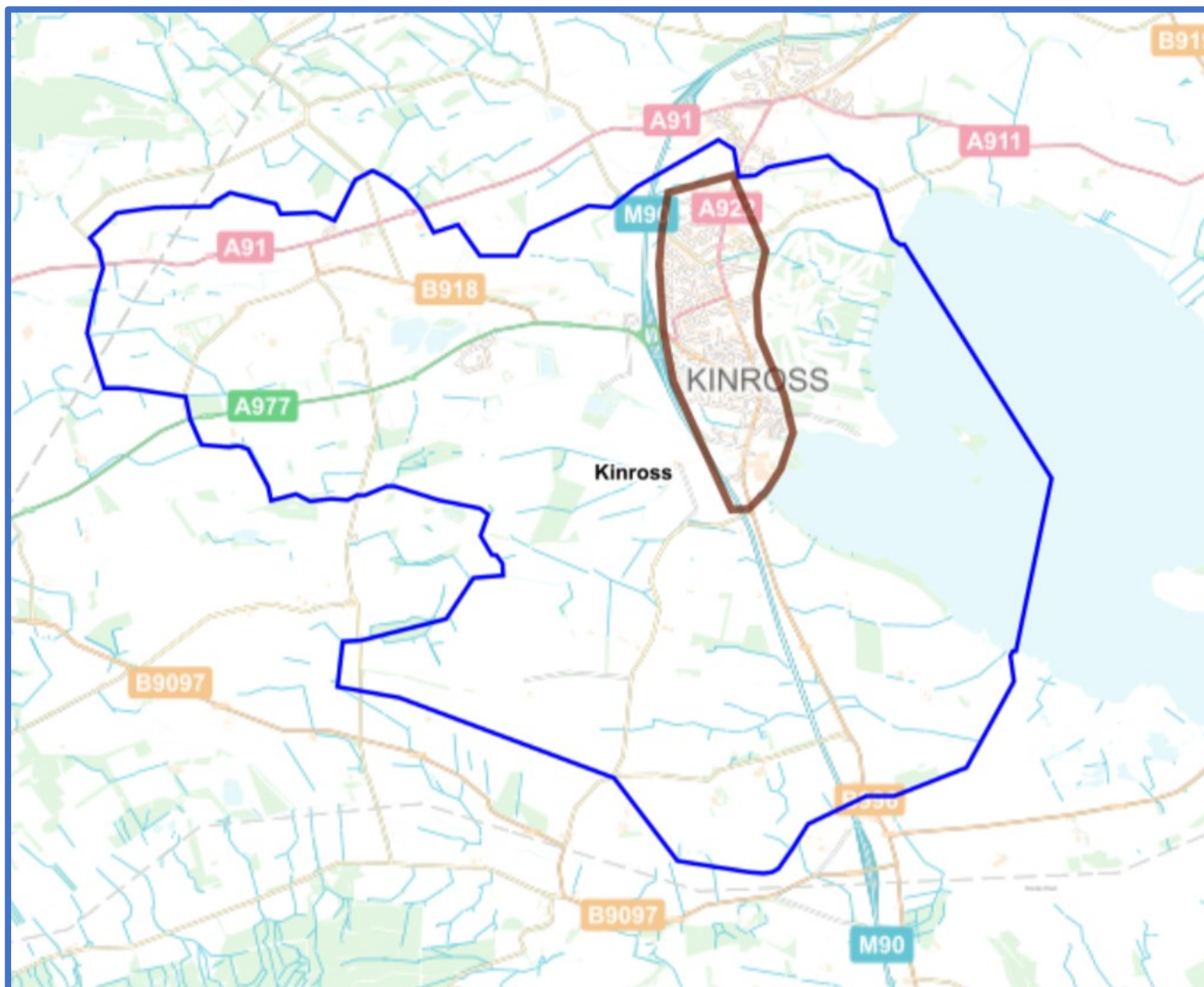


KINROSS LOCAL PLACE PLAN

Prepared by Kinross Community Council

April 2026



Prepared by: **Kinross Community Council**

Submission Date: **28 April 2026 (amended with additions 2 June 2026)**

*The area covered by this Local Place Plan is shown on the map above and corresponds to Kinross town (outlined in Brown) and the wider Community Council area. A full boundary map with North Point is provided in **Appendix 1**.*

1. INTRODUCTION

1.1 This Local Place Plan (LPP) has been prepared by Kinross Community Council in accordance with the Planning (Scotland) Act 2019.

1.2 It sets out the community's spatial vision, priorities and policy proposals intended to inform the next Perth and Kinross Local Development Plan (LDP) and to be taken into account in planning decisions affecting the area.

