6 carriage intercity	southbound	day	65	80	35	2818383			
(2021/04/29 13:01:02.00)	6 carriage intercity	northbound	day	68	82	53	6760830		>5m/s	
(2021/04/29 13:31:02.00)	6 carriage intercity	northbound	day	63	77	34	1949845			
(2021/04/29 15:28:02.00)	6 carriage intercity	southbound	day	66	80	35	3890451			

12

67

freight

(2021/04/27 13:46:01.00)	freight 12 trucks 1 engine	northbound	day	69	80	46	7244360		>5m/s	
(2021/04/27 16:26:02.00)	freight 19 trucks 1 engine	southbound	day	70	83	41	8912509			
(2021/04/28 13:39:02.00)	freight 12 trucks 1 engine	northbound	day	68	78	43	6456542			
(2021/04/29 13:41:02.00)	freight 12 trucks 1 engine	northbound	day	66	77	35	4073803			
(2021/04/29 13:58:03.00)	freight 12 trucks 1 engine	northbound	day	73	84	46	20892961			

5

70

Daytime

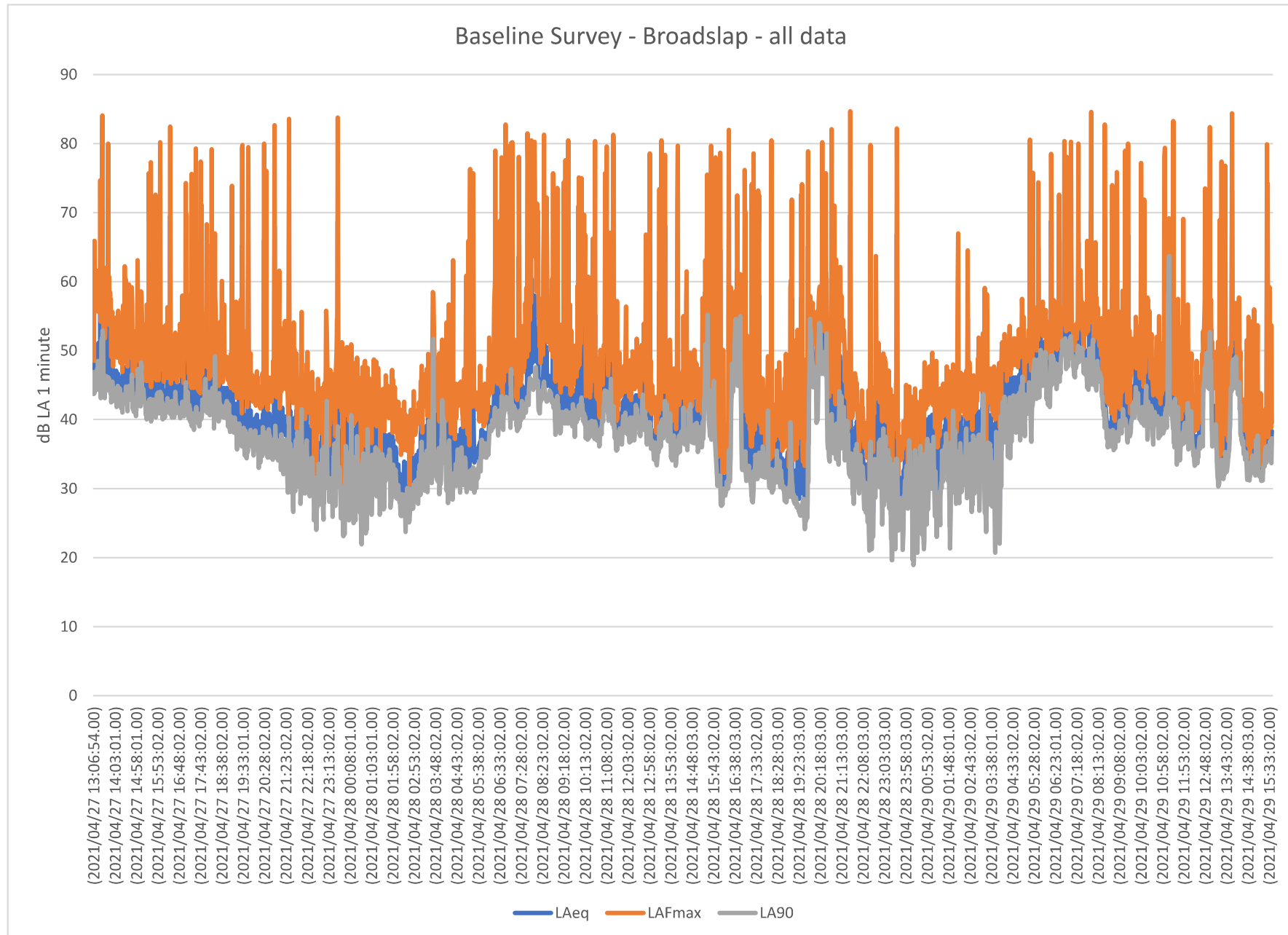
SEL	LAeq	T (seconds)	SEL	N day	T day	total	
Passenger	59	60	76	20	57600	42	15144
Intercity	67	60	84	24	57600	51	115956
Freight	70	60	88	9	57600	50	89213

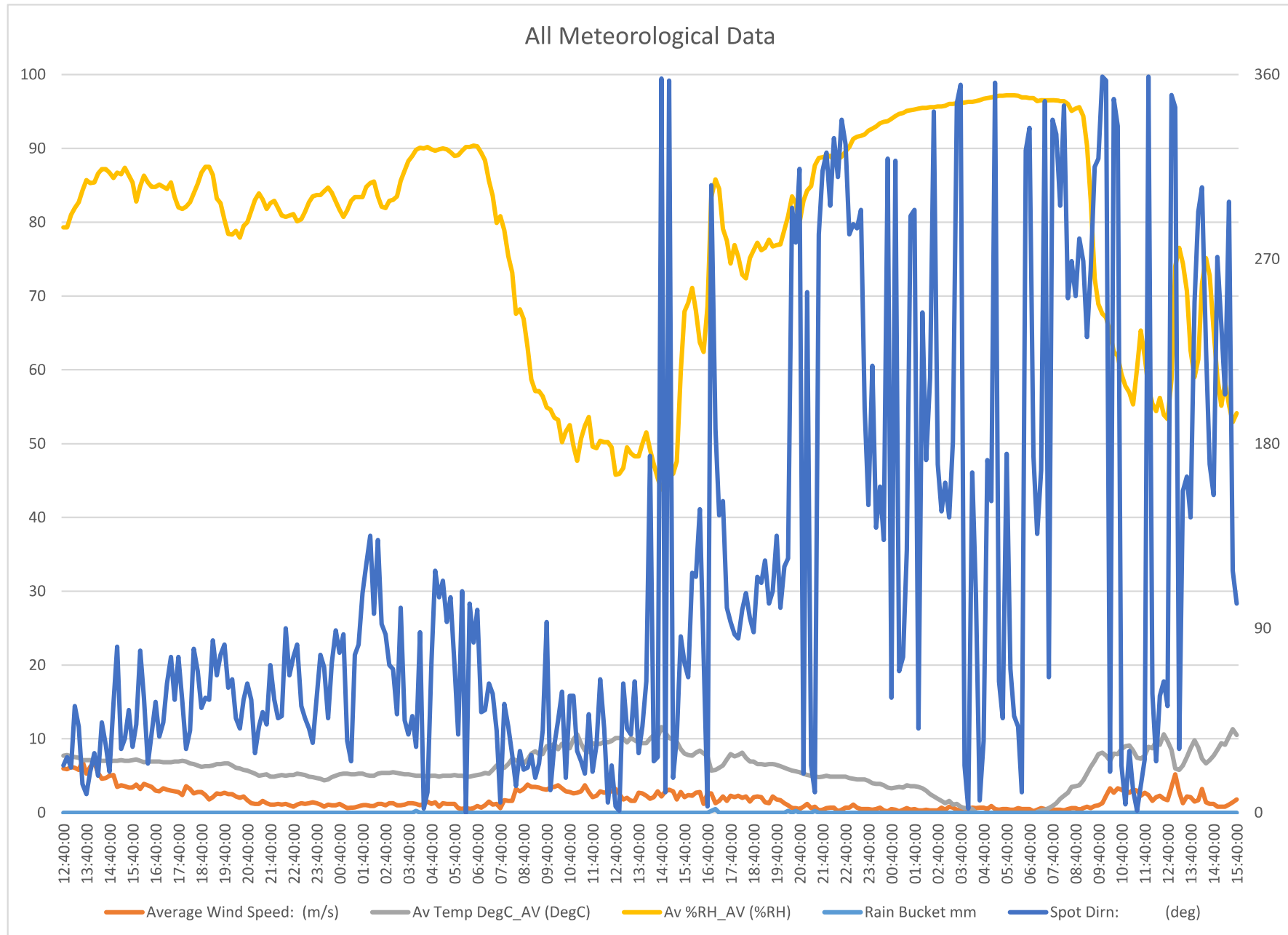
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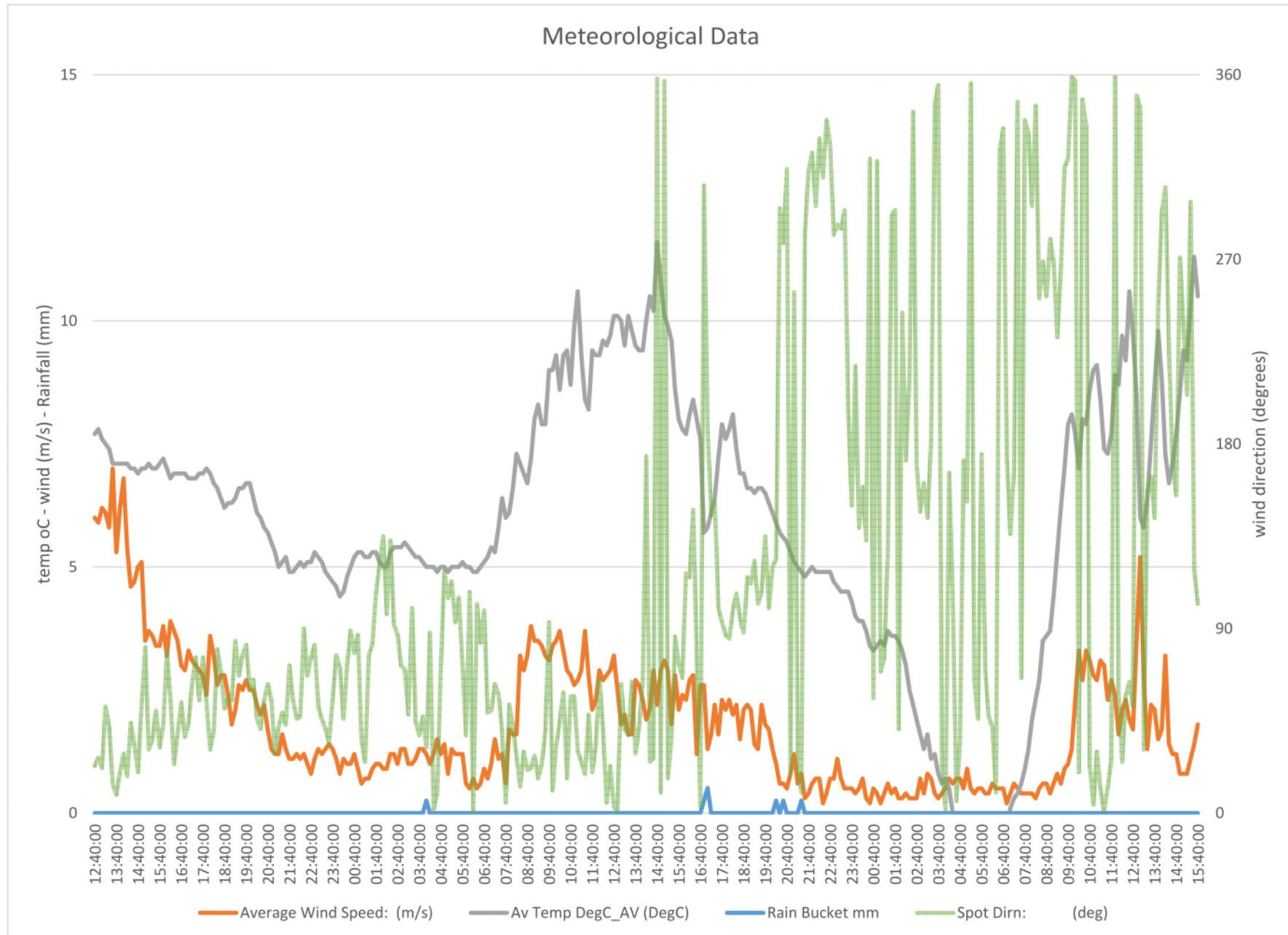
Night-time

SEL	LAeq	T (seconds)	SEL	N day	T night	total	
Passenger	59	60	76	2	28800	35	3029
Intercity	67	60	84	2	28800	43	19326
Freight	70	60	88	3	28800	48	59475

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CALIBRATION



0789

Certificate number: U34600

Certificate of Calibration and Conformance

Test object: Sound Calibrator
Manufacturer: Norsonic
Type: 1251
Serial no: 34961

Customer: The Airshed Ltd
Address: 5 Lauder Place,
East Linton. EH40 3DB.
Contact Person: Hilary Fraser.

Measurement Results:	Level	Level Stability	Frequency	Frequency Stability	Distortion
1:	114.17 dB	0.05 dB	1000.66 Hz	0.00 %	0.35 %
2:	114.18 dB	0.05 dB	1000.67 Hz	0.00 %	0.35 %
3:	114.18 dB	0.05 dB	1000.67 Hz	0.00 %	0.34 %
Result (Average):	114.18 dB	0.05 dB	1000.66 Hz	0.00 %	0.35 %
Expanded Uncertainty:	0.10 dB	0.02 dB	1.00 Hz	0.01 %	0.10 %
Degree of Freedom:	>100	>100	>100	>100	>100
Coverage Factor:	2.00	2.00	2.00	2.00	2.00

The stated level is relative to 20µPa. The level is traceable to National Standards.

The stated level is valid at reference conditions. The following correction factors have been applied during the measurement: Pressure: 0.0005 dB/kPa Temperature: 0.003 dB/°C Relative humidity: 0.000 dB/%RH Load volume: 0.0003 dB/mm³

The reported expanded uncertainty of measurements is based on a standard uncertainty multiplied by the coverage factor of k=2, providing a level of confidence of approximately 95%. Where the degrees of freedom are insufficient to maintain this confidence level, the coverage factor is increased to maintain this confidence level. The uncertainty has been determined in accordance with UKAS requirements.

Records: K:\C A\Calibration\Nor-1504\Nor-1018 CalCal\2020\NOR1251_34961_M1.nmf

Environmental conditions:	Pressure:	Temperature:	Relative humidity:
Reference conditions:	101.325 kPa	23.0 °C	50 %RH
Measurement conditions:	101.219 ± 0.042 kPa	22.9 ± 0.1 °C	34.1 ± 1.6 %RH

Date received for calibration: 16/04/2020
Date of calibration: 17/04/2020
Date of issue: 17/04/2020
Engineer

Supervisor

Michael Tickner

Darren Batten TechIOA

This certificate is issued in accordance with the laboratory accreditation requirements of the United Kingdom Accreditation Service. It provides traceability of measurement to recognised national standards, and to the units of measurement realised at an accredited national physical laboratory or other recognised standards laboratories. This certificate may not be reproduced other than in full without the prior written approval of the issuing laboratory.



Certificate number: U34600

Preconditioning

The equipment was preconditioned for more than 4 hours in the specified calibration environment.

Measurements

The calibrator has been tested as described in the following annexes to BS EN IEC60942:2003 Sound Calibrators; B3.4 for sound pressure level, B3.5 for frequency, B3.6 for total distortion and A4.4 for short term stability of the pressure level.

Method

Calibration has been performed as set out in the current version of CA Technical procedure TP01

Instruments and program

A complete list of equipment, hardware and software that has been used in this calibration is available from the calibration laboratory on request.

Traceability

The measured values are traceable to an accredited national physical laboratory within the EU or EFTA.

Comment

Calibrated as received, no adjustments made.

Statement of conformance

As public evidence was available¹, from a testing organisation responsible for approving the results of pattern evaluation tests, to demonstrate that the model of sound calibrator fully conformed to the requirements for pattern evaluation described in annex A of BS EN IEC 60942:2003, the sound calibrator tested is considered to conform to all the class 1 requirements of that BS EN IEC 60942:2003.

¹ This evidence is held on file at the calibration laboratory.

Notes:

The sound pressure level generated by the calibrator in its ½ inch configuration was measured five times and averaged by a WS2P working standard microphone for class 1 or 2 devices or a LS2P reference microphone for class 0 or LS devices as specified in the International Standard BS EN 61094-4. The results of three replications and the mean of the measurements obtained are given in the measurement results table of this certificate. The frequency and distortion were measured in a similar manner. The figures in **BOLD** are the final results; a small correction factor may need to be added to the sound pressure level quoted here if the device is used to calibrate a sound level meter that is fitted with a free field response microphone. See manufacturer's handbooks for full details of this and other corrections that may be applicable.

Measurements performed by



**Campbell
Associates**

Sonitus House, 5b Chelmsford Road Industrial Estate, Great Dunmow, GB-CM6 1HD

Tel (+44) 01371 871030 Fax (+44) 01371 879106

email calibration@campbell-associates.co.uk

Page 2 of 2

Campbell Associates Ltd

5b Chelmsford Road Industrial Estate
GREAT DUNMOW, Essex, GB-CM6 1HD

www.campbell-associates.co.uk

Phone 01371 871030 Facsimile 01371879106



CALIBRATION



0789

Certificate of Calibration and Conformance

Certificate number: U31946

Test object: Sound Level Meter, BS EN IEC 61672-1:2003 Class 1 (Precision)
Producer : Norsonic
Type : 140
Serial No.: 1406913
Customer: The Airshed Ltd
Address: 5 Lauder Place,
East Linton. EH40 3DB.
Contact Person: Hilary Fraser.

Method :

Calibration has been performed as set out in CA Technical Procedures TP01 & 02 as appropriate. These are based on the procedures for periodic verification of sound level meters as set out in BS EN IEC 61672-3:2006. Results and conformance statement are overleaf and detailed results are in the attached Test Report.

Tested

	Producer:	Type:	Serial No:	Certificate number
Microphone	Norsonic	1225	208201	31945
Calibrator*	Norsonic	1251	30873	U30563
Preamplifier	Norsonic	1209	21061	Included

Additional items that also have been submitted for verification

Wind shield -
Attenuator -
Extension cable -

These items have been taken into account wherever appropriate.

Instruction manual: Im140_1Ed6R3En Firmware version: 4.0.1282 The test object is a single channel instrument.

Conditions	Pressure	Temperature	Humidity
Reference conditions:	101.325 kPa	23.0 °C	50 %RH
Measurement conditions:	101.34 ±0.05 kPa	22.0 ±0.2 °C	47.0 ±0.7 %RH

Date received for calibration: 22/05/2019
Date of calibration: 30/05/2019
Date of issue: 30/05/2019
Engineer

Michael Tickner

Supervisor

Darren Batten TechIOA

This certificate is issued in accordance with the laboratory accreditation requirements of the United Kingdom Accreditation Service. It provides traceability of measurement to the SI system of units and/or to units of measurement realised at the National Physical Laboratory or other recognised national metrology institutes. This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

* The calibrator was complete with any required coupler for the microphone specified.

Certificate of Calibration and Conformance

UKAS Laboratory Number 0789

Certificate number: U31946

Conformance

From markings on the sound level meter or by reference to the manufacturer's published literature it has been determined that the instrument submitted for verification was originally manufactured to BS EN IEC 61672-1:2002 and similarly that the associated sound calibrator conforms to BS EN IEC 60942.

Statement of conformance

The sound level meter submitted for testing has successfully completed the class 1 periodic tests of BS EN IEC 61672-3:2006, for the environmental conditions under which the tests were performed. As public evidence was available¹, from an independent testing organisation responsible for approving the results of pattern evaluation tests performed in accordance with BS EN IEC 61672-2:2003, to demonstrate that the model of sound level meter fully conformed to the requirements in BS EN IEC 61672-1:2002, and that the sound level meter submitted for testing conforms to the class 1 requirements of BS EN IEC 61672-1:2003.

¹ This evidence is held on file at the calibration laboratory

Summary of Measurement Results

Indication at the calibration check frequency - IEC61672-3 Ed.1 Clause 9	Passed
Self-generated noise - IEC 61672-3 Ed.1 Clause 10.2	Passed
Acoustical signal tests of a frequency weighting - IEC 61672-3 Ed.1 Clause 11	Passed
Electrical signal tests of frequency weightings - IEC 61672-3 Ed.1 Clause 12	Passed
Frequency weightings: A Network - IEC 61672-3 Ed.1 Clause 12.3	Passed
Frequency weightings: C Network - IEC 61672-3 Ed.1 Clause 12.3	Passed
Frequency weightings: Z Network - IEC 61672-3 Ed.1 Clause 12.3	Passed
Frequency and time weightings at 1 kHz IEC 61672-3 Ed.1 Clause 13	Passed
Level linearity on the reference level range - IEC 61672-3 Ed.1 Clause 14	Passed
Toneburst response - IEC 61672-3 Ed.1 Clause 16	Passed
Peak C sound level - IEC 61672-3 Ed.1 Clause 17	Passed
Overload indication - IEC 61672-3 Ed.1 Clause 18	Passed

Comment

Correct level with associated calibrator is 113.9dB(A).

Observations

The reported expanded uncertainty is based on a standard uncertainty multiplied by a coverage factor $k = 2$, providing a coverage probability of approximately 95 %. The uncertainty evaluation has been carried out in accordance with UKAS requirements. Details of the uncertainty for each measurement are available from the Calibration Laboratory upon request. Details of the sources of corrections and their associated uncertainties that relate to this verification are contained within the test report accompanying this certificate.

Measurement Results:

Indication at the calibration check frequency - IEC61672-3 Ed.1 Clause 9

Reference level: 114.0 dB
Reference Range: 130 dB FS
Reference Frequency: 1000 Hz
Reference Calibrator: WSC5 - Nor1251-31824
Reference calibrator level: 113.99
Before calibration:
Environmental corrections: 0.00
Other corrections: -0.15
Notional level: 113.84
Calibrator level before adjustment: 113.8
After calibration:
Environmental corrections: 0.00
Other corrections: -0.15
Notional level: 113.84
Reference calibrator level after calibration: 113.8
Associated Calibrator: Norsonic - 1251 - 30873
Associated calibrator level: 114.07
Initial level check:
Environmental corrections: 0.00
Other corrections: -0.15
Notional level: 113.92
Indicated level: 113.9
Final level statement:
Environmental corrections after calibration: 0.00
Other corrections: -0.15
Notional level: 113.92
Calibrator level after adjustment: 113.9
This value shall be used for adjusting the sound level meter in the future.
Test Passed

Self-generated noise - IEC 61672-3 Ed.1 Clause 10.2

Network	Level (dB)	Comment
A	15.4	Microphone installed
A	9.9	Equivalent capacity
C	11.9	Equivalent capacity
Z	19.5	Equivalent capacity

Test Passed

Acoustical signal tests of a frequency weighting - IEC 61672-3 Ed.1 Clause 11

C-Weighted results

Frequency	SLM		Microphone		Case	Refl.	Wind	Screen	Uncert	Lim	Result
	Meas	U	Corr	U	Corr	U	Corr	U	(dB)	(dB)	(dB)
	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)
125 Hz	0.2	0.2	0.0	0.1	0.0	0.1			0.2	+1.5	0.2 P
1 kHz	0.0	0.2	0.1	0.1	-0.1	0.1			0.3	+1.1	0.0 P
4 kHz	-1.2	0.2	1.1	0.2	0.0	0.2			0.3	+1.6	-0.1 P
8 kHz	-3.3	0.2	3.4	0.2	0.0	0.2			0.4	+2.1/-3.1	0.1 P

The level obtained at 1 kHz was used as reference for the calculations.