1.3 The non-LDP elements will be subject to further work beyond the deadline for consideration in the LDP3 consultation.

Policy Context and Relationship to the Development Plan

This Local Place Plan has been prepared having regard to **National Planning Framework 4 (NPF4)** and the **adopted Perth and Kinross Local Development Plan (LDP2)**. It is intended to inform preparation of the next Local Development Plan and to be a material consideration in planning decision-making.

2. COMMUNITY ENGAGEMENT

2.1 The Plan draws on extensive community engagement undertaken through the Kinross Community Action Plan (CAP).

2.2 Evidence-gathering included surveys, stakeholder discussions, a business survey, a community profile, a community open-day event and Better Place to Live Fair.

2.3 The CAP engagement (April–September 2025) yielded 775 survey responses (representing at least 860 people), 25 stakeholder conversations, 21 business responses and 341 open-day participants, coordinated by a multi-organisation Steering Group including Kinross Community Council, Kinross-shire Partnership, KLEO, the Kinross Centre, CHAS, Broke Not Broken, KYTHE, Kinross-shire Civic Trust, Greener Kinross-shire and volunteers. This provides a robust community evidence base for the Local Place Plan.

We had a stall at the Better Place to Live fair, where the concepts were explained, although no changes were identified as required.

We wish to thank the helpful advice from PKC planning staff who have helped us finalise and make our proposal fit for submission.

2.4 Community Support for the Local Place Plan

The Community Council considers that the proposals contained in this Local Place Plan reflect the views of the majority of participants in the Community Action Plan engagement process. There was strong and consistent support for a **period of consolidation rather than further expansion**, protection of Loch Leven, and safeguarding land for infrastructure, business and community uses. While differing views were expressed on individual matters, no significant unresolved objections to the overall approach were identified. This was confirmed with an online survey during May where the plans proposals received overwhelming confirmation.

3. GROWTH CONTEXT

3.1 For LDP purposes, Kinross and Milnathort are treated as a tier-two settlement; the community seeks clear separation and distinct identities. However, housing in Milnathort will impact Kinross, and commenting on proposed sites in Milnathort is therefore appropriate.

3.2 Since 2016, around 700 new homes have been delivered in Kinross and Milnathort combined, exceeding allocations by approximately 29%.

3.3 This has contributed to a population rise of 14.7% between 2011 and 2022, compared with a 2.9% Perth and Kinross average. Occupied homes increased by 23% (from 2,120 to 2,606), with further completions since.

3.4 Demographic change includes a rise in residents aged 65+ to 26% and a decline in the working-age population to 56%, with implications for health services.

3.5 Visitors to Loch Leven are estimated at approximately 350,000 per year, creating both economic opportunity and environmental responsibility.

3.6 Almost all recent housing development areas in LDP1 and LDP2 have been on prime agricultural land. The main exception being the High School site, which was replaced by the Campus, built on prime agricultural land.

3.7 The community considers that housing targets should reflect total development likely within the plan period, including small-scale development outside allocations.

3.8 The community therefore calls on Perth and Kinross Council to account for this previous growth and reduce further allocations to Kinross shire as a whole. **A consolidation-led approach in LDP3 for Kinross and Milnathort is considered a reasonable policy outcome.**

4. VISION FOR KINROSS

4.1 The community's long-term vision for Kinross, as articulated through the Local Place Plan and the Community Action Plan, is for the area to remain a **compact, distinctive and sustainable market town**.

Key elements of the vision include:

- **Limited Growth and Consolidation**

Following a period of rapid development exceeding previous allocations, the community calls for a **period of consolidation rather than expansion**, and does not support further large-scale greenfield growth, particularly west of the M90, in order to protect settlement integrity and maintain separation between Kinross and Milnathort.

- **Environmental Stewardship**

The long-term viability of Loch Leven as an internationally important natural asset and a visitor destination is central to the community's vision. A **precautionary principle** should be applied to development affecting the loch's catchment, particularly in relation to phosphorus loading and climate-related risks. The surrounding prime agricultural land is also a valued asset to be retained.

- **Sustainability and Low-Carbon Living**

Compact, walkable neighbourhoods supported by active travel infrastructure, core paths and the Loch Leven Heritage Trail should reduce reliance on private car use and improve health and wellbeing.

- **Vibrant Town Centre and Regeneration**

Future development should prioritise the regeneration and reuse of existing buildings. The community supports a vibrant and accessible High Street, with opportunities for employment, retail and visitor-related uses, including potential heritage or visitor facilities at the former BCA site.

- **Infrastructure First and Future-Proofing**

Development should only proceed where healthcare, childcare, wastewater, transport and community infrastructure capacity can be demonstrated. Land should be safeguarded for future non-housing needs, including education, civic services and community facilities.