This level was: 91.80 dB.

The overall frequency response of the sound level meter, nominal case reflections and microphone response has shown to conform with the requirements in IEC 61672-3 for a class 1 sound level meter.

Frequency response test using electrostatic actuator.

Sources for correction data:

Microphone field corrections and uncertainty:

Norsonic AS

Case reflections and uncertainty:

Norsonic Cert. CAL022-2011-2849

Wind screen corrections and uncertainty:

Test Passed

Electrical signal tests of frequency weightings - IEC 61672-3 Ed.1 Clause 12

A-Weighted results:

Frequency	SLM		Microphone		Case	Refl.	Wind	Screen	Uncert	Lim	Result
	Meas	U	Corr	U	Corr	U	Corr	U	(dB)	(dB)	(dB)
	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)
63 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.5	0.0 P
125 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.5	0.0 P
250 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.4	0.0 P
500 Hz	0.0	0.1	0.0	0.1	0.1	0.1			0.19	+1.4	0.1 P
1 kHz	0.0	0.1	0.0	0.1	-0.1	0.1			0.19	+1.1	-0.1 P
2 kHz	0.0	0.1	0.0	0.1	0.1	0.1			0.19	+1.6	0.1 P
4 kHz	-0.1	0.1	-0.1	0.2	0.0	0.2			0.31	+1.6	-0.2 P
8 kHz	0.0	0.1	0.1	0.2	0.0	0.2			0.31	2.1/3.1	0.1 P
16 kHz	0.0	0.1	0.8	0.3	-0.1	0.3			0.44	3.5/17	0.7 P

C-Weighted results:

Frequency	SLM		Microphone		Case	Refl.	Wind	Screen	Uncert	Lim	Result
	Meas	U	Corr	U	Corr	U	Corr	U	(dB)	(dB)	(dB)
	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)
63 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.5	0.0 P
125 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.5	0.0 P
250 Hz	0.0	0.1	0.0	0.1	0.0	0.1			0.19	+1.4	0.0 P
500 Hz	0.1	0.1	0.0	0.1	0.1	0.1			0.19	+1.4	0.2 P
1 kHz	0.0	0.1	0.0	0.1	-0.1	0.1			0.19	+1.1	-0.1 P
2 kHz	0.0	0.1	0.0	0.1	0.1	0.1			0.19	+1.6	0.1 P
4 kHz	-0.1	0.1	-0.1	0.2	0.0	0.2			0.31	+1.6	-0.2 P
8 kHz	0.0	0.1	0.1	0.2	0.0	0.2			0.31	2.1/3.1	0.1 P
16 kHz	0.0	0.1	0.8	0.3	-0.1	0.3			0.44	3.5/17	0.7 P

Z-Weighted results:

Frequency	SLM		Microphone		Case	Refl.	Wind	Screen	Uncert	Lim	Result
	Meas	U	Corr	U	Corr	U	Corr	U	(dB)	(dB)	(dB)
	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)

Electrical signal tests of frequency weightings - IEC 61672-3 Ed.1 Clause 12

63 Hz	0.0	0.1	0.0	0.1	0.0	0.1	0.19	+1.5	0.0	P
125 Hz	-0.1	0.1	0.0	0.1	0.0	0.1	0.19	+1.5	-0.1	P
250 Hz	-0.1	0.1	0.0	0.1	0.0	0.1	0.19	+1.4	-0.1	P
500 Hz	-0.1	0.1	0.0	0.1	0.1	0.1	0.19	+1.4	0.0	P
1 kHz	-0.1	0.1	0.0	0.1	-0.1	0.1	0.19	+1.1	-0.2	P
2 kHz	-0.1	0.1	0.0	0.1	0.1	0.1	0.19	+1.6	0.0	P
4 kHz	-0.1	0.1	-0.1	0.2	0.0	0.2	0.31	+1.6	-0.2	P
8 kHz	-0.1	0.1	0.1	0.2	0.0	0.2	0.31	2.1/3.1	0.0	P
16 kHz	-0.1	0.1	0.8	0.3	-0.1	0.3	0.44	3.5/17	0.6	P

The actual frequency response of Norsonic / 1225 208201 has been used for the calculations.

The overall frequency response of the sound level meter, nominal case reflections and microphone response has shown to conform with the requirements in IEC 61672-3 for a class 1 sound level meter.

The calculated uncertainties are checked against the requirements in the standard.

Sources for correction data:

Microphone response and uncertainty:

Measured response / Settings fil

Case reflections and uncertainty:

Norsonic Cert. CAL022-2011-2849

Test Passed

Frequency weightings: A Network - IEC 61672-3 Ed.1 Clause 12.3

Frequency (Hz)	Ref. (dB)	Meas. (dB)	Uncert. (dB)	Dev. (dB)
63.1	92.0	92.0	0.12	0.0
125.9	92.0	92.0	0.12	0.0
251.2	92.0	92.0	0.12	0.0
501.2	92.0	92.0	0.12	0.0
1000.0	92.0	92.0	0.12	0.0
1995.3	92.0	92.0	0.12	0.0
3981.1	92.0	91.9	0.12	-0.1
7943.3	92.0	92.0	0.12	0.0
15848.9	92.0	92.0	0.12	0.0

Test Passed

Frequency weightings: C Network - IEC 61672-3 Ed.1 Clause 12.3

Frequency (Hz)	Ref. (dB)	Meas. (dB)	Uncert. (dB)	Dev. (dB)
63.1	92.0	92.0	0.12	0.0
125.9	92.0	92.0	0.12	0.0
251.2	92.0	92.0	0.12	0.0
501.2	92.0	92.1	0.12	0.1
1000.0	92.0	92.0	0.12	0.0
1995.3	92.0	92.0	0.12	0.0
3981.1	92.0	91.9	0.12	-0.1
7943.3	92.0	92.0	0.12	0.0
15848.9	92.0	92.0	0.12	0.0

Test Passed

Frequency weightings: Z Network - IEC 61672-3 Ed.1 Clause 12.3

Frequency (Hz)	Ref. (dB)	Meas. (dB)	Uncert. (dB)	Dev. (dB)
63.1	92.0	92.0	0.12	0.0
125.9	92.0	91.9	0.12	-0.1
251.2	92.0	91.9	0.12	-0.1
501.2	92.0	91.9	0.12	-0.1
1000.0	92.0	91.9	0.12	-0.1
1995.3	92.0	91.9	0.12	-0.1
3981.1	92.0	91.9	0.12	-0.1
7943.3	92.0	91.9	0.12	-0.1
15848.9	92.0	91.9	0.12	-0.1

Test Passed

Frequency and time weightings at 1 kHz IEC 61672-3 Ed.1 Clause 13

Weightings		Ref. (dB)	Measured (dB)	Lim. (dB)	Uncert. (dB)	Dev. (dB)	Result
Time	Netw						
Fast	A	114.0	114.0	0.4 -0.4	0.12	0.0	P
Fast	C	114.0	114.0	0.4 -0.4	0.12	0.0	P
Fast	Z	114.0	114.0	0.4 -0.4	0.12	0.0	P
Slow	A	114.0	113.9	0.3 -0.3	0.12	-0.1	P
Leq	A	114.0	114.0	0.3 -0.3	0.12	0.0	P
SEL	A	124.0	124.0	0.3 -0.3	0.12	0.0	P

Test Passed

Level linearity on the reference level range - IEC 61672-3 Ed.1 Clause 14

	Ref. (dB)	Measured (dB)	Lim. (dB)	Uncert. (dB)	Dev. (dB)	Result
Measured at 8 kHz						
114.0	114.0	1.1	-1.1	0.12	0.0	P
119.0	119.0	1.1	-1.1	0.12	0.0	P
124.0	124.0	1.1	-1.1	0.12	0.0	P
129.0	129.0	1.1	-1.1	0.12	0.0	P
131.0	131.0	1.1	-1.1	0.12	0.0	P
132.0	132.0	1.1	-1.1	0.12	0.0	P
133.0	133.0	1.1	-1.1	0.12	0.0	P
134.0	134.0	1.1	-1.1	0.12	0.0	P
135.0	135.0	1.1	-1.1	0.12	0.0	P
136.0	136.0	1.1	-1.1	0.12	0.0	P
114.0	114.0	1.1	-1.1	0.12	0.0	P
109.0	109.0	1.1	-1.1	0.12	0.0	P
104.0	104.0	1.1	-1.1	0.12	0.0	P
99.0	99.0	1.1	-1.1	0.12	0.0	P
94.0	94.0	1.1	-1.1	0.12	0.0	P
89.0	89.0	1.1	-1.1	0.12	0.0	P
84.0	84.0	1.1	-1.1	0.12	0.0	P
79.0	79.0	1.1	-1.1	0.12	0.0	P
74.0	74.0	1.1	-1.1	0.12	0.0	P
69.0	69.0	1.1	-1.1	0.12	0.0	P
64.0	64.0	1.1	-1.1	0.12	0.0	P

Level linearity on the reference level range - IEC 61672-3 Ed.1 Clause 14

Ref. (dB)	Measured (dB)	Lim. (dB)	Lim. (dB)	Uncert. (dB)	Dev. (dB)	Result
59.0	59.0	1.1	-1.1	0.12	0.0	P
54.0	54.0	1.1	-1.1	0.12	0.0	P
49.0	49.0	1.1	-1.1	0.12	0.0	P
44.0	44.0	1.1	-1.1	0.12	0.0	P
39.0	39.0	1.1	-1.1	0.12	0.0	P
34.0	34.0	1.1	-1.1	0.12	0.0	P
30.0	30.0	1.1	-1.1	0.12	0.0	P
29.0	29.1	1.1	-1.1	0.12	0.1	P
28.0	28.1	1.1	-1.1	0.12	0.1	P
27.0	27.1	1.1	-1.1	0.12	0.1	P
26.0	26.2	1.1	-1.1	0.12	0.2	P
25.0	25.2	1.1	-1.1	0.12	0.2	P
24.0	24.2	1.1	-1.1	0.12	0.2	P

Test Passed

Toneburst response - IEC 61672-3 Ed.1 Clause 16

Burst type		Ref.	Measured	Lim.		Uncert.	Dev.	Result
		(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	
Fast	200 mSec	134.0	133.9	0.8	-0.8	0.16	-0.1	P
Fast	2.0 mSec	117.0	116.7	1.3	-1.8	0.16	-0.3	P
Fast	0.25 mSec	108.0	107.5	1.3	-3.3	0.16	-0.5	P
Slow	200 mSec	127.6	127.5	0.8	-0.8	0.16	-0.1	P
Slow	2.0 mSec	108.0	107.8	1.3	-3.3	0.16	-0.2	P
SEL	200 mSec	128.0	127.9	0.8	-0.8	0.16	-0.1	P
SEL	2.0 mSec	108.0	107.9	1.3	-1.8	0.16	-0.1	P
SEL	0.25 mSec	99.0	98.4	1.3	-3.3	0.16	-0.6	P

Test Passed

Peak C sound level - IEC 61672-3 Ed.1 Clause 17

Pulse Type	Pulse Freq. (Hz)	Ref. RMS (dB)	Ref. Peak (dB)	Measured Value (dB)	Lim. (+/-dB)	Uncert. (dB)	Dev. (dB)	Result
1 cycle	8k	126.0	129.4	128.7	2.4	0.2	-0.7	P
Pos 1/2 cycle	500	129.0	131.4	131.3	1.4	0.2	-0.1	P
Neg 1/2 cycle	500	129.0	131.4	131.3	1.4	0.2	-0.1	P

Test Passed

Overload indication - IEC 61672-3 Ed.1 Clause 18

	Measured (dB)	Lim. (+/-dB)	Uncert. (dB)	Result
Level difference of positive and negative pulses:	0.0	1.8	0.16	P
Positive 1/2 cycle 4 kHz. Overload occurred at:	138.7			
Negative 1/2 cycle 4 kHz. Overload occurred at:	138.7			
Test Passed				

*** End of results ***

Calibration Report

Certificate No.:31945

Manufacturer: Norsonic
Type: 1225
Serial no: 208201

Customer: The Airshed Ltd
Address: 5 Lauder Place,
East Linton. EH40 3DB.
Contact Person: Hilary Fraser.

Measurement Results:

	Sensitivity: (dB re 1V/Pa)	Capacitance: (pF)
1:	-25.65	22.6
2:	-25.65	22.6
3:	-25.65	22.5
Result (Average) :	-25.65	22.5
Expanded Uncertainty:	0.10	1.00
Degree of Freedom:	>100	>100
Coverage Factor:	2.00	2.00

The following correction factors have been applied during the measurement:
Pressure:-0.001 dB/kPa Temperature:-0.005 dB/°C Relative humidity:0.000 dB/%RH

Reference Calibrator: WSC1 - Nor1253-24269 Volume correction: 0.000 dB

Records:K:\C A\Calibration\Nor-1504\Nor-1017 MicCal\2019\NOR1225_208201_M1.nmf

Measurement procedure: TP05

All results quoted are directly traceable to National Physical Laboratory, London

The reported expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor $k = 2$, which for a normal distribution corresponds to coverage probability of approximately 95%. The standard uncertainty of measurement has been determined in accordance with EA publication EA-4/02.

Comment:

Environmental conditions:

Pressure:	Temperature:	Relative humidity:
101.338 ± 0.041 kPa	21.8 ± 0.1 °C	45.6 ± 1.3 %RH

Date of calibration: 30/05/2019

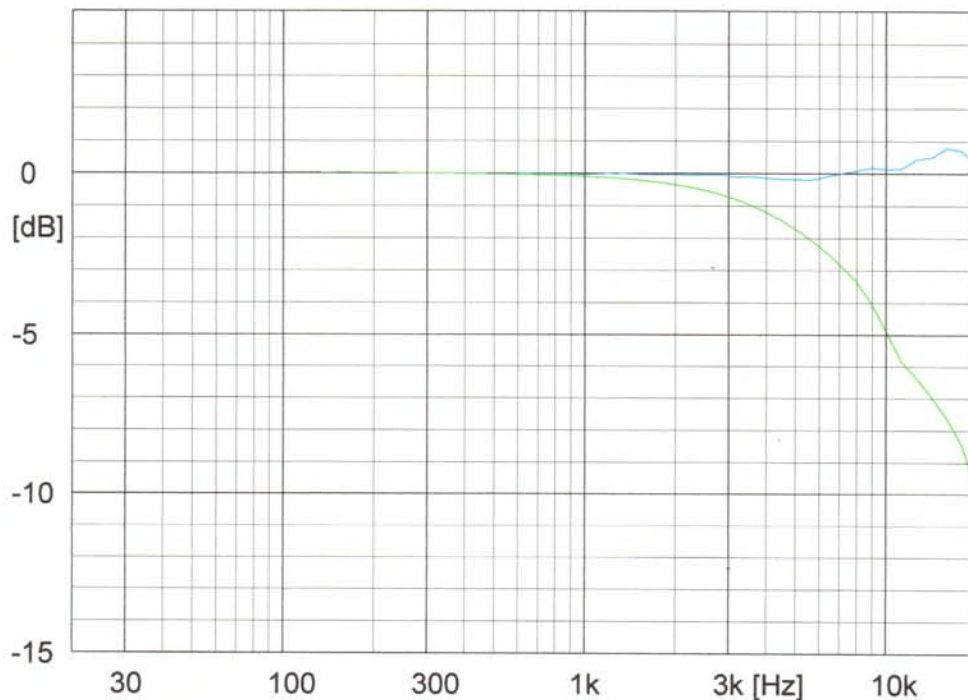
Date of issue: 30/05/2019

Supervisor : Darren Batten TechIOA
Engineer :

Michael Tickner
Software version: 6.0h


Campbell Associates
www.campbell-associates.co.uk

Microphone Calibration Certificate



Norsonic
Type: 1225

Serial no: 208201

Sensitivity: 52.17 mV/Pa
-25.65 \pm 0.10 dB re. 1 V/Pa
Capacitance: 22.5 \pm 1.0 pF
Date: 30/05/2019

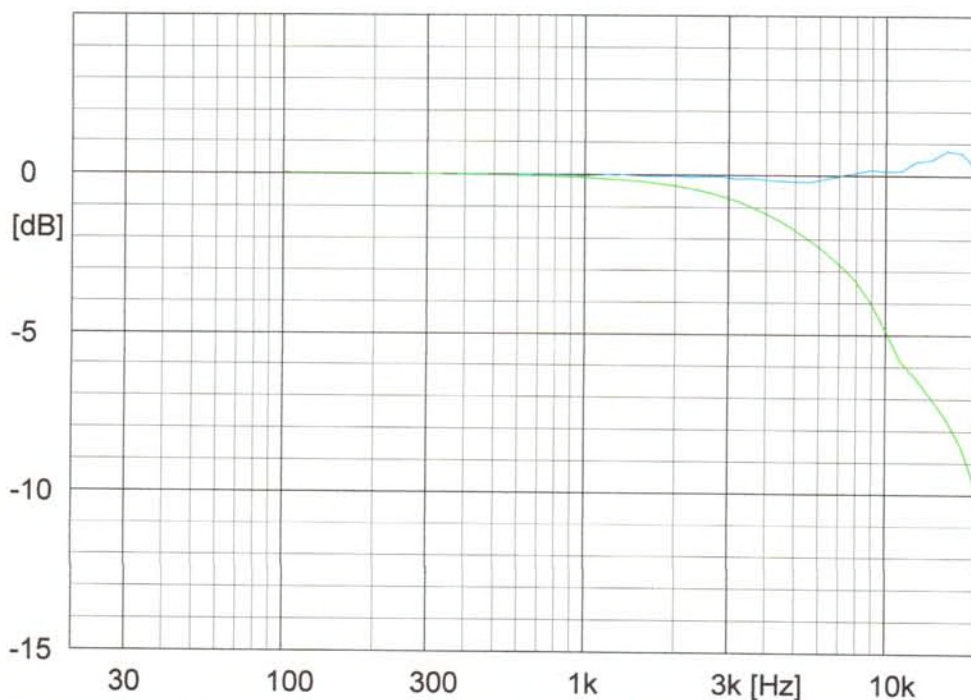
Signature: [Redacted]

Measurement conditions:
Polarisation voltage: 200.0 V
Pressure: 101.34 \pm 0.04 kPa
Temperature: 21.8 \pm 0.1 $^{\circ}$ C
Relative humidity: 45.6 \pm 1.3 %RH
Results are normalized to the reference conditions.

Free field response
Pressure (Actuator) response

Campbell Associates
www.campbell-associates.co.uk

Microphone Calibration Certificate



Norsonic
Type: 1225

Serial no: 208201

Sensitivity: 52.17 mV/Pa
-25.65 \pm 0.10 dB re. 1 V/Pa
Capacitance: 22.5 \pm 1.0 pF
Date: 30/05/2019

Signature: [Redacted]

Measurement conditions:
Polarisation voltage: 200.0 V
Pressure: 101.34 \pm 0.04 kPa
Temperature: 21.8 \pm 0.1 $^{\circ}$ C
Relative humidity: 45.6 \pm 1.3 %RH
Results are normalized to the reference conditions.

Free field response
Pressure (Actuator) response

Campbell Associates
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Comment:

Appendix 4 – Noise Model Outputs

AS 0826 Broadslap

Run info

Scenario 1 - calibration

Project description

Project title: AS 0826 Broadslap
Project No.:
Project engineer: Steve Fraser
Customer:

Description:
noise impact assessment for single dwelling

Run description

Calculation type: Single Point Sound
Title: Scenario 1 - calibration
Group
Run file: RunFile.runx
Result number: 2
Local calculation (ThreadCount=4)
Calculation start: 12/05/2021 16:52:04
Calculation end: 12/05/2021 16:52:05
Calculation time: 00:00:377 [m:s.ms]
No. of points: 1
No. of calculated points: 1
Kernel version: SoundPLAN 8.2 (09/04/2021) - 32 bit

Run parameters

Reflection order: 3
Maximum reflection distance to receiver 200 m
Maximum reflection distance to source 50 m
Search radius 5000 m
Weighting: dB(A)
Allowed tolerance (per individual source): 0.100 dB
Create ground effect areas from road surfaces: No

Standards:

Industry: ISO 9613-2: 1996
Air absorption: ISO 9613-1
regular ground effect (chapter 7.3.1), for sources without a spectrum automatically alternative ground effect
Limitation of screening loss:
single/multiple 20.0 dB /25.0 dB
Side diffraction: Side paths also around terrain (outdated)
Use Eqn (Abar=Dz-Max(Agr,0)) instead of Eqn (12) (Abar=Dz-Agr) for insertion loss
Environment:
Air pressure 1013.3 mbar
rel. humidity 70.0 %
Temperature 10.0 °C
Meteo. corr. C0(7-23h)[dB]=0.0; C0(23-7h)[dB]=0.0;
Ignore Cmet for Lmax industry calculation: No
Parameter for screening: C2=20.0

The Airshed

1

AS 0826 Broadslap

Run info

Scenario 1 - calibration

Dissection parameters:

Distance to diameter factor	8
Minimal distance	1 m
Max. difference ground effect + diffraction	1.0 dB
Max. number of iterations	4

Attenuation

Foliage:	ISO 9613-2
Built-up area:	ISO 9613-2
Industrial site:	ISO 9613-2

Assessment: PPG24 (day/night)

Reflection of "own" facade is suppressed

Geometry data

Scenario 1.sit	12/05/2021 16:51:48
- contains:	
baseline survey.geo	12/05/2021 16:51:42
calc area.geo	12/05/2021 16:45:02
existing buildings.geo	12/05/2021 16:46:30
OS vectormap.geo	12/05/2021 16:25:00
railway.geo	12/05/2021 16:51:48
RDGM0001.dgm	12/05/2021 16:34:36

The Airshed

2

AS 0826 Broadslap
Assessed receiver levels
Scenario 1 - calibration

2

RNo	Receiver	X m	Y m	Z m	LrD dB(A)	LrN dB(A)	
1	Baseline suvey	299594	715761	40.4	53	49	

	The Airshed	1
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<p style="text-align: center;">AS 0826 Broadslap</p> <p style="text-align: center;">Octave spectra of the sources in dB(A) - Scenario 1 - calibration</p>	3
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<p style="text-align: center;">AS 0826 Broadslap</p> <p style="text-align: center;">Octave spectra of the sources in dB(A) - Scenario 1 - calibration</p>	3
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Name	Source type	I or A	Li	R'w	L'w	Lw	Kl	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m ²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
railway (daytime)	Line	816.59			75.7	104.8	0.0	0.0		0	daytime	train spectra at Broadslap	83.9	84.2	87.1	98.8	102.5	94.7	88.2	80.8	71.5
railway (night-time)	Line	816.59			71.9	101.0	0.0	0.0		0	night-time	train spectra at Broadslap	80.1	80.4	83.3	95.0	98.7	90.9	84.4	77.0	67.7

	The Airshed	1
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	The Airshed	1
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AS 0826 Broadslap
Mean propagation Leq - Scenario 1 - calibration