4.2 This Vision aligns with **National Planning Framework 4**, particularly the spatial principles of compact urban growth, local living, conserving and recycling assets, and community wealth building, see Appendix 4

5. SPATIAL STRATEGY

5.1 The Spatial Strategy sets out how the vision will be delivered through land-use decisions and provides a coherent framework for guiding development, protecting assets and improving sustainability.

5.2 A consolidation-led approach underpins the strategy, supporting regeneration, reuse and small-scale infill within the existing settlement boundary, alongside compact, walkable neighbourhoods.

5.3 Protecting and enhancing the natural and historic environment, particularly Loch Leven and its catchment, is fundamental to the strategy.

5.4 Greenfield expansion beyond the settlement boundary is not supported.

6. LOCAL PLACE PLAN POLICIES

LPP1 – Settlement Consolidation

Housing Development, which would extend the settlement of Kinross beyond its existing boundary, including expansion west of the M90, is not supported. Development should consolidate within the settlement, prioritising regeneration, reuse and infrastructure-first delivery.

LPP2 – Infrastructure First / Future-Proofing

Land required to meet future education, health, childcare, community, retail and civic needs should be safeguarded from residential development.

LPP3 – Loch Leven Catchment Protection

Development proposals must demonstrate that there is no risk to the ecological integrity of Loch Leven, and must apply a precautionary approach to cumulative impacts.

LPP4 – Former BCA Site

The former BCA site should be safeguarded for employment, retail and visitor-related uses and not developed for housing.

LPP5 – Protection of Prime Agricultural Land

Prime agricultural land surrounding Kinross should be protected from development.

LPP6 – Landscape and Settlement Setting

Development that would reduce the physical or visual separation between Kinross and Milnathort is not supported.

7. INFRASTRUCTURE PRIORITIES

7.1 **Primary Healthcare** — Historically, population growth in Kinross-shire has been met by twice moving to a larger health centre. A growing and ageing population will continue to add pressure on the current health centre, with no logical alternative site within the settlement boundary.

7.2 **Wastewater / Drainage** — The Victorian main drain is under strain. Climate change is increasing peak flows, with a rise in untreated sewage being released into the loch. Coordinating drainage upgrades with the district-heating installation would provide infrastructure suitable for the next century.

7.3 **Active Travel / Road Safety** —

The Park and Ride facility is successful but approaching capacity, and additional parking will be required.

The designated alternate diversion route off the M90 through Kinross and Milnathort requires resurfacing and upgrading as traffic levels increase.

Designated safe paths are being expanded gradually, but gaps remain. Continued extension and connection of the path network is therefore important.

7.4 **Community Facilities** — Pressure on halls and meeting spaces remains high, and improved access to campus facilities is sought.

Additional CAP-prioritised actions included:

- Joint health and care working group
- Leisure Centre upgrades
- All-weather sports pitch provision
- Myre Park masterplanning
- Banking Hub and Post Office improvements
- Active-travel routes, safer crossings, NCR335 re-routing, Milnathort slip roads, and town-centre traffic options

8. MAP FRAMEWORK

The Local Place Plan boundary is shown on the **cover page and in Appendix 1**.

Locations referenced in the proposals are illustrated in **Appendix 2 (Proposal Location Map)**.

Prime agricultural land is shown separately in **Appendix 3**.

9. IMPLEMENTATION AND REVIEW

9.1 The Local Place Plan will guide engagement between Kinross Community Council, Perth and Kinross Council, and other stakeholders.

9.2 The Plan will be reviewed periodically as circumstances evolve.

10. CONCLUSIONS

10.1 This Local Place Plan marks a strategic shift away from a decade of developer-led expansion towards a necessary **period of consolidation**, following housing growth exceeding allocations by around 29%.

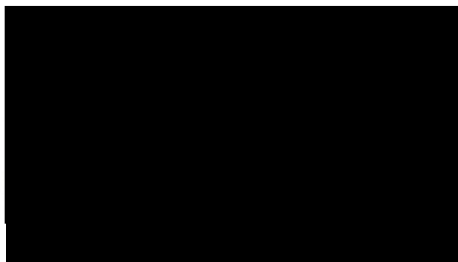
10.2 Safeguarding the former BCA site and other key land for non-housing uses is essential to future-proof Kinross's role as a functional town.

10.3 Applying a precautionary approach to development affecting Loch Leven, protecting prime agricultural land, and preserving settlement separation are central to maintaining Kinross's identity as a compact market town.

10.4 Overall, the Plan provides an evidence-based framework to balance development with the protection of valued community assets and long-term wellbeing.