10

Source	Source type	Time slice	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	l or A m,m²	KI dB	KT dB	Ko dB	S m	Adiv dB	Agr dB	Abar dB	Aatm dB	Amisc dB	ADI dB	dLrefl dB	Ls dB(A)	dLw dB	Cmet dB	ZR dB	Lr dB(A)
Receiver Baseline suvey	FI GF	LrD,lim	dB(A)	LrN,lim	dB(A)	LrD 53	dB(A)	LrN 49	dB(A)														
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	85.77	-49.7	-2.2	-0.1	-0.3		0.0	0.1	52.8	0.0	0.0	0.0	52.8
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	85.77	-49.7	-2.2	-0.1	-0.3		0.0	0.1	52.8		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	85.77	-49.7	-2.2	-0.1	-0.3		0.0	0.1	49.0		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	85.77	-49.7	-2.2	-0.1	-0.3		0.0	0.1	49.0	0.0	0.0	0.0	49.0

The Airshed

1

AS 0826 Broadslap

Run info

Scenario 2 - receptors

Project description

Project title: AS 0826 Broadslap
Project No.:
Project engineer: Steve Fraser
Customer:

Description:
noise impact assessment for single dwelling

Run description

Calculation type: Single Point Sound
Title: Scenario 2 - receptors
Group
Run file: RunFile.runx
Result number: 4
Local calculation (ThreadCount=4)
Calculation start: 13/05/2021 11:38:29
Calculation end: 13/05/2021 11:38:35
Calculation time: 00:04:149 [m:s.ms]
No. of points: 8
No. of calculated points: 8
Kernel version: SoundPLAN 8.2 (09/04/2021) - 32 bit

Run parameters

Reflection order: 3
Maximum reflection distance to receiver 200 m
Maximum reflection distance to source 50 m
Search radius 5000 m
Weighting: dB(A)
Allowed tolerance (per individual source): 0.100 dB
Create ground effect areas from road surfaces: Yes

Standards:

Industry: ISO 9613-2: 1996
Air absorption: ISO 9613-1
regular ground effect (chapter 7.3.1), for sources without a spectrum automatically alternative ground effect
Limitation of screening loss:
single/multiple 20.0 dB /25.0 dB
Side diffraction: Side paths also around terrain (outdated)
Use Eqn (Abar=Dz-Max(Agr,0)) instead of Eqn (12) (Abar=Dz-Agr) for insertion loss
Environment:
Air pressure 1013.3 mbar
rel. humidity 70.0 %
Temperature 10.0 °C
Meteo. corr. C0(7-23h)[dB]=0.0; C0(23-7h)[dB]=0.0;
Ignore Cmet for Lmax industry calculation: No
Parameter for screening: C2=20.0

The Airshed

1

AS 0826 Broadslap

Run info

Scenario 2 - receptors

Dissection parameters:

Distance to diameter factor	8
Minimal distance	1 m
Max. difference ground effect + diffraction	1.0 dB
Max. number of iterations	4

Attenuation

Foliage:	ISO 9613-2
Built-up area:	ISO 9613-2
Industrial site:	ISO 9613-2

Assessment: PPG24 (day/night)

Reflection of "own" facade is suppressed

Geometry data

Scenario 2.sit	13/05/2021 10:55:20
- contains:	
calc area Scenario 2.geo	13/05/2021 10:59:56
existing buildings.geo	12/05/2021 16:46:30
new build.geo	13/05/2021 11:38:22
OS vectormap.geo	12/05/2021 16:25:00
railway.geo	12/05/2021 16:51:48
RDGM0001.dgm	12/05/2021 16:34:36

The Airshed

2

AS 0826 Broadslap

Assessed receiver levels

Scenario 2 - receptors

2

RNo	Receiver	FI	Dir	X m	Y m	Z m	LrD dB(A)	LrN dB(A)
1	Bed 1	F 1	S	299607	715758	43.1	46	42
2	Bed 2	F 1	N	299594	715769	42.9	54	50
3	Bed 3	F 1	S	299595	715755	42.9	49	45
4	Bed 4	F 1	S	299602	715758	43.1	45	41
5	Dining/Sitting	GF	S	299596	715755	40.2	48	44
6	Dining/Sitting	GF	W	299591	715762	40.2	53	49
7	Lounge	GF	S	299602	715756	40.2	45	41
8	Study/Bedroom	GF	S	299607	715758	40.2	44	40

	The Airshed	1
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<p style="text-align: center;">AS 0826 Broadslap Octave spectra of the sources in dB(A) - Scenario 2 - receptors</p>	3
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<p style="text-align: center;">AS 0826 Broadslap Octave spectra of the sources in dB(A) - Scenario 2 - receptors</p>	3
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Name	Source type	I or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m ²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
railway (daytime)	Line	816.59			75.7	104.8	0.0	0.0		0	daytime	train spectra at Broadslap	83.9	84.2	87.1	98.8	102.5	94.7	88.2	80.8	71.5
railway (night-time)	Line	816.59			71.9	101.0	0.0	0.0		0	night-time	train spectra at Broadslap	80.1	80.4	83.3	95.0	98.7	90.9	84.4	77.0	67.7

	The Airshed	1
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	The Airshed	1
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AS 0826 Broadslap

Mean propagation Leq - Scenario 2 - receptors

10

Source	Source type	Time slice	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	l or A m,m²	KI dB	KT dB	Ko dB	S m	Adiv dB	Agr dB	Abar dB	Aatm dB	Amisc dB	ADI dB	dLrefl dB	Ls dB(A)	dLw dB	Cmet dB	ZR dB	Lr dB(A)
Receiver Bed 1 F I F 1 LrD,lim dB(A) LrN,lim dB(A) LrD 46 dB(A) LrN 42 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	104.93	-51.4	-1.9	-6.7	-0.5		0.0	1.6	45.9	0.0	0.0	0.0	45.9
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	104.93	-51.4	-1.9	-6.7	-0.5		0.0	1.6	45.9		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	104.93	-51.4	-1.9	-6.7	-0.5		0.0	1.6	42.1		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	104.93	-51.4	-1.9	-6.7	-0.5		0.0	1.6	42.1	0.0	0.0	0.0	42.1
Receiver Bed 2 F I F 1 LrD,lim dB(A) LrN,lim dB(A) LrD 54 dB(A) LrN 50 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	78.59	-48.9	-1.5	-0.5	-0.2		0.0	0.1	53.8	0.0	0.0	0.0	53.8
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	78.59	-48.9	-1.5	-0.5	-0.2		0.0	0.1	53.8		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	78.59	-48.9	-1.5	-0.5	-0.2		0.0	0.1	50.0		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	78.59	-48.9	-1.5	-0.5	-0.2		0.0	0.1	50.0	0.0	0.0	0.0	50.0
Receiver Bed 3 F I F 1 LrD,lim dB(A) LrN,lim dB(A) LrD 49 dB(A) LrN 45 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	92.75	-50.3	-1.8	-3.5	-0.3		0.0	0.4	49.3	0.0	0.0	0.0	49.3
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	92.75	-50.3	-1.8	-3.5	-0.3		0.0	0.4	49.3		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	92.75	-50.3	-1.8	-3.5	-0.3		0.0	0.4	45.5		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	92.75	-50.3	-1.8	-3.5	-0.3		0.0	0.4	45.5	0.0	0.0	0.0	45.5
Receiver Bed 4 F I F 1 LrD,lim dB(A) LrN,lim dB(A) LrD 45 dB(A) LrN 41 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	98.79	-50.9	-1.9	-7.7	-0.5		0.0	1.4	45.3	0.0	0.0	0.0	45.3
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	98.79	-50.9	-1.9	-7.7	-0.5		0.0	1.4	45.3		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	98.79	-50.9	-1.9	-7.7	-0.5		0.0	1.4	41.5		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	98.79	-50.9	-1.9	-7.7	-0.5		0.0	1.4	41.5	0.0	0.0	0.0	41.5
Receiver Dining/Sitting F I GF LrD,lim dB(A) LrN,lim dB(A) LrD 48 dB(A) LrN 44 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	93.04	-50.4	-2.8	-4.0	-0.3		0.0	0.3	47.6	0.0	0.0	0.0	47.6
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	93.04	-50.4	-2.8	-4.0	-0.3		0.0	0.3	47.6		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	93.04	-50.4	-2.8	-4.0	-0.3		0.0	0.3	43.8		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	93.04	-50.4	-2.8	-4.0	-0.3		0.0	0.3	43.8	0.0	0.0	0.0	43.8
Receiver Dining/Sitting F I GF LrD,lim dB(A) LrN,lim dB(A) LrD 53 dB(A) LrN 49 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	80.52	-49.1	-2.2	-0.5	-0.2		0.0	0.0	52.9	0.0	0.0	0.0	52.9
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	80.52	-49.1	-2.2	-0.5	-0.2		0.0	0.0	52.9		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	80.52	-49.1	-2.2	-0.5	-0.2		0.0	0.0	49.1		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	80.52	-49.1	-2.2	-0.5	-0.2		0.0	0.0	49.1	0.0	0.0	0.0	49.1
Receiver Lounge F I GF LrD,lim dB(A) LrN,lim dB(A) LrD 45 dB(A) LrN 41 dB(A)																							

The Airshed

1

AS 0826 Broadslap
Mean propagation Leq - Scenario 2 - receptors

10

Source	Source type	Time slice	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	l or A m,m²	Kl dB	KT dB	Ko dB	S m	Adiv dB	Agr dB	Abar dB	Aatm dB	Amisc dB	ADI dB	dLrefl dB	Ls dB(A)	dLw dB	Cmet dB	ZR dB	Lr dB(A)
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	99.72	-51.0	-3.1	-5.9	-0.4		0.0	0.8	45.2	0.0	0.0	0.0	45.2
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	99.72	-51.0	-3.1	-5.9	-0.4		0.0	0.8	45.2		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	99.72	-51.0	-3.1	-5.9	-0.4		0.0	0.8	41.4		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	99.72	-51.0	-3.1	-5.9	-0.4		0.0	0.8	41.4	0.0	0.0	0.0	41.4
Receiver Study/Bedroom FI GF LrD,lim dB(A) LrN,lim dB(A) LrD 44 dB(A) LrN 40 dB(A)																							
railway (daytime)	Line	LrD			75.7	104.8	816.6	0.0	0.0	0	104.62	-51.4	-3.3	-7.4	-0.5		0.0	1.4	43.6	0.0	0.0	0.0	43.6
railway (daytime)	Line	LrN			75.7	104.8	816.6	0.0	0.0	0	104.62	-51.4	-3.3	-7.4	-0.5		0.0	1.4	43.6		0.0		
railway (night-time)	Line	LrD			71.9	101.0	816.6	0.0	0.0	0	104.62	-51.4	-3.3	-7.4	-0.5		0.0	1.4	39.8		0.0		
railway (night-time)	Line	LrN			71.9	101.0	816.6	0.0	0.0	0	104.62	-51.4	-3.3	-7.4	-0.5		0.0	1.4	39.8	0.0	0.0	0.0	39.8

The Airshed

2

Appendix 5 – BS 8233 Calculation

Frequency Dependent Variables

Symbol	Description	Single Figure ratings	Hz					A weighted level
			125	250	500	1 000	2 000	
$L_{eq,ff}$	—	—	63	52	44	41	36	50
$D_{n,e}$	Sound attenuated trickle ventilator	—	37	36	35	36	34	—
R_{wi}	6-12-6 insulated glass unit	33	26	29	33	28	24	—
R_{ew}	Brick and block external wall	50	40	44	45	51	56	—
R_{rr}	See Table G.2	43	28	34	40	45	49	—
A	—	—	11	14	16	16	15	—

Non Frequency Dependent Variables

Term	Derivation	-	125	250	500	1 000	2 000	-
S_f	Facade area (including window)	-	13	13	13	13	13	-
S_r	Roof area (exposed side)	-	20	20	20	20	20	-
S_{wi}	Window area	-	2.04	2.04	2.04	2.04	2.04	-
S_{ew}	$S_f - S_{wi}$	-	10.96	10.96	10.96	10.96	10.96	-
S_{rr}	Area of ceiling	-	20	20	20	20	20	-
S	$S_f + S_{rr}$	-	33.0	33.0	33.0	33.0	33.0	-
A_0	Reference absorption area given in BS EN ISO 10140-2	-	10	10	10	10	10	-

Term from equation (G.1)	Reference letter of result	Octave band centre frequency					dBA
		125	250	500	1 000	2 000	
$L_{eq,ff}$	A	63	52	44	41	36	50.0
dBA		47	43	41	41	37	
antilog		48978	21878	12023	12589	5248	
$D_{n,e}$		40	39	38	39	37	
attenuation from ventilator	B	0.00003	0.00004	0.00005	0.00004	0.00006	
R_{wi}		28	31	35	30	26	25
attenuation from window	C	0.00010	0.00005	0.00002	0.00007	0.00016	
R_{ew}		40	44	45	51	56	
attenuation external wall	D	0.00004	0.00001	0.00001	0.00000	0.00000	
R_{rr}		28	34	40	45	49	
attenuation from roof	E	0.00091	0.00023	0.00006	0.00002	0.00001	25
$10\log_{10}(B+C+D+E)$	F	- 29.7	- 34.8	- 38.5	- 39.0	- 36.3	
A (furnished)		11	14	16	16	15	
$10\log_{10}(S/A)$	G	4.1	3.0	2.4	2.4	2.7	
$L_{eq,2}$	A + F + G + 3	40.4	23.3	10.9	7.5	5.5	
A-weighting dB		-16.1	-8.6	-3.2	0	1	25
$L_{eq,2} + A\text{-weighting}$	$L_{Aeq,125etc.}$	24.3	14.7	7.7	7.5	6.7	
antilog		268	29	6	6	5	

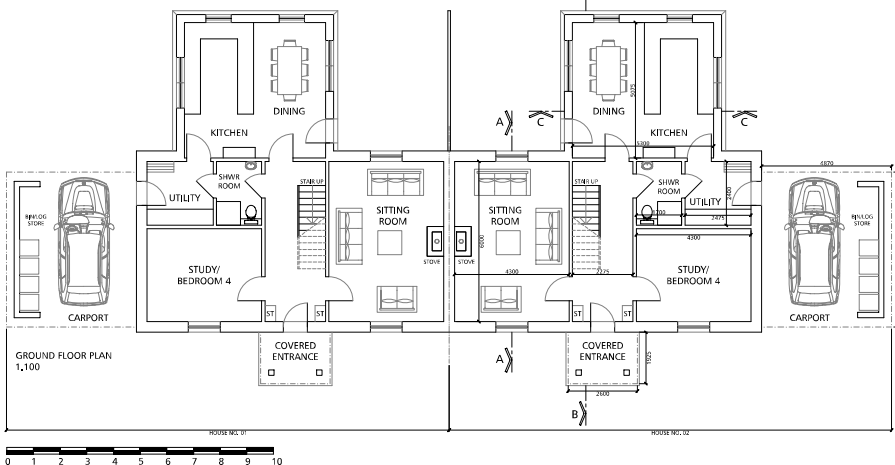
Appendix 2 – Project Description

Architectural elevation drawing of a three-story terraced house. The drawing includes a legend on the left side with the following items:

- CEDAR CLADDING
- NATURAL STONE WALLING
- NATURAL SLATE ROOFING
- UPVC WINDOWS & DOORS
- ALUTEC RAINWATER GOODS

The house features a symmetrical design with a central entrance and two side wings. The main body of the house is clad in natural stone, while the side wings and roof are clad in cedar. The roof is made of natural slate. The house has multiple windows, including dormer windows on the roof, and a central entrance door. The drawing also shows a car parked on the left and a person standing next to it, and another car parked on the right and a person standing next to it, indicating the scale of the building.

The upper floor plan shows a symmetrical layout. On the left side, there is a bedroom (2) with a bay window, a bedroom (3) with a bay window, and a bedroom (1) with a bay window. A central hallway (EN-S) connects these bedrooms to a central living area (D) and a storage room. A bathroom (B) is located near the central hallway. On the right side, there is a bedroom (2) with a bay window, a bedroom (3) with a bay window, and a bedroom (1) with a bay window. A central hallway (EN-S) connects these bedrooms to a central living area (D) and a storage room. A bathroom (B) is located near the central hallway. The plan also shows a central staircase and a central living area (D) with a bay window. The overall dimensions are 11,100 units.

UPPER FLOOR PLAN
1-100

GROUND FLOOR PLAN
1,100

HOUSE NO. 01

0 1 2 3 4 5 6 7 8 9

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

DESCRIPTION

ACTIONS / NOTES

REVISIONS			
REV	DATE	BY	DETAILS

DRAWING TITLE
Proposed Plans
Sections
& Elevations

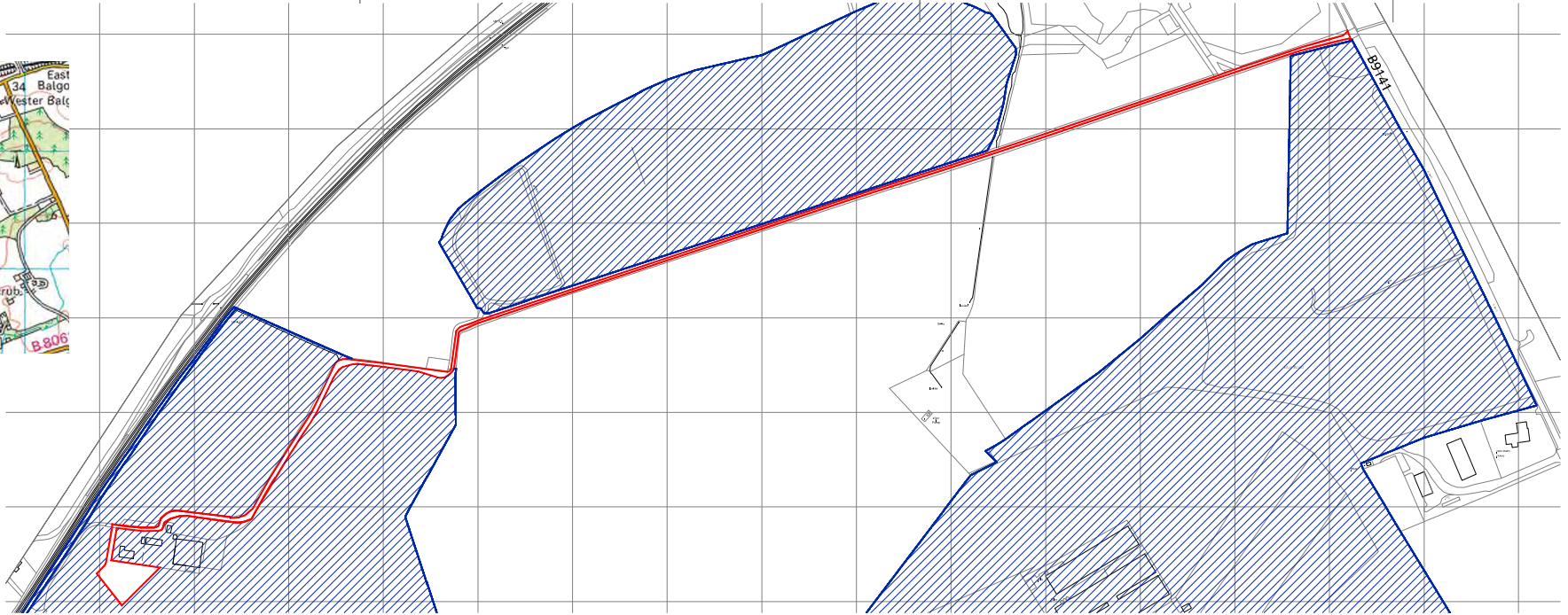
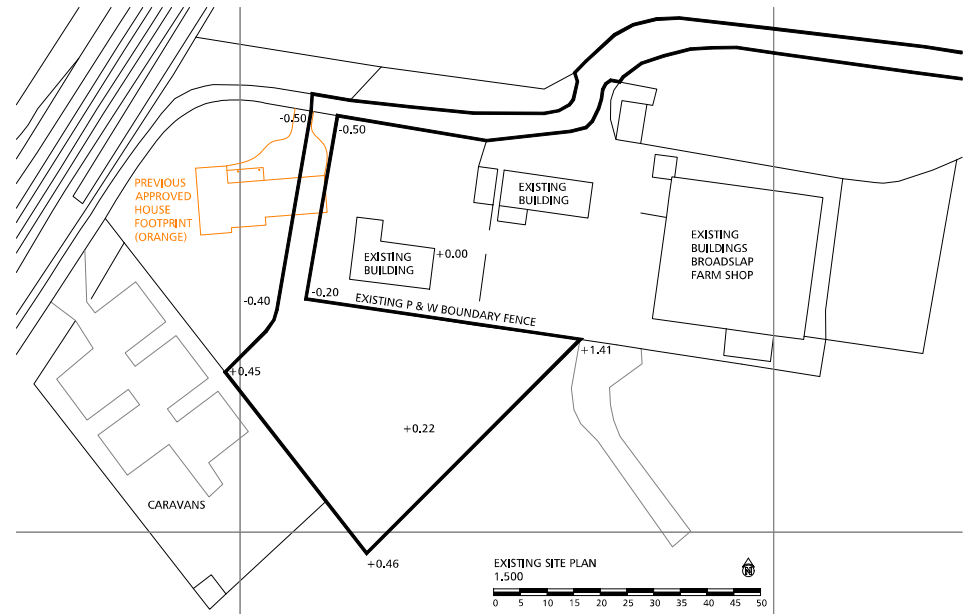
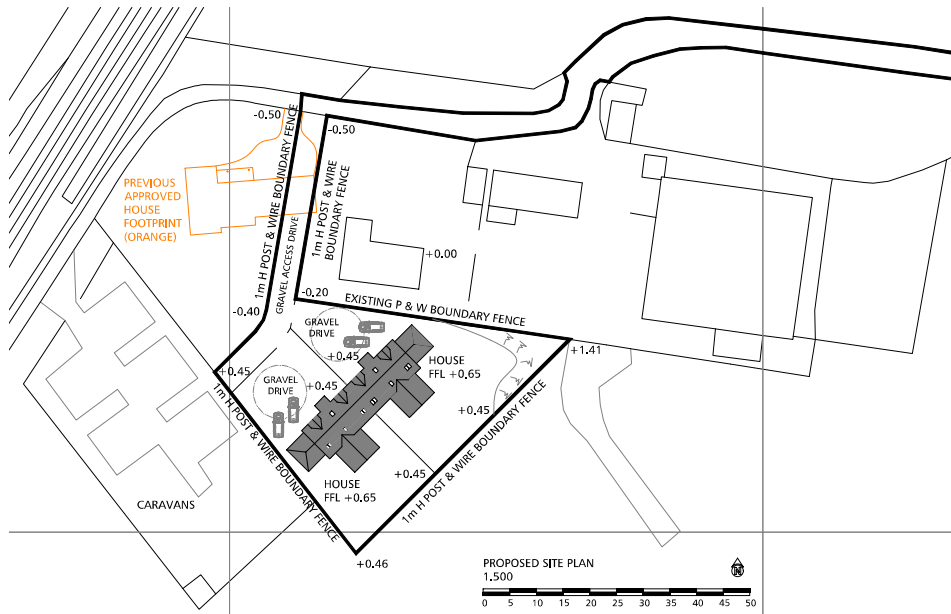
SCALE
1,100

JOB NO. 5399 DWG. NO. P01

A1

REMO

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ARCHITECTS
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OUTWITH APPLICATION BOUNDARY