DECLARATION

This Local Place Plan has been prepared by a community body in accordance with Section 61F of the Town and Country Planning (Scotland) Act 1997 (as amended). Community Body: **Kinross Community Council**



Signed:

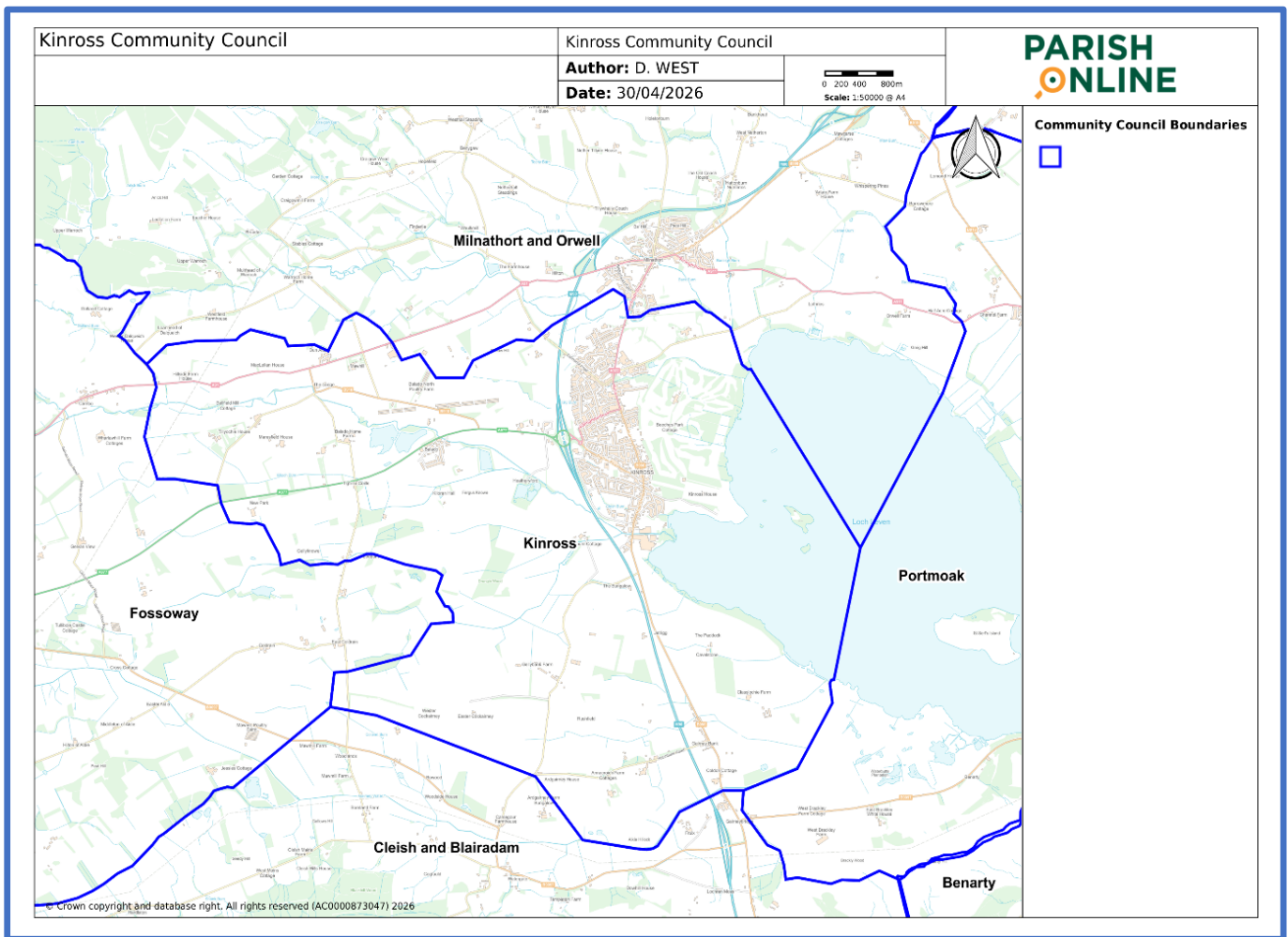
Role: Chair

Date: 1st June 2026

APPENDIXES

- **Appendix 1 – Local Place Plan Boundary Map**
- **Appendix 2 – Proposal Location Map**
- **Appendix 3 – Prime Agricultural Land Map**
- **Appendix 4 - National Planning Framework 4 Policy Alignment and Justification**
- **Appendix 5 – Response to developer proposals in call for sites**
- **Appendix 6 - Results of online survey on the plans proposals**

Appendix One- Local Place Plan Boundary Map

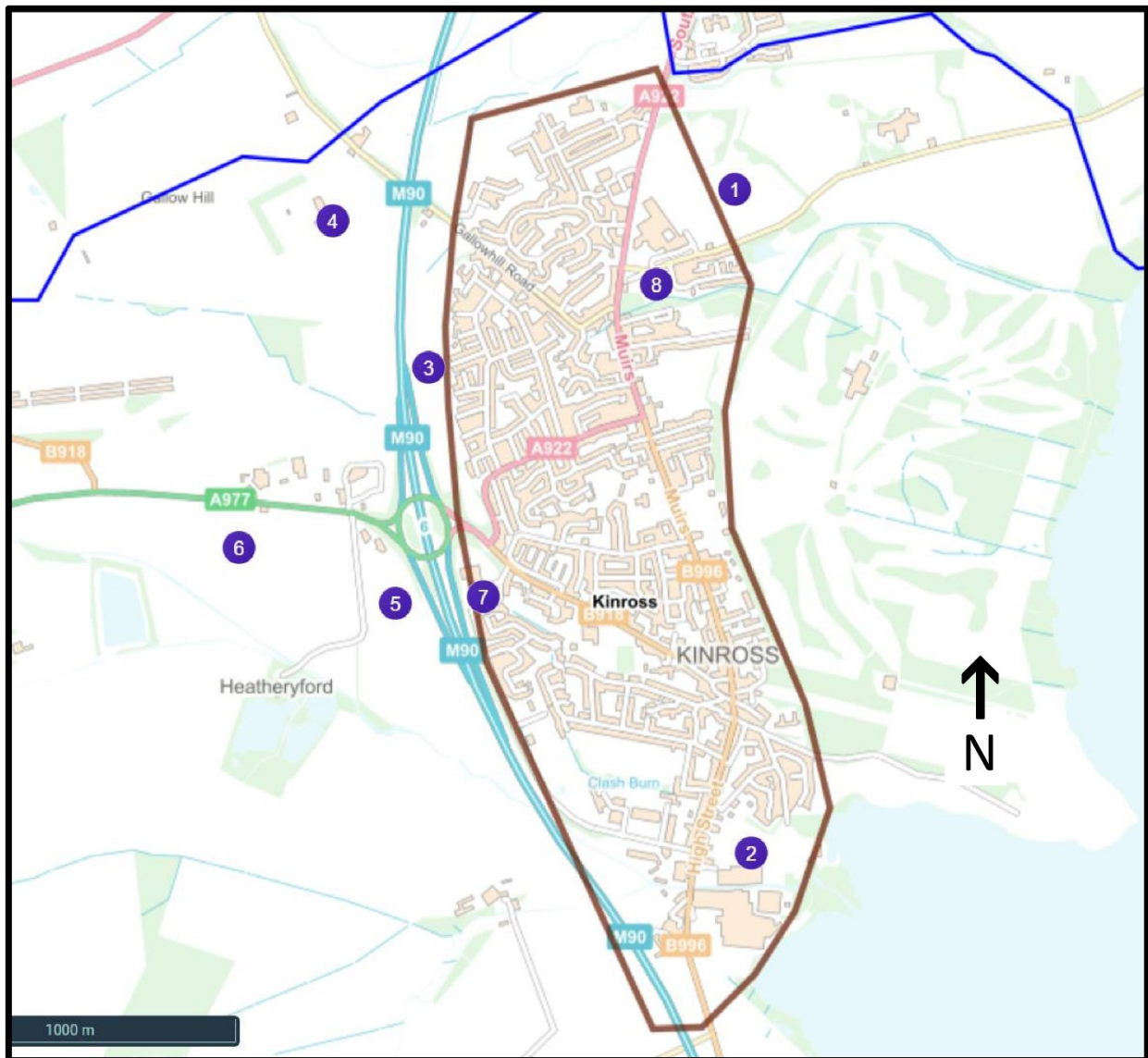


Map showing **Kinross Community Council** area with its immediate neighbouring areas.

Appendix 2 – Proposal Location Map

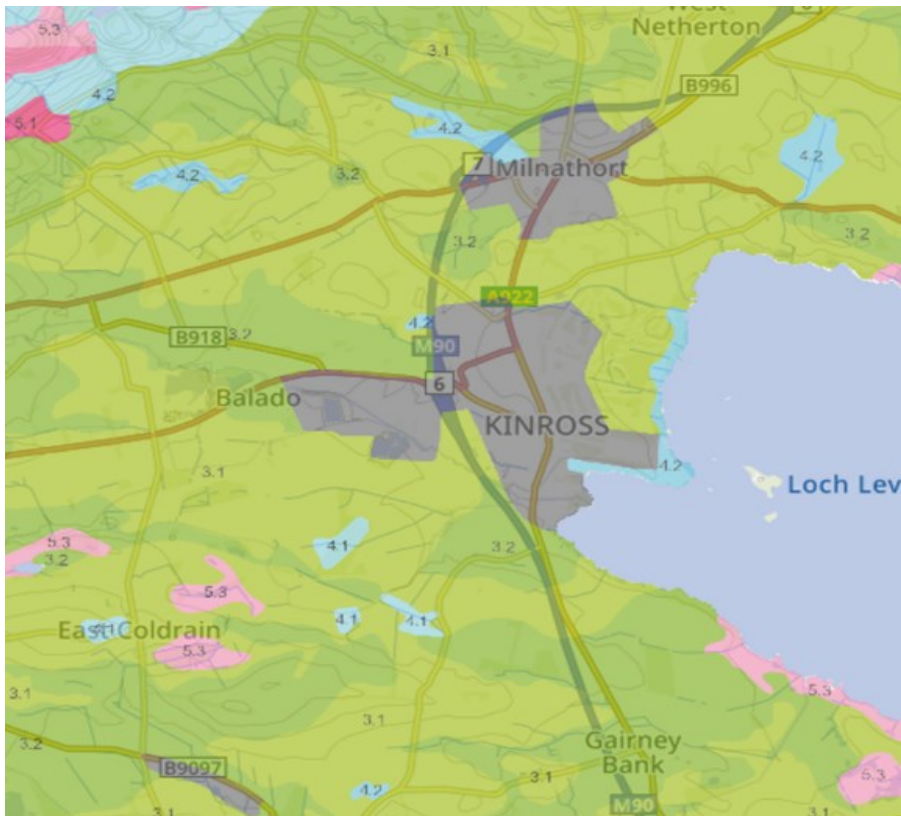
Appendix 2 – Proposal Location Map

1	Land held for Education/ Health	5	Preferred use 'CATCH project'
2	Business/ tourism/ access road to Loch	6	Preferred area for business expansion
3	Retain as Open Space/ agricultural	7	Park and Ride
4	Retain as agricultural land	8	GP Surgery
Brown	Settlement Boundary	Blue	Kinross CC Boundary



Appendix 3 – Prime Agricultural Land Map

SOURCE : soils.environment.gov.scot/maps/capability-maps/national-scale-land-capability-for-agriculture/#onemapdata



Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.

Note, this map was made before the shift in the settlement boundary from the M90 motorway to the core footpath. The field labelled 5 is farmland of similar quality to that on the other side of the motorway.

Appendix 4-National Planning Framework 4 Policy Alignment and Justification and Relationship to LDP2

A1. Purpose of this Appendix

This Appendix accompanies the Kinross Local Place Plan and explains how the Vision and proposals have been prepared having regard to **National Planning Framework 4 (NPF4)**, and how it relates to **LDP2**

It is intended to assist the planning authority, decision-makers and stakeholders in understanding the policy context, weight and relevance of the Local Place Plan.

A2. Alignment with NPF4 Spatial Principles

The Kinross Local Place Plan aligns with all six NPF4 spatial principles:

- **Just Transition** – promoting inclusive access to homes, services, jobs and public spaces
- **Conserving and Recycling Assets** – prioritising reuse, regeneration and protection of natural and historic assets
- **Local Living** – supporting access to everyday needs locally
- **Compact Urban Growth** – focusing on **consolidation rather than further expansion**
- **Rebalanced Development** – strengthening the town centre and local economy
- **Rural Revitalisation** – supporting a responsible visitor economy linked to Loch Leven

A3. Vision and NPF4 Policy 1

NPF4 Policy 1 requires significant weight to be given to the climate and nature crises. The Kinross LPP Vision explicitly commits to climate resilience, biodiversity enhancement, renewable energy, active travel, and protection of Loch Leven, providing a clear framework for policy-compliant decision-making.

A4. Proposal-by-Proposal Policy Alignment

Climate, Nature and Green Infrastructure

Aligns with NPF4 Policies 1, 3, 4 and 20 by prioritising biodiversity enhancement, nature networks, and blue-green infrastructure.

Consolidation, Placemaking and Built Form

Aligns with Compact Urban Growth and Policies 9 and 14 by supporting reuse, regeneration and high-quality placemaking over outward expansion.

Local Living, Accessibility and Movement

Aligns with Policies 13, 15 and 23 through improved active travel, accessibility and health-supporting environments.

Homes That Meet Community Needs

Aligns with Policies 16 and 18 by supporting quality, inclusive homes tied to infrastructure capacity.

Local Economy, Town Centre and Community Wealth

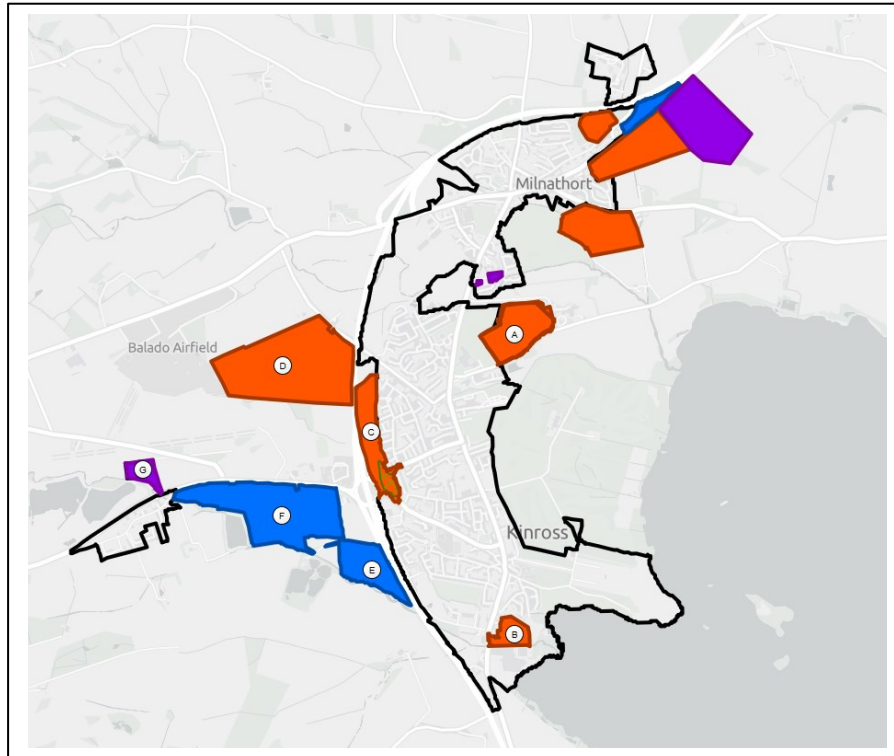
Aligns with Policies 25, 26, 27 and 30 by supporting employment, town centre vitality, community wealth building and sustainable tourism.

Relationship to LDP2

The Kinross Local Place Plan has been prepared having regard to the adopted Perth and Kinross Local Development Plan 2 (LDP2) and National Planning Framework 4 (NPF4). The table below summarises how each LPP proposal relates to LDP2 policy, and the community's case for amendment in LDP3.

LPP Policy	Relevant LDP2 Policy	Alignment / Divergence	Case for LDP3 Amendment
LPP1 – Settlement Consolidation	LDP2 Policy PM1 (Settlement Boundaries); Housing Allocations K1–K4	Broadly aligned with settlement boundary approach. Diverges in calling for no further greenfield allocations, particularly west of the M90, beyond what LDP2 already permits.	LDP2 housing allocations have been exceeded by approximately 29% since 2016. LDP3 should reflect actual growth, reduce further allocations to Kinross-shire, and adopt a consolidation-led approach.
LPP2 – Infrastructure First	LDP2 Policy PM2 (Infrastructure Contributions); Policy CF1 (Community Facilities)	Aligned with LDP2 intent. Seeks stronger, binding safeguarding of land for non-housing infrastructure before further residential development is permitted.	LDP3 should introduce a clear infrastructure-first trigger, requiring demonstrated capacity in healthcare, education, wastewater and transport before any new residential allocation is granted.
LPP3 – Loch Leven Catchment	LDP2 Policy NE3 (Biodiversity); Policy EP5 (Water Environment)	Aligned with LDP2 environmental policies. Calls for a more explicit precautionary principle applied specifically to Loch Leven's phosphorus loading and cumulative development impacts.	LDP3 should include a specific Loch Leven Catchment policy applying a precautionary approach to all development within the catchment, reflecting SEPA guidance and the loch's SSSI and SAC status.
LPP4 – Former BCA Site	LDP2 Policy ED1 (Employment Land); town centre policies	Aligned with LDP2 employment land protection intent. Explicitly opposes housing allocation on this last major brownfield site within the settlement envelope.	LDP3 should designate the former BCA site for employment, retail or visitor uses only, and must not allocate it for housing. Its value as the town's last significant brownfield opportunity must be recognised.
LPP5 – Prime Agricultural Land	LDP2 Policy ENV10 (Soil and Agriculture); NPF4 Policy 5	Aligned. Reinforces existing protections and calls for strict application given that almost all recent housing growth in Kinross has been on prime agricultural land.	LDP3 should apply a stronger presumption against development on Class 1–3 agricultural land in the Kinross area, consistent with NPF4 Policy 5 and Scottish Government guidance on food security.
LPP6 – Settlement Separation	LDP2 Policy PM1; Settlement gap policies	Aligned with LDP2 intent. Calls for an explicit settlement gap or green wedge designation to safeguard the visual and physical separation between Kinross and Milnathort.	LDP3 should designate a formal settlement gap between Kinross and Milnathort, preventing coalescence and protecting the distinct character of both communities.

Appendix 5 – Response to developer proposals in call for sites



Area labelled A

- This land is prime agricultural land
- Its use for housing would preclude any possible expansion of the high school/ campus
- It would further limit the “gap” between Kinross and Milnathort
- Outside the settlement boundary

Area labelled in Appendix B

- The plans for retail, banking hub, a possible heritage site and new road access to the Loch met with widespread public support
- It’s the only site within the settlement boundary where non-housing development could happen
- The future needs of the community must prevail over narrow developer interest.

Area labelled in C

- This land is prime agricultural land
- Outside the settlement boundary
- Access would require the destruction of an existing park – Large-scale public opposition.
- Rejected twice by Reporter.

Area labelled D

- This would take development across the M90
- It would require extensive improvements to Gallowhill Road.
- This land is prime agricultural land
- Outside the settlement boundary

Area labelled E and F

- We support the proposed use of area 7a for the CATCH district heating proposal.
- The extension of business use along this road is a logical approach to expand business opportunities.

We have had no feedback on the remaining area G

Appendix 6 - Results of online survey on the plans proposals

Kinross Local Place Plan – Consultation Response Summary

138 responses received · During May 2026 · Kinross-shire Local Place

We were asked to look at further community consultation on the Place Plan and although suggested as optional we publicised a link on various local Facebook pages as well as the Community Council webpage. It is clear that the consultation backs the views expressed in the Community Action Plan. They are summarised below.

- **89%** of respondents support or strongly support limiting further greenfield housing growth until infrastructure catches up (LPP1 – Settlement Consolidation).
- **83%** agree or strongly agree that the former BCA site should be redeveloped for retail and commercial use (LPP4).
- **Primary healthcare capacity** was identified as the single most important infrastructure priority by 56% of respondents.
- **86%** of respondents are concerned or very concerned about the environmental condition of Loch Leven.

This document summarises the quantitative outcomes of the Kinross LPP public consultation. Questions covered settlement growth, the former BCA site, infrastructure priorities, and Loch Leven. Open-ended responses are summarised thematically below.

Q1 · Settlement Consolidation		
Response	n	%
Strongly support	104	75%
Support	19	14%
Neither support nor oppose	6	4%
Oppose	5	4%
Strongly oppose	4	3%

Q4 · Loch Leven Environmental Concern		
Response	n	%
Very concerned	97	70%
Concerned	21	15%
Slightly concerned	12	9%
Not concerned	8	6%

Q2 · Former BCA Site (Retail / Commercial Use)		
Response	n	%
Strongly agree	99	72%
Agree	16	12%
Neither agree nor disagree	12	9%
Disagree	2	1%
Strongly disagree	8	6%

Q5 · Top Infrastructure Priority (single choice)		
Priority	n	%
Primary healthcare capacity	76	56%
Wastewater & drainage upgrades	26	19%
Active travel & road safety	26	19%
Community facilities	8	6%

Q3 · Most Important Policies (multiple selections permitted — % = share of all 138 respondents)		
Policy	Respondents selecting (n)	%
LPP1 – Settlement Consolidation	70	51%
LPP2 – Infrastructure First	76	55%
LPP3 – Loch Leven Catchment Protection	54	39%
LPP4 – Former BCA Site	60	44%
LPP5 – Protection of Prime Agricultural Land	67	49%
LPP6 – Settlement Separation	36	26%

Key Themes from Open-Ended Responses

Healthcare capacity and wastewater treatment dominated written comments; many respondents linked rapid recent housing growth to mounting pressure on the NHS Loch Leven Health Centre and recurring sewage overflow events into the loch. The former BCA site attracted the most divided opinion: the vast majority favoured retail or commercial use, while some immediately adjacent residents raised flood-risk, traffic, and amenity concerns. However the news about the flood protection plan was not widely known to the public during this period.

Further recurring themes included calls for protection of prime agricultural land, a one-way traffic system on the High Street, active-travel improvements linking Balado and Kinross, and concern regarding the proposed Burleigh Sands holiday development west of Milnathort.