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	REV	DATE	BY	DETAILS										
PL														

Appendix 3 – Noise Model Outputs (2024 Scheme)

AS 0826 Broadslap

Run info

Scenario 3 - receptors

Project info

Project title: AS 0826 Broadslap
Project No.:
Project engineer: Steve Fraser
Customer:

Description:
noise impact assessment for single dwelling

Run description

Calculation type: Single Point Sound
Title: Scenario 3 - receptors
Calculation group
Run file: RunFile.runx
Result number: 6
Local calculation (ThreadCount=4)
Calculation start: 02/12/2024 15:27:51
Calculation end: 02/12/2024 15:28:00
Calculation time: 00:07:476 [m:s.ms]
No. of points: 11
No. of calculated points: 11
Kernel version: SoundPLANnoise 9.1 (28/11/2024) - 64 bit

Run parameters

Reflection order: 3
Maximum reflection distance to receiver 200 m
Maximum reflection distance to source 50 m
Search radius 5000 m
Weighting: dB(A)
Allowed tolerance (per individual source): 0.100 dB
Create ground effect areas from road surfaces: Yes
Treat roads as terrain following: No

Standards:

Industry: ISO 9613-2: 1996
Air absorption: ISO 9613-1
regular ground effect (chapter 7.3.1), for sources without a spectrum automatically alternative ground effect
Limitation of screening loss:
single/multiple 20.0 dB /25.0 dB
Side diffraction: side paths also around terrain (outdated)
Use Eqn (Abar=Dz-Max(Agr,0)) instead of Eqn (12) (Abar=Dz-Agr) for insertion loss
Environment:
Air pressure 1013.3 mbar
rel. humidity 70.0 %
Temperature 10.0 °C
Meteo. corr. C0(7-23h)[dB]=0.0; C0(23-7h)[dB]=0.0;
Ignore Cmet for Lmax industry calculation: No

The Airshed

1

AS 0826 Broadslap

Run info

Scenario 3 - receptors

Parameter for screening: C2=20.0
Dissection parameters:
Distance to diameter factor 8
Minimal distance 1 m
Max. difference ground effect + diffraction 1.0 dB
Max. number of iterations 4
Attenuation
Foliage: ISO 9613-2 simplified
Built-up area: ISO 9613-2
Industrial site: ISO 9613-2
Assessment: PPG24 (day/night)
Reflection of "own" facade is suppressed

Geometry data

Scenario 3.sit 02/12/2024 15:27:20
- contains:
calc area Scenario 2.geo 13/05/2021 10:59:56
existing buildings.geo 12/05/2021 16:46:30
New Build 2024.geo 02/12/2024 15:27:20
OS vectormap.geo 12/05/2021 16:25:00
railway.geo 12/05/2021 16:51:48
RDGM0001.dgm 12/05/2021 16:34:36

The Airshed

2

AS 0826 Broadslap

Assessed receiver levels

Scenario 3 - receptors

2

RNo	Receiver	FI	Dir	X	Y	Z	LrD	LrN	
				m	m	m	dB(A)	dB(A)	
8	south	F 1	NW	299615	715721	44.1	48	44	
8	south	GF	NW	299615	715721	41.6	48	44	
1	mid	F 1	NW	299621	715728	44.1	48	44	
1	mid	GF	NW	299621	715728	41.6	47	43	
4	North	F 1	NW	299628	715735	44.1	47	43	
4	North	GF	NW	299628	715735	41.6	46	42	
11	south kitchen	F 1	SW	299621	715712	43.9	41	37	
11	south kitchen	GF	SW	299621	715712	41.4	40	36	
12	south kitchen	F 1	SE	299626	715713	43.9	39	35	
6	north kitchen	F 1	NE	299637	715729	44.2	38	35	
12	south kitchen	GF	SE	299626	715713	41.4	38	34	
5	north kitchen	F 1	SE	299637	715723	44.2	37	33	
5	north kitchen	GF	SE	299637	715723	41.7	35	31	
6	north kitchen	GF	NE	299637	715729	41.7	34	31	
7	north kitchen	F 1	SW	299631	715722	44.2	34	30	
3	north	F 1	SE	299629	715723	44.1	34	30	
9	South	F 1	SE	299627	715720	44.1	33	30	
13	south kitchen	F 1	NE	299627	715718	43.9	33	29	
7	north kitchen	GF	SW	299631	715722	41.7	30	26	
3	north	GF	SE	299629	715723	41.6	30	26	
13	south kitchen	GF	NE	299627	715718	41.4	30	26	
9	South	GF	SE	299627	715720	41.6	30	26	

	The Airshed	1
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3

1

From: Persephone Beer [REDACTED]
Sent: 11 July 2025 14:31
To: Mark Myles <mark.myles@bidwells.co.uk>
Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Mark

**24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of
Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL**

Thank you for your email and additional statement.

Having considered the contents and other supporting information we are of the view that the provision of a single house on the proposed site can be supported. This is largely justified due to the loss of the original farmhouse although we do note that this is still occupied and accessed onto the public road just to the south of the Broadslap entrance. I would advise however that the additional information contained within your email has not changed our view on development of two houses on this site and the application as submitted cannot be supported.

Please let me know if your client wishes the application to be determined as submitted or whether an alternative proposal will be put forward. This could potentially be submitted via a change to the description of the existing application and re-advertisement of the revised plans.

Kind regards

Seph

Persephone Beer
Planning Officer

Development Management

Economy, Development and Planning
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Web www.pkc.gov.uk

From: Mark Myles <mark.myles@bidwells.co.uk>
Sent: 24 June 2025 15:54
To: Paul Williamson [REDACTED] Persephone Beer [REDACTED]
Cc: Rachel McIntyre <rachel.mcintyre@bidwells.co.uk>
Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Afternoon Paul & Seph

Thanks again for your time at last week's site meeting.

As a follow up to the discussions, the applicants have provided the attached statement setting out the difficulties and challenges that they face in terms of being able to attract and retain good poultry managers, and they would ask you to also take this information into account in your further assessment of the application.

Look forward to hearing from you in due course.

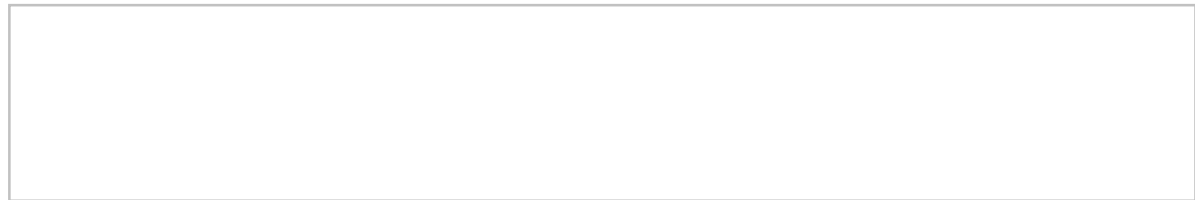
Kind regards

Mark



Mark Myles
Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA
M: 07717 512203 | bidwells.co.uk



From: Paul Williamson [redacted]
Sent: 13 June 2025 19:25
To: Mark Myles <mark.myles@bidwells.co.uk>; Persephone Beer [redacted]
Cc: Rachel McIntyre <rachel.mcintyre@bidwells.co.uk>
Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Evening Mark

While my invite was sent out for 10:30 am, just to confirm it was to account for travel times – so lets stick to 11 am if that's fine

Regards

Paul

PS – Any issues, you can get me on my mobile 07900273580

Paul Williamson
Team Leader
Local Developments
Development Management
Economy, Development and
Planning
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD



Perth and Kinross Council
www.pkc.gov.uk

LDP3 Call for Sites is now open: [Local Development Plan 3 - Call for Sites - Perth & Kinross Council Citizen Space - Citizen Space](#)



From: Mark Myles <mark.myles@bidwells.co.uk>
Sent: 27 May 2025 09:01
To: Paul Williamson [redacted]; Persephone Beer [redacted]
Cc: Rachel McIntyre <rachel.mcintyre@bidwells.co.uk>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Morning Paul

Thanks for your response – lets go for Monday 16th June at 11am and meet at the application site.

See you then and enjoy your few days off.

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA

M: 07717 512203 | bidwells.co.uk



From: Paul Williamson [REDACTED]

Sent: 27 May 2025 08:53

To: Mark Myles <mark.myles@bidwells.co.uk>; Persephone Beer [REDACTED]

Cc: Rachel McIntyre <rachel.mcintyre@bidwells.co.uk>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Good morning Mark

Thanks for the chaser, although you were on my list to contact today before I go off on leave for a few days from this afternoon.

How about Monday 16th June – happy for it to be on site, or in the office.

Anytime between 10am and 3pm would suit me best

Regards

Paul

Paul Williamson
Team Leader

Local Developments
Development Management
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LDP3 Call for Sites is now open: [Local Development Plan 3 - Call for Sites - Perth & Kinross Council Citizen Space - Citizen Space](#)



From: Mark Myles <mark.myles@bidwells.co.uk>

Sent: 26 May 2025 15:54

To: Paul Williamson [REDACTED]; Persephone Beer [REDACTED]

Cc: Rachel McIntyre <rachel.mcintyre@bidwells.co.uk>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Paul & Seph

Further to my previous emails of 7th April and 7th May, would it be possible to arrange a date/time for a site meeting at Broadslap please?

Anytime from Thursday 12th June onwards would be suitable.

Would it also be sensible to agree another extension of time to end of June to allow time for a site meeting and then any follow up correspondence?

Look forward to hearing from you

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA

M: 07717 512203 | bidwells.co.uk

From: Mark Myles

Sent: 07 May 2025 11:32

To: 'Paul Williamson' [REDACTED] Persephone Beer <[REDACTED]>

Cc: Emma Stuart <emma@mainbuildings.co.uk>; Sandy [REDACTED]

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Morning Paul & Seph

I appreciate it's a busy time of year for everyone but keen to arrange a site meeting at Broadslap as soon as possible if you could advise on your availability please.

In the meantime we would agree to an extension of time to 30th May.

Look forward to hearing from you

Many thanks

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA

M: 07717 512203 | bidwells.co.uk



From: Mark Myles

Sent: 07 April 2025 16:53

To: Paul Williamson <PWilliamson@pkc.gov.uk>

Cc: Persephone Beer [REDACTED]

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Paul

Thank you for your email response below.

From my reading of the Development Plans team consultation response dated 10th March, it doesn't appear that they've actually taken into account the contents of my previous email to Seph dated 17th Feb which provided further explanation as to the reasons behind the proposal to erect 2 semi-detached farm workers cottages, as well as the reason for the site selection sitting immediately adjacent to the range of other farm buildings at Broadslap, not just the farm shop and café. The site is also considered to provide the right balance for workers being at Broadslap Farm, as well as Mains of Duncrub in that it's close enough to the poultry farm to ensure 24 hour supervision but at the same time provide the poultry farm manager and their family with a better environment in which to live. Proposing the 2 semi detached houses at the 1 site also provides substantial savings on overall build and servicing costs.

As explained in my email of 17th February the overall business is successful and has grown significantly since the time of the previous approval for a 2nd house at Mains of Duncrub in 2012.

As previously stated the business partners also do work full time in the business and the labour requirement report has identified that there is sufficient justification for 2 additional workers properties.

In this case I think it would be beneficial for all parties if we could arrange a site meeting so that we can explain and show you all the current business operations and review the proposed application site as well as assess any alternative locations that you may consider to be appropriate.

I acknowledge you are currently on holiday and also have Planning Committee to attend to when you return next week, so when you get the opportunity I would be obliged if you could confirm a date/time that would be suitable for us to meet at the site.

Look forward to hearing from you on your return and in the meantime we are content to agree an extension of time to 2nd May.

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA

M: 07717 512203 | bidwells.co.uk



From: Paul Williamson [REDACTED]

Sent: 28 March 2025 23:24

To: Mark Myles <mark.myles@bidwells.co.uk>

Cc: Persephone Beer [REDACTED]

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Good evening Mark

As per my separate response on another site, you will be aware that I have eagerly trying to tie off loose ends before I go on leave, and you'll be pleased to know that this is my last message before I do so.

I appreciate the details and lengths that you have gone to explain the specific circumstances. We have since obtained further input from the Development Plan team,, which too shares concern at the case being put forward, particularly with regard to the placement of the dwellings some considerable distance from the poultry sheds, which ultimately in the case of animal welfare would be a preferred site.

I do also note that the previous replacement house 21/00175/IPL has already expired, therefore it cannot be taken for granted that it would be an automatic renewal. I am therefore perhaps a little perplexed as to why it did not come forward, although that may have been explained in a separate submission which I have unfortunately not had the time to review when pressed for time. While the original Broadslap Farm may no longer be suitable in relation to the farming enterprise on the opposite side of the railway, it appears to have an albeit lengthy access track heading north eastwards back to the B9141, and could be occupied by anyone in theory. In fact streetview photography seems to show bin storage at the junction with the main road relatively recently, so I may get Seph to check with Council Tax colleagues as to whether it is currently occupied or not.

As such we are assessing the need for two operational needs dwellings. While there is a clear labour requirement associated with the farm, there is in parallel a need to demonstrate that the presence of the worker on site is essential to the operational need of the farming enterprise. While it may be the case for one of the units, I am inclined to have concern for a second dwelling. However, the placement is beside the farm shop and café, which in my opinion does not have an on site requirement.

Definitely one to pick up on my return, but with property already in the applicants control (albeit occupied by business partners), if there is an essential requirement to be on site, they would in my opinion be the first for consideration, as opposed to building additional dwellings when there is alternatives, notwithstanding the placement away from where we consider any potential dwellings should realistically be sited.

As intimately separately, I am back from 14th April should you wish to pick up again

Regards

Paul

Paul Williamson
Team Leader
Local Developments
Development Management
Economy, Development and
Planning
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Perth and Kinross Council
www.pkc.gov.uk



From: Mark Myles <mark.myles@bidwells.co.uk>

Sent: 14 March 2025 09:45

To: Persephone Beer <[REDACTED]>

Cc: Paul Williamson <[REDACTED]> Emma Stuart <[REDACTED]>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Morning Seph

Thanks for your update email and I can confirm our agreement to an extension of time to 28th March.

I would advise that I will be on holiday w/c 24-28th March so if there is a request for a site visit or a further response, then that will probably need to be actioned the following week and require a further extension of time.

Kind regards

Mark Myles

Partner, Head of Planning Scotland
Ext. 4154 | DD: 01738 230154 | M: 07717 512203

From: Persephone Beer <[REDACTED]>

Sent: 14 March 2025 09:16

To: Mark Myles <mark.myles@bidwells.co.uk>

Cc: Paul Williamson <[REDACTED]>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Mark

Thank you for your email.

Once I've had chance to discuss this with Paul I will respond. As this might not be possible until early next week I would request an additional extension of time to the determination date until Friday 28th March 2025.

Kind regards

Seph

From: Mark Myles <mark.myles@bidwells.co.uk>

Sent: 10 March 2025 12:06

To: Paul Williamson <[REDACTED]>; Persephone Beer <[REDACTED]>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Paul & Seph

I'm just following up on my previous email and wondered if it would be helpful for us to arrange a site meeting to discuss the application further?

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA

DD: 01738 230154 | M: 07717 512203 | bidwells.co.uk



From: Mark Myles

Sent: 17 February 2025 11:03

To: Paul Williamson <[REDACTED]>

Cc: Persephone Beer <[REDACTED]>

Subject: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Dear Paul

I refer to my recent emails and telephone discussion with Seph in relation to the above application where an extension of time has now been agreed to 14th March. I'm aware that Seph is now on holiday for 2 weeks so in order to maintain progress with the application I thought best to respond to you in the first instance.

From my discussion with Seph it seems that the main issue with this application is that planning permission has already been granted for a farm workers house at Mains of Duncrub in 2012.

That house is occupied by Emma Stuart (business partner) and her family who work full time in the business. Mains of Duncrub farmhouse is occupied by Sandy & Freda Stuart (business partners) who also work full time in the business.

The Stuart Partnership owns and farms the land at Mains of Duncrub, Duncrub Park and also the adjoining Broadslap Farm.

The business employs 8 full time staff (4 of which are specific to the agricultural element of the business) in addition to the business partners and take on additional seasonal staff to work in the farm shop and soft fruit enterprises as set out in the SAC Report and our planning statement.

The business is successful and has grown significantly since the time of the previous approval for a 2nd house at Mains of Duncrub in 2012. Since then the broiler business has been developed and been further extended with an additional shed erected in 2016/17. You will also be aware that we have recently submitted a pre-application enquiry (25/00014/PREAPL) and an EIA Screening Request (25/00125/SCRN) with the intention of submitting a planning application to erect a 4th poultry shed in the next couple of months.

Broadslap farm was also purchased by the applicants in 2014 including the fruit business and farm shop and both of those elements have also continued to grow and expand. In 2017 they purchased further land at Duncrub Park all increasing their agricultural business.

The sole dwelling at Broadslap was previously cut off from the farm as the railway crossing was closed by Network Rail over safety concerns. Broadslap therefore currently has no farmhouse. However permission was previously granted for a house at Broadslap (in effect a replacement house) in 2021 (21/00175/IPL).

This current application therefore seeks to alter the position of the previously approved replacement house to a point that is slightly further from the railway line in order to increase residential amenity, and to combine it with the need for a poultry managers house so that 2 semi detached farm workers properties would be built together, behind the existing farm and farm shop buildings further demonstrating their clear links to the established rural business, and also helping to reduce construction costs in terms of providing economies of scale i.e. 2 semi detached properties on the same site is more cost effective to build than developing and servicing 2 separate sites at different locations on the farm.

The SAC report clearly sets out that the business can justify 2 additional dwellings, however by accepting that 1 of the houses is a replacement house for the house that previously existed at Broadslap, then the application is in effect only seeking 1 house on the basis of an operational need requirement.

As explained the land around the poultry farm at Mains of Duncrub is PAL and therefore to mitigate against the potential loss, it was considered a more practical, economic and environmentally acceptable solution to site the 2 houses together at Broadslap.

On this point Seph confirmed that there are no issues raised in terms of layout, siting and design with the current application.

The application site is less than 1km to the west of the poultry farm and close enough to ensure that 24 hour supervision can be achieved by the poultry manager at all times. At the same time it is important to ensure there is a quality of life for the poultry farm manager and their family, who need to be able to have a break away from such an intense working environment. Furthermore as the erection of a single house at Broadslap has previously been deemed acceptable and that still appears to be the case, it would seem sensible to erect the 2nd house as part of the same cluster of buildings and all forming part of the same wider building group at Broadslap.

The council could approve 1 house but it makes no sense for the applicant to then have to reapply for a 2nd house at a different location or even on the adjacent site that could be considered in the future as an infill site within the building group, when it is more logical and cost effective for the business, and has the least amount of impact, to allow the two semi detached workers houses to be built at the same time.

As explained above the rural business has grown significantly since 2012 when the previous approval was given for a house at Mains of Duncrub, and this current proposal requires assessment against a range of different rural housing planning policy criteria i.e. NPF4 Policy 17 and LDP2 Policy 19 on;

- replacement houses,
- operational need houses, and also
- development within a building group.

This application should not be considered solely as 2 operational needs houses because 1 can be regarded as a replacement house and both houses could be considered as forming part of the established building group at the centre of the business operations at Broadslap. As noted in NPF4 the intent of Policy 17 is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right location.

I therefore believe the council should be in a position to support this high quality designed development for these very reasons.

If it would be helpful I'd be more than happy to meet with you at the site to discuss the proposal further.

Look forward to hearing from you shortly.

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA
DD: 01738 230154 | M: 07717 512203 | bidwells.co.uk



From: Mark Myles

Sent: 13 February 2025 17:07

To: Persephone Beer <[REDACTED]>

Cc: Emma Stuart [REDACTED]

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Hi Seph

Further to our earlier call I'd be grateful if we could agree an extension of time for determination of the application until 14th March 2025.

I will provide a further response to your feedback in due course.

Many thanks

Kind regards
Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA
DD: 01738 230154 | M: 07717 512203 | bidwells.co.uk



From: Planning Scotland

Sent: 11 February 2025 16:54

To: Persephone Beer <[REDACTED]>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 OQL

Hi Seph

Thanks for your email which is extremely disappointing.

The previous permission in principle had included a proposed site plan that had shown a substantial 5 bed house with double garage.

Broadslap has no farmhouse and the current proposal seeks permission to erect 2 more modest 3 bed semi-detached dwellinghouses with single garages in order to allow for the fruit manager and the poultry manager and their families to live on site, all as explained within the SAC Report and our supporting planning statement.

Not only do we consider the proposal to be fully compliant with NPF4 Policy 17 v) and PKCLDP Policy 19 (category 3) as the 2 houses are necessary to support the sustainable management of an existing viable rural business and there is an essential need for these workers to live permanently at or near their place of work, the site is also regarded as meeting the criteria of Policy 19 Category 1 (building groups).

These policies do not prevent applications for 2 houses from being supported particularly when a proposed development is suitably scaled, sited and designed to be in keeping with the character of the area and in this case would also avoid any potential impact on or the loss of prime agricultural land which would happen if the poultry managers house was to be erected at Duncrub.

Therefore before I contact my client to ask how they would like to proceed it would be helpful if you could provide a more detailed explanation of the reason why you consider that you are unable to support the current application please.

Look forward to hearing from you

Kind regards

Mark



Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA
DD: 01738 230154 | M: 07717 512203 | bidwells.co.uk



From: Persephone Beer [REDACTED]

Sent: 11 February 2025 16:08

To: Planning Scotland <planningscotland@bidwells.co.uk>

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Mark

24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

I refer to the above planning application.

Having given it full consideration I would advise that two dwellinghouses on this site cannot be supported.

The replacement of the farmhouse severed by the railway is generally supported and I appreciate that there was an in principle permission for one house but this has now expired.

I therefore advise that the application in its current form will be recommended for refusal. If your client would prefer to change the proposal to the erection of one dwellinghouse it is likely that this could be supported.

Please let me know how you/your client would like to proceed.

Kind regards

Persephone Beer

From: Planning Scotland <planningscotland@bidwells.co.uk>

Sent: 29 January 2025 10:55

To: Persephone Beer [REDACTED]

Subject: RE: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Dear Seph

Thanks for your email in respect of the above planning application.

I can confirm that the intention would be to have normal domestic bins stored at the road end for ease of collection. These would be located on the southern side of the junction as that land is within the applicants control as shown on the submitted location plan and further details could be covered by a suitably worded condition.

In addressing another matter that's been raised by your Transportation colleagues, I would advise that there are already a total of 9 inter-visible passing places with signage located along the length of the access road.

I trust this is helpful and look forward to hearing from you as the application progresses.

Kind regards
Mark

Mark Myles

Partner, Head of Planning Scotland

Broxden House, Lamberkine Drive, Perth, Scotland. PH1 1RA
DD: 01738 230154 | M: 07717 512203 | bidwells.co.uk



From: Persephone Beer [REDACTED]

Sent: 28 January 2025 12:40

To: Planning Scotland <planningscotland@bidwells.co.uk>

Subject: 24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

Dear Mark

24/01865/FLL Erection of 2 dwellinghouses Land 115 Metres East Of Broadslap Farm Shop Broadslap Farm Dunning Perth PH2 0QL

I have received comments in relation to the above application from Transportation and Development Colleagues. These are attached for information. There is a query over the waste collection arrangements proposed. Could you have a look at the attached and advise accordingly.

Thank you for your help.

Kind regards

Seph

Persephone Beer
Planning Officer
Development Management

Economy, Development and Planning
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD