

Wolfhill Local Place Plan (June 2026)

Executive Summary

Vision: Wolfhill is defined by its location and surroundings and will remain a quiet, rural residential community, protecting its countryside setting, woodland and valued views, while improving safety and accessibility and supporting community life through the village hall, green space and country roads.

Key priorities: safer streets and improved conditions for walking and wheeling (in ways that protect the rural character of the grass-verged roads); speed management and road safety; improved public transport provision and improved, disabled friendly access to bus stops; improvements to the village hall to make it a safe and welcoming space for all; upgrades to the green space, play equipment and kick-about pitch; acknowledging that certain housing developments are already committed through the planning system, recognising that their delivery will proceed, and focusing on minimising impacts and responding to community concerns, and taking an infrastructure-led approach to any future growth.

Proposed actions/projects: a package of deliverable projects is set out in Section 6, focused on walking/wheeling safety (a character-sensitive approach to priority routes), road safety and speed management, public transport improvements, village hall and green space upgrades, protection of amenity and the biosphere and a clear development principles statement.

Table of Contents

Wolfhill Local Place Plan (June 2026)	1
Executive Summary	1
1. Introduction	4
1.1 A brief background to the settlement	4
1.2 Purpose and status	5
1.3 Alignment with NPF4 and the Perth & Kinross Development Plan	5
2. Vision for Wolfhill	7
3. Objectives	7
4. About Wolfhill (community profile)	8
4.1 Location and character	8
4.2 Population, employment and housing.....	8
4.3 Facilities and community assets	9
4.4 Movement and connectivity	9
4.5 Home heating and energy	10
5. Key issues and opportunities	10
5.1 Road safety, walking and wheeling.....	10
5.2 Speed management and traffic	10
5.3 Public transport and access to services	10
5.4 Housing and development	11
5.5 Village Hall and community focus	12
5.6 Green space, play and outdoor facilities	12
5.7 Energy, climate resilience and nature.....	13
6. Proposed actions and projects	13
7. Evidence base and maps	20
8. LPP & Settlement areas and setting	21
9. Delivery and governance	23
9.1 Prioritisation, funding and partners.....	23
10. Community engagement	23
11. Monitoring and review	24
12. Plan ownership and contact	24

Appendix A: Maps	25
Appendix B: Community engagement	33
List of engagements.....	33
Summary of outcomes.....	33
Appendix C: Policy review summary	35
Appendix D: Supplementary Information	42
D1: Landscape, Flora, Fauna and Environmental Background (Wolfhill).....	42
Purpose of this appendix	42
Biodiversity, habitats and species interest.....	42
Trees, landscape character and species associations.....	43
Drainage, water movement and flood sensitivity.....	43
Relevance to the Local Place Plan	44
D2: Community Survey Evidence (2025).....	45
Appendix E: Photographs	50
Appendix F: Statutory Pre-Submission Notices	52
Appendix G: Summaries of Representations	53
Summary	53
Tables of representations	53
Appendix G1- Councillors & Community Councils.....	54
Appendix G2 – Landowners.....	55
Appendix G3 – Residents	57
Appendix H – Amendments	61
List of amendments made between issue of draft for consultations and final version for submission	61

1. Introduction

This Local Place Plan (LPP) has been prepared by and for the Wolfhill community by WOLFHILL 2038, a community-controlled body (C-CB) as defined by the Community Empowerment (Scotland) Act 2015 and a qualifying community body for the purposes of preparing a Local Place Plan under the Planning (Scotland) Act 2019.

The LPP sets out priorities for how the area should develop and improve over the coming years. It describes Wolfhill today and its origins, the issues and opportunities identified through local knowledge and evidence, and a set of actions and proposals to be taken forward by the community, partners and the planning authority.

1.1 A brief background to the settlement

The small village of Wolfhill is situated halfway between Perth and Blairgowrie at an altitude of 130m. It is accessed either from the A93 or A94 via the C437 Guildtown to Burrelton road but the village is on a loop formed by the U128 and U125 so, unlike most nearby villages, there is no through traffic. The village main street (now Old Church Road / Dunsinnan Road) marks the old boundary between parishes of Cargill to the north and St Martin's to the south. This was also the boundary of Ancaster Estates land to the north and land owned since the 18th century by the Guildry Incorporation of Perth (the Guildry) to the south. The bulk of the village lies on the north side of the boundary while Caroline Place lies to the south reflecting their differing foundations by Ancaster Estates and the Guildry.

The village was founded in the 1820s during the period of agricultural improvements when the old clachans and fermtouns were replaced by 'modern' farms. Their inhabitants were given 'waste' land on which to build a cottage and engage in subsistence farming. The biography of James Croll, pioneering climate scientist, described how his family were moved from Little Whitefield to Wolfhill in the 1820s. At that time the village was connected to the outside world by a relatively new turnpike road from Isla Bridge to St Martins and on to Perth. This entered the village from the north and is now the U125. To the south the road now leaves Caroline Place as a major farm track but carries only agricultural traffic.

The village originally consisted of about 30 dwellings. From 1845-1948 there was a United Free Church in the village (still standing, roofless, in the grounds of Wolfhill House) a forge and a Post Office on the central crossroads operated during the second half of the 20th century. The village hall was opened in 1921 and remains the only major amenity in the village. The central village common has existed since the founding of the settlement and is designated greenspace.

The number of houses in the village has grown since the 1970's mainly by dividing old feus or by building in gardens. Larger developments are mainly on the west of the village at Fraser Avenue and Lambourn with a further 14 houses about to be added at Fenton Grove

and 9 (subject to detailed planning consent) on the south of Dunsinnan Road and Old Church Road. These new developments will bring the number of houses in the village to about 120.

The village is surrounded by farmland and woodland. Gardens, field margins and the remaining hedgerows and walls form important refuges and corridors for wildlife. With the advent of more powerful farming machinery the local heavy soils are now tilled and arable fields predominate. The consequent movements of heavy equipment through the village have implications for road maintenance and safety.

1.2 Purpose and status

This section sets out what the Local Place Plan is, the area it covers, and how it will be used alongside National Planning Framework 4 and the Perth & Kinross Development Plan.

- **Purpose:**
To provide a clear, community-led statement of priorities for Wolfhill and to inform decision-making by the planning authority and partner organisations.
- **Area covered:**
The LPP covers the area shown on the boundary map in Appendix A and described at Section 8.
- **Relationship to planning policy:**
The LPP sits within the statutory planning framework for Scotland and is intended to inform decision-making by the planning authority and partner organisations. National Planning Framework 4 (NPF4) and the adopted Local Development Plan form the statutory development plan for planning decisions. This LPP is intended to be taken into account as a material consideration in planning decisions and to inform the preparation of the emerging Local Development Plan by Perth & Kinross Council.
- **Engagement and approval:**
This plan is based on community engagement (see Appendix B for details) undertaken by WOLFHILL 2038 and was agreed on 25th June 2026.
- **Preparation and submission:**
This Local Place Plan has been prepared in accordance with the relevant legislative and regulatory requirements for Local Place Plans, including community engagement and consultation. It is intended to be submitted to Perth & Kinross Council for registration and to inform the next Local Development Plan.

1.3 Alignment with NPF4 and the Perth & Kinross Development Plan¹

National Planning Framework 4 (adopted February 2023) forms part of the statutory development plan for planning decisions in Scotland.

¹ See Appendix C

The adopted Perth & Kinross Local Development Plan (LDP2) remains part of the statutory development plan, and Perth & Kinross Council is preparing a new Local Development Plan (LDP3).

This Local Place Plan provides an up-to-date, community-led statement of priorities to be considered in current and future decision-making and the preparation of LDP3.

- **Policy 1 (Tackling the climate and nature crises):** the plan prioritises protecting Wolfhill’s landscape setting and biodiversity and focuses investment on safety and place improvements.
- **Policy 2 (Climate mitigation and adaptation):** proposals support low-carbon, resilient outcomes, including safer walking/wheeling, nature-based drainage where suitable, and energy efficiency/retrofit opportunities.
- **Policy 3 (Biodiversity):** projects for green space enhancement can deliver measurable biodiversity improvements and strengthen local habitat connections.
- **Policy 4 (Natural places):** the plan supports the protection and enhancement of Wolfhill’s natural environment, including woodland, hedgerows, roadside verges, mature trees, ecological corridors and the wider countryside setting which contribute to local biodiversity, landscape character and community wellbeing.
- **Policy 5 (Soils):** the plan supports sustainable land management and nature-based approaches to drainage and surface water management, recognising the importance of permeable ground, field drainage networks and soil function in reducing flood risk and supporting biodiversity.
- **Policy 6 (Forestry, woodland and trees):** the plan supports the protection and enhancement of woodland, tree cover and mature avenue trees which are important to the character, biodiversity and environmental resilience of Wolfhill.
- **Policy 13 (Sustainable transport):** priorities include safer pedestrian and cycling routes and improved access to public transport in a rural context.
- **Policy 14 (Design, quality and place):** any committed development should be well-designed, reflect local character, and protect views and residential amenity.
- **Policy 15 (Local living and 20-minute neighbourhoods):** in a small rural settlement such as Wolfhill—where there are no shops, medical facilities, ATMs, or other day-to-day services—the community’s view is that Wolfhill cannot realistically operate as a 20-minute neighbourhood for residents. Residents also consider that expansion of the village would not, by itself, encourage the provision of the services and facilities required to meet the intent of Policy 15. The LPP therefore applies Policy 15 in a rural and proportionate way: strengthening Wolfhill’s key community assets (the village hall, green space and pedestrian routes), improving safe walking and wheeling conditions and Core Path connections, and improving access to public transport and to services in nearby settlements.
- **Policies 16–17 (Quality homes / Rural homes):** the plan sets community expectations for housing proposals, reflecting local capacity and character, and

supports an infrastructure-led approach to any future growth beyond committed sites.

- **Policies 20–21 (Blue and green infrastructure / Play, recreation and sport):** upgrades to the green space, play and kick-about pitch support health, wellbeing, biodiversity enhancement and inclusive access, while strengthening local green infrastructure, drainage resilience and habitat connectivity in a way that respects the informal rural character of the village.

2. Vision for Wolfhill

Wolfhill will be a quiet, rural residential community with a strong sense of place, surrounded by open countryside, woodland and valued long-distance views. The priority is to protect village character and landscape setting while improving everyday safety and accessibility—particularly for people walking and wheeling—and supporting community life through well-maintained green space and treescapes, the village hall and better connections to services in neighbouring settlements.

3. Objectives

1. Improve walking and wheeling safety and accessibility through a context-sensitive package of measures (for example: priority routes, safer crossing points, speed management, and targeted path improvements where essential) while protecting the rural character of the village.
2. Recognising the completion of committed developments within the existing settlement boundary by focusing on managing their impacts and supporting any future housing where it meets an evidenced local need and can be supported by appropriate infrastructure capacity—while protecting village character and landscape setting.
3. Protect and enhance the surrounding countryside, woodland, biodiversity and key views, and ensure any changes conserve local landscape character.
4. Safeguard and enhance local wildlife and habitats for their own protection and for the enjoyment of residents by supporting practical measures that reduce disturbance and enhance biodiversity.
5. Strengthen community life by supporting the village hall and improving the quality, safety and usability of the village green space and play/football facilities.
6. Improve road safety, reduce speeds where needed and manage traffic impacts to protect residential amenity.
7. Improve connectivity to services outside Wolfhill by promoting more reliable public transport and safer access to bus stops and by the provision of safe walking and wheeling routes to neighbouring amenities and existing onward links.

8. Promote climate resilience and low-carbon measures that suit a rural village (for example: arboreal management, tree planting, nature-based drainage, energy efficiency and local biodiversity gains).

4. About Wolfhill (community profile)

4.1 Location and character

Wolfhill is a small, quiet rural residential village set within open countryside and woodland, approximately twelve kilometres from the nearest larger settlements and services. The village has a low-density form and a calm, informal character shaped by grass-verged lanes, narrow rural roads and close visual and physical connections to the surrounding agricultural landscape. Long views across farmland and to woodland edges form an important part of its identity.

The village hall and the central green space act as the main focal points for community life, with housing clustered around these shared assets rather than along a formal main street. The noteworthy (unusual in most other settlements) daily “middle of road meetings” between exercising walkers, dog walkers and even visitors should be highlighted and recognised in future planning.

4.2 Population, employment and housing

Wolfhill is entirely residential in character with around 97 homes/properties housing between 200 to 250 residents².

As is the case in greater Perthshire the population is ageing ($\approx 50\%$ over the age of 50)³ and future planning strategies must take account of this especially in regard to personal mobility and access, support services and public transport.

Work opportunities within the locality of Wolfhill are limited and, other than those working from home, residents are required to travel to their places of work, normally by car. Of those travelling to work less than 37% work less than 5k from home³.

Incremental housing development has taken place over time, and several new homes on three development sites are currently in the development pipeline. These committed sites all lie within the existing settlement boundary and represent a significant and abrupt change in the village’s built form and population.

The Local Place Plan recognises the acceptability of additional housing identified through the development plan process and provides a clear framework to guide how existing and

² Scottish Census 2022

³ Scottish Census 2022 and Wolfhill Community Web-based Survey (see Appendix D2)

future development should relate to residents, village character, infrastructure and landscape setting.

4.3 Facilities and community assets

Wolfhill has a small number of key community assets that support social life and wellbeing:

Village Hall: the primary indoor community space and meeting venue, dating from 1921 and incorporating the village war memorials.

Green space and play area: the sole central open space is split into two areas by one of the main access roads but without any barriers or other segregation. The areas contain small play equipment, a zipline and a kick-about pitch within the two larger areas. PKC's "Grow Wild" initiative has reduced the areas open for general use by tree planting and the restriction in grass cutting. The area has a few bench seats and a sole picnic table.

Outdoor environment: the surrounding farmland, woodland and open countryside that contribute strongly to rural character, recreation and mental wellbeing.

There are no schools, shops, cafés, public houses, medical/welfare facilities, ATMs, public phone or other day-to-day services within Wolfhill. Residents depend on facilities in neighbouring settlements for education, health care and retail, typically more than 20 minutes away.

4.4 Movement and connectivity

Movement in and around Wolfhill is predominantly by private car (the web-based survey showed that the average number of cars per household responding was 2), reflecting the village's rural location and the absence of local services. The road network consists of narrow lanes and grass-verged roads that contribute significantly to the village's character but present challenges to road safety. It should be stressed that Wolfhill lies off the through-trafficked C437 on a road loop that has no other destination (other than via local farm tracks).

The village sits within a wider network of Core Paths⁴, some of which pass through or connect to Wolfhill, providing opportunities for walking, wheeling and recreation both within and beyond the settlement.

Public transport is currently limited to a local bus service, which provides the only non-car connection to surrounding towns and villages.

⁴ See Appendix A- Maps (p32)

4.5 Home heating and energy

Wolfhill does not have a mains gas supply. Homes rely on a mix of heating oil, LPG, wood burning, electricity and small-scale renewable generation such as solar panels. Electricity infrastructure forms a key part of local energy provision in this rural location.

The community has an interest in improving energy efficiency of homes and understanding future options for resilient and lower-carbon energy supply that are appropriate to a small rural village.

5. Key issues and opportunities

5.1 Road safety, walking and wheeling

Wolfhill's rural road network and absence of formal footways shape everyday movement but also create safety challenges. Narrow single-lane roads, limited visibility at bends, and shared use by vehicles, agricultural machinery and pedestrians affect confidence, comfort and safety, particularly for children, older residents and people using mobility aids.

There is a clear opportunity to improve walking and wheeling safety through a context-sensitive approach that respects the informal rural character of grass-verged roads and lanes. Measures identified by the community include speed management, pedestrian priority in key locations, improved verges and edges, better drainage, surfaced passing places and short targeted path improvements where there is a demonstrable safety need.

5.2 Speed management and traffic

Vehicle speeds on key routes through and around Wolfhill significantly affect safety and residential amenity. The community supports a clear and consistent speed hierarchy tailored to village scale and rural context, with lower speeds where people live and move on foot, and carefully managed speeds on connecting rural roads that are also used for walking and cycling.

There is an opportunity to reduce conflict between vehicles and pedestrians, improve driver awareness and reinforce the village's quiet residential character.

5.3 Public transport and access to services

The local bus service is currently the only public transport option serving Wolfhill. Use of the service has declined, partly due to limited frequency, reliability and destination coverage, which in turn reinforces dependence on private cars.

The community identifies an opportunity to work with the local authority and transport providers to explore more viable public or community transport solutions, alongside safer access to bus stops and clearer passenger information.

5.4 Housing and development

The Local Place Plan acknowledges committed housing development already approved through the planning system. One of these sites was allocated in the adopted development plan (LDP2), while two were not allocations but were granted consent because they lie within the existing settlement boundary. The relevant sections of the boundary do not consistently follow identifiable geographic, landscape or infrastructure features and reflects an earlier planning approach that did not fully account for cumulative impacts or place-based constraints. As a result, these consents represent a significant change in the scale and form of the village despite not arising from a planned allocation strategy.

The Local Place Plan does not seek to revisit consented development. However, it records that there was considerable community opposition to these proposals and that their scale, speed and cumulative impacts on village character, infrastructure, landscape setting and everyday safety are of material concern to residents. The experience of recent consents is therefore central to how the community understands appropriate future decision-making in Wolfhill.

In this context, the community considers that any further housing proposals should be subject to a strong infrastructure-led and place-based test. Future development would be expected to demonstrate clearly that it arises from an identified local need; is appropriately located in relation to the settlement's form, landscape setting and access arrangements; can be supported by existing or pre-deliverable infrastructure; and does not result in unacceptable cumulative impacts when considered alongside committed development. Incremental growth that relies solely on legacy settlement boundaries (either wholly within or in proximity to) for support, without addressing these matters, would be unlikely to align with this infrastructure-led and place-based approach.

The community also considers that additional housing alone would not address Wolfhill's lack of local services or enable compliance with the outcomes sought by Policy 15 (Local Living). In a settlement of Wolfhill's size, location and function, no realistic scale or form of future development could encourage the range of everyday services envisaged by the 20-minute neighbourhood concept. Applying Policy 15 proportionately in this context therefore means focusing on strengthening existing community assets, improving safe walking, wheeling and public transport connections, and supporting access to services in nearby settlements, rather than assuming that further residential development would, by itself, achieve local living outcomes.

The purpose of these principles is to provide a clear, proportionate and evidence-based framework—grounded in recent experience—to inform the Local Development Plan, any future settlement boundary review, and the assessment of planning applications affecting Wolfhill.

Community expectations for future housing and development in Wolfhill

This Local Place Plan sets out the community's expectations to inform future planning decisions affecting Wolfhill. These expectations do not seek to revisit development already approved, but are intended to guide the Local Development Plan, any future review of settlement boundaries, and the assessment of planning applications.

In light of recent development experience and the characteristics of the village, any further housing or development proposals should be expected to demonstrate clearly that:

- they arise from an identified local or area-based need rather than planning support based upon legacy settlement boundaries alone;
- their scale, density and location are appropriate to the existing form, rural character and landscape setting of Wolfhill;
- they can be supported by existing or prior deliverable infrastructure, including safe access, drainage, and community facilities;
- they do not result in unacceptable cumulative impacts when considered alongside committed development; and
- they are consistent with a proportionate application of national policy, recognising that additional housing alone cannot deliver the outcomes sought by the 20-minute neighbourhood concept in a settlement of Wolfhill's size, location and function.

These expectations are intended to support a strong, infrastructure-led and place-based approach to future decision-making, rather than to pre-determine planning outcomes.

5.5 Village Hall and community focus

The village hall is a valued historic asset and the sole indoor community facility, but its size, accessibility and facilities limit how it can be used by the current and growing population. Supporting the ongoing project to upgrade and extend the hall is a priority, alongside ensuring that the hall and green space function together as a coherent community focus.

5.6 Green space, play and outdoor facilities

The central green space, play area and kick-about pitch are heavily relied upon as Wolfhill's only shared dedicated outdoor recreational facilities and site for outdoor community activities (such as Summer Fêtes, charity sales, etc.). Drainage problems currently affect usability, particularly around the playground and adjacent areas.

There is an opportunity to improve drainage, access, play provision, seating and biodiversity while retaining the informal rural character of the space and ensuring it can be safely and comfortably used year-round.

Recognising the extensive use of the village's roads by pedestrians and cyclists for exercise and enjoyment, additional seating at strategic intervals would afford considerable benefit to those of advanced years and/or reduced mobility/stamina.

5.7 Energy, climate resilience and nature

The openness of the surrounding countryside, its proximity to the Tay estuary and the North Sea and its moderate elevation all serve to make Wolfhill a significantly cooler place than other populated centres such as Perth. This, together with the preponderance of older construction (and older residents), results in increased use of heating energy.

The lack of mains gas, reliance on varied energy sources and regular electricity reliability issues shape how residents view the transition to low-carbon heating. There is strong support for practical measures such as alternative energy sources, energy efficiency and retrofit, alongside a desire for a realistic, resilient pathway for future heating and energy infrastructure.

More widely, the community supports measures that strengthen climate resilience, protect woodland and landscape character, enhance biodiversity and use nature-based solutions where appropriate.

6. Proposed actions and projects

The actions below are grouped into deliverable projects. Each project includes a short description, who could lead it, and the type of support needed. The list is not exhaustive and will be prioritised with the community.

The actions in this section are intended to support delivery of the priorities and to apply the development principles and community expectations set out in Section 5—particularly Section 5.4—through engagement, partnership working and plan-to-plan alignment.

Ref	Project / action	What it would achieve	Potential lead	Timescale
A1	Walking and wheeling safety programme (priority routes)	<p>Outcome: Safer, more comfortable everyday movement for people walking and wheeling, without urbanising village roads.</p> <p>Improve safety and accessibility on priority routes for people walking and wheeling, using solutions that protect the character of un-kerbed village roads. Measures may include: speed reduction and gateway</p>	PKC (with community input)	Short–Medium

		features, clearer pedestrian priority in key locations, improved/verge edge treatments, short targeted hard-surfaced links where essential, lighting and signing where appropriate, and safer crossing points.		
A2	Speed management and road safety measures	<p>Outcome: Lower traffic speeds and reduced conflict between vehicles and pedestrians, improving safety and residential amenity.</p> <p>Reduce speeding and improve safety and residential amenity through a package of measures including agreed target speeds of 15mph within the settlement boundary, 20mph on U125 and U128, and reduction of the C437 to 40mph with designation as a priority walking and cycle route. This would build on existing Perth & Kinross Council practice where some roads are promoted for walking and cycling at 40mph (for example, the C19 & U83). Supporting measures may include gateways, lining/signing, improved sightlines at key points, enforcement-led initiatives, and complementary walking / wheeling improvements on routes to bus stops and community facilities.</p> <p>Where persistent speeding or visibility constraints present particular safety risks, the community supports consideration of targeted measures such as vehicle-activated signage, speed-responsive traffic</p>	PKC / Police Scotland (with community support)	Short

		<p>signals, or technology-assisted speed-compliance measures, subject to assessment by the roads authority and Police Scotland.</p> <p>(All road safety, traffic management and highway works on Dunsinnan Road and Old Church Road should be designed to avoid damage to the mature oak avenues, including protection of their root protection areas, canopies and long-term structural and ecological integrity, in line with established arboricultural best practice.)</p> <p>Any speed changes would be subject to statutory processes and safety assessment by the roads authority</p>		
A3	Bus service and bus stop improvements	<p>Outcome: Better access to services beyond Wolfhill through safer, more reliable and more usable public transport.</p> <p>Improve access to services outside Wolfhill by seeking more reliable / frequent / diverse bus provision (or an alternate public access transport system) and accessible, safer, more comfortable waiting areas (for example: seating / shelter / lighting and safe walking access where feasible).</p>	PKC/ Transport operator/ Community	Short–Medium
A4	Green space, play and kick-about pitch upgrades	<p>Outcome: A usable, inclusive and attractive community green space that functions well year-round.</p>	PKC /Community	Short–Medium

		<p>Urgently improve the usability of the village green space by addressing drainage problems (including the playground and the area between Birnam Wood Way and Lambourn) so it is usable in most weathers. Address the road safety issue at Birnam Wood Way. Complement with upgrades to play provision, seating and inclusive routes, plus biodiversity planting and maintenance. Drainage solutions should consider nature-based approaches where suitable (for example, swales, rain gardens and permeable surfaces) while keeping the valued informal character.</p>		
A5	<p>Development principles and housing position – implementation and plan alignment</p>	<p><i>Outcome: Future development decisions shaped by an infrastructure-led, place-based and community-supported framework.</i></p> <p>Apply and promote the housing and development principles set out in this Local Place Plan, including acknowledging committed development already approved, managing its cumulative impacts, and applying an infrastructure-led, place-based approach to any further proposals. The community body will engage with Perth & Kinross Council to ensure these principles inform the emerging Local Development Plan, any future settlement boundary review, and the assessment</p>	PKC/Community	Short

		of planning applications affecting Wolfhill.		
A6	Core Path links, accessibility and wayfinding	<p>Outcome: A connected, legible and more accessible path network within and around the village.</p> <p>Create a more coherent local network by linking existing Core Paths (addressing missing connections to/from the village and between path sections) and upgrading priority sections with improved surfacing and drainage so they are suitable for a wider range of mobilities in most weathers. Reopen and resurface the obstructed public rights of way adjacent Castle Road and Lady Macbeth Walk. Complement with simple wayfinding (signs/markers) and information so routes are easy to find and use.</p>	PKC / Community (with access groups)	Medium
A7	Village Hall upgrade (accessibility, facilities and capacity)	<p>Outcome: A modern, inclusive and fit-for-purpose village hall supporting community life for all residents.</p> <p>The Village Hall Committee is already progressing a project to extend and modernise the Village Hall. This work is intended to ensure the hall is fit for purpose for current and future residents, with priorities including step-free access, accessible toilets and internal circulation, upgraded supporting facilities, improved comfort/energy efficiency, and increased usable space.</p>	Village Hall Committee (in hand) / Community body (with PKC and funders)	In progress (Short-Medium)

		The LPP supports this project and highlights the need to secure the necessary funding, land, consents and delivery support to complete it.		
A8	Strategic walking and cycling links (outwith LPP boundary)	<p>Outcome: Safer and more realistic active travel connections to nearby settlements and wider networks.</p> <p>Work with Perth & Kinross Council and partners to develop and deliver safer, more direct walking and cycling connections from Wolfhill to nearby settlements, services and leisure destinations. This includes identifying a feasible, cycle-safe connection to the wider path networks (including the Cross Tay Link Road (CTLR) pathways and onward routes), and agreeing a phased programme of improvements (for example: signed routes, verge/edge improvements, crossings, traffic speed/volume reduction measures and short off-road links where required).</p>	PKC / regional partners (with community input)	Medium–Long
A9	Surfaced passing places on U-roads	<p>Outcome: Safer shared use of narrow rural roads for vehicles, pedestrians and people wheeling.</p> <p>Provide or upgrade surfaced passing places on narrow U-roads (including U125 and U128) to improve safety and reduce conflict between vehicles and people walking/wheeling. This is particularly important where</p>	PKC (roads) (with community input)	Short–Medium

		<p>roads are predominantly single-lane and where visibility is constrained (including blind bends on U128 and hidden dip on U125). The project should also address associated drainage problems on priority routes (including U128 and Dunsinnan Road) where these contribute to standing water or surface deterioration, so that passing places and road edges remain safer and usable in most weathers. Works should focus on known pinch points and priority walking routes, improve visibility and drainage where needed, and use materials/finishes that respect the rural character of the lanes.</p>		
A10	Home heating transition and energy infrastructure options	<p>Outcome: A reliable, lower-carbon and more efficient home heating transition for Wolfhill,</p> <p>Undertake an options appraisal for a reliable, lower-carbon home heating transition for Wolfhill, reflecting the lack of mains gas and the need for resilience in a rural setting. The appraisal should consider: energy efficiency / retrofit measures; electricity network reliability and reinforcement; suitability and support pathways for heat pumps; and feasibility of alternative infrastructure options, including whether a village gas network connection (potentially from the nearby NTS Feeder 12 pipeline) could be</p>	Community body / PKC (with network operators)	Medium

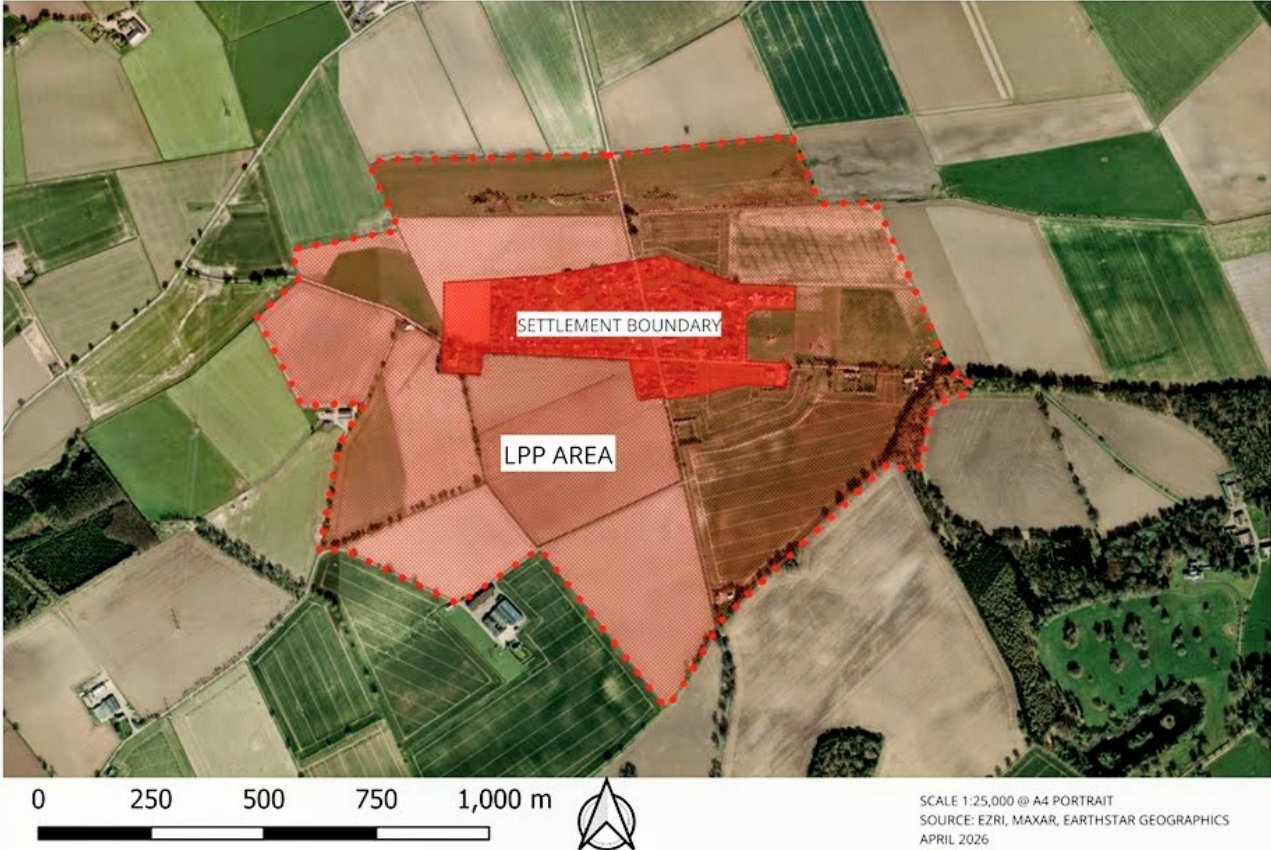
		<p>technically feasible as part of a wider appraisal of resilient energy infrastructure options.</p> <p>This appraisal proposal does not presume delivery. Any such option would require to be assessed against Scotland’s net-zero targets and the transition to low-carbon heat. Outputs should identify preferred options, costs, delivery partners, and a phased plan.</p> <p>Work between local and national government and energy suppliers to promote and fund energy efficient improvements to existing housing stock.</p>		
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7. Evidence base and maps

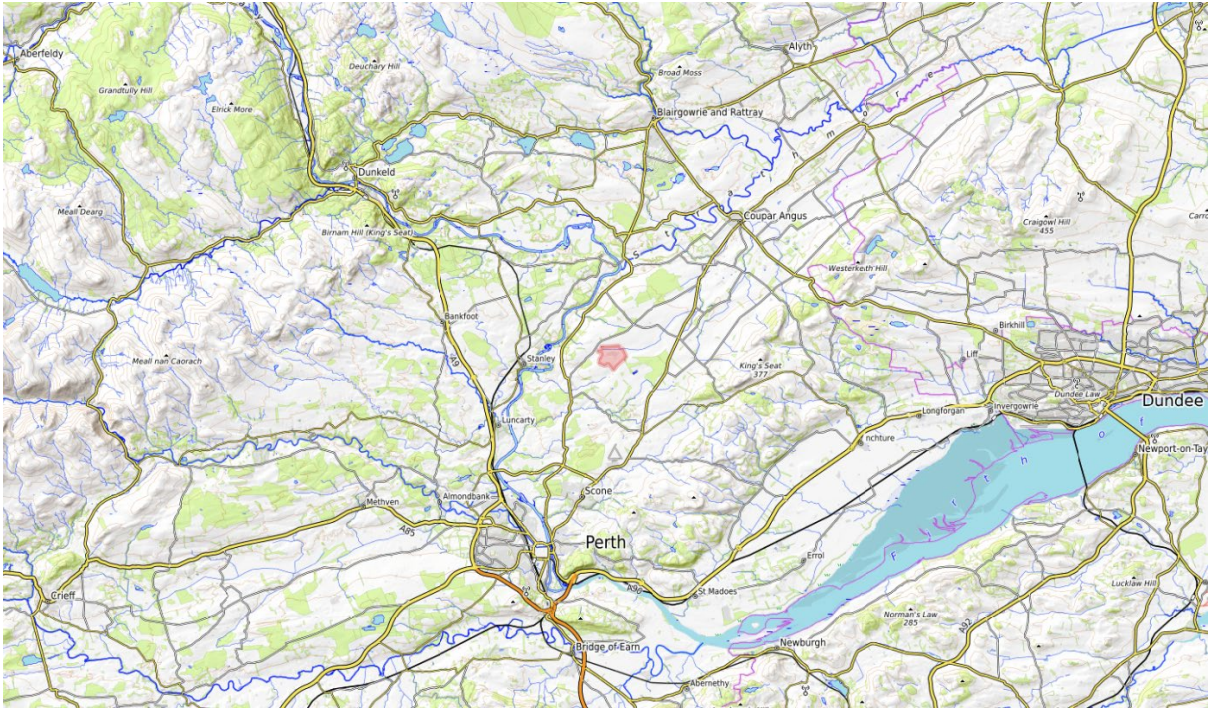
- LPP boundary map. (App. A)
- Settlement map showing facilities, open spaces and key routes. (App. A).
- Settlement map showing locations of Proposals /Actions (App. A).
- Surrounding roads and Core Paths. (App. A)
- Neighbouring towns and available facilities. (App. A)
- Community engagement. (App. B)
- Relevant planning policy alignment. (App. C)
- Flora & Fauna (App. D1)
- Community Survey (November 2025) key results. (App. D2)
- Roads & Features – photographs. (App. E)

8. LPP & Settlement areas and setting

LOCAL PLACE PLAN AREA - WOLFHILL



These figures illustrate the key landscape setting and important views associated with Wolfhill. The Local Place Plan boundary has been defined to include land forming the immediate rural setting of the village, particularly to the south, south-east, and south-west where the landscape is most open and visually prominent.





Important local views across the surrounding agricultural landscape are identified, together with longer-distance panoramic views towards the Sidlaw Hills to the south-east and the Highland uplands to the north and north-west, including more distant views towards the eastern Grampians and Cairngorm massif under clear conditions. Intervening views towards the River Tay corridor and the lower-lying landscapes around Perth are also evident from elevated locations within the area.

These elements contribute significantly to the character and identity of Wolfhill and have been identified through community engagement as key features to be safeguarded.



The map in Appendix A identifies the locality to which this Local Place Plan relates for the purposes of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

9. Delivery and governance

Delivering the Local Place Plan will require joint working between the community, the planning authority and partner organisations. Some actions can be led directly by the community (for example, small public realm projects or events), while others will require council investment, developer contributions or external funding.

9.1 Prioritisation, funding and partners

Projects in this plan should be prioritised based on community benefit, deliverability, cost, dependencies and alignment with wider strategies. Potential delivery routes include: community-led delivery (volunteer-led or grant-funded), local authority programmes, partnership projects with third-sector organisations, and developer contributions where appropriate. Funding sources to explore include: grant programmes, community funds, local authority capital programmes, Section 75 contributions and others.

10. Community engagement

In the preparation of this LPP the following key community engagements were made in addition to informal contacts and comments on the Wolfhill Planning Facebook Page. Full engagement outputs are included in Appendix B.

The content, priorities and projects within this Local Place Plan were informed and refined through the engagement activities summarised below and in Appendix B.

1. Web-based survey promoted through Village Hall & Wolfhill Planning Facebook pages and via QR Code e-mailed to WOLFHILL 2038 members and distributed at hall events in November/December 2025.
The survey was mainly to gather statistical information of residents and their lives (numbers, transport, travel, workplace, surgeries, shopping, etc.) but additionally asked for feedback on a wish list of potential/possible enhancements to Wolfhill living. (See Appendix D2)
2. Consultation with the Village Hall Committee (6th January 2026).
3. Consultation event held at the Village Hall (21st January 2026).
4. Informal 'drop-in' consultation event held at the village hall (24th January 2026).
5. Consultation with the Guildry to provide resident feedback (as requested) on Guildry desires for further housing development on adjacent Guildry landholdings and to solicit Guildry views on LPP priorities (3rd February 2026).
6. Consultation via mail/email with other neighbouring landowners asking for their response/input to the LPP process (March 2026).
7. Feedback period on the draft plan and proposals.

11. Monitoring and review

Progress will be reviewed regularly so the plan remains useful and deliverable. A light-touch annual update can track project progress, with a fuller refresh every 5 years (sooner if there are major changes) and prior to the next LDP development.

What we will track	How	When
Delivery of projects (Section 6)	Project log updated with status, dependencies and funding, including tracking of Core Path network improvements (new/linked sections, priority surface upgrades and wayfinding installed).	Quarterly / biannually
Planning outcomes	Monitor relevant applications and decisions affecting Wolfhill.	Ongoing
Community feedback	Capture issues raised through meetings, surveys and online channels.	Ongoing

12. Plan ownership and contact

Plan owner: WOLFHILL 2038 (a Community-Controlled Body)

Contact: committee@wolfhill2038.org

Date(s) approved: 6th May 2026 (Draft)

24th June 2026 (Final)

Appendix A: Maps

P 26: Local Place Plan Area

P 27: Nearest Amenities

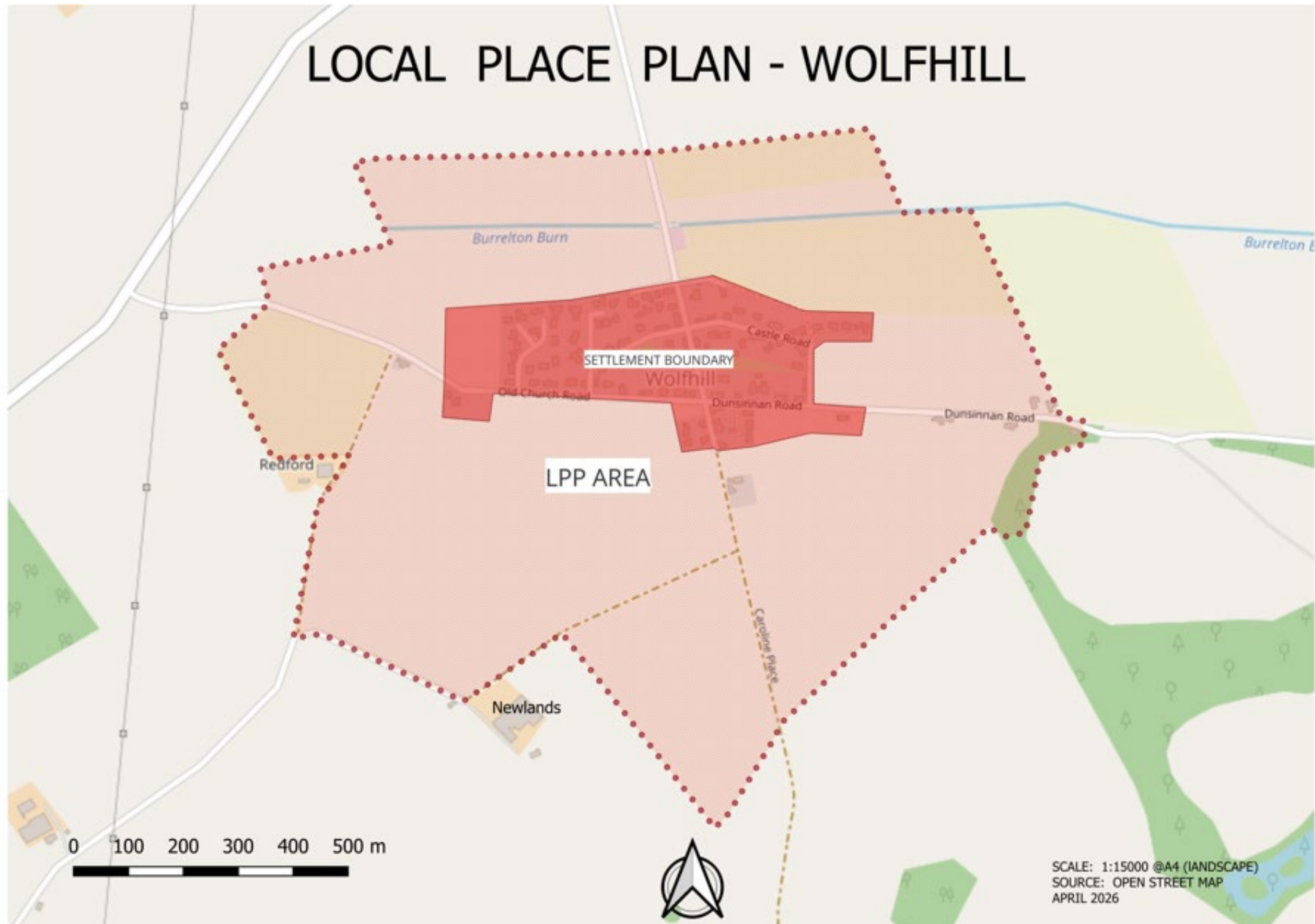
P 28: Location of Features

P 29: Location based Proposals / Actions (Ref. Section 6)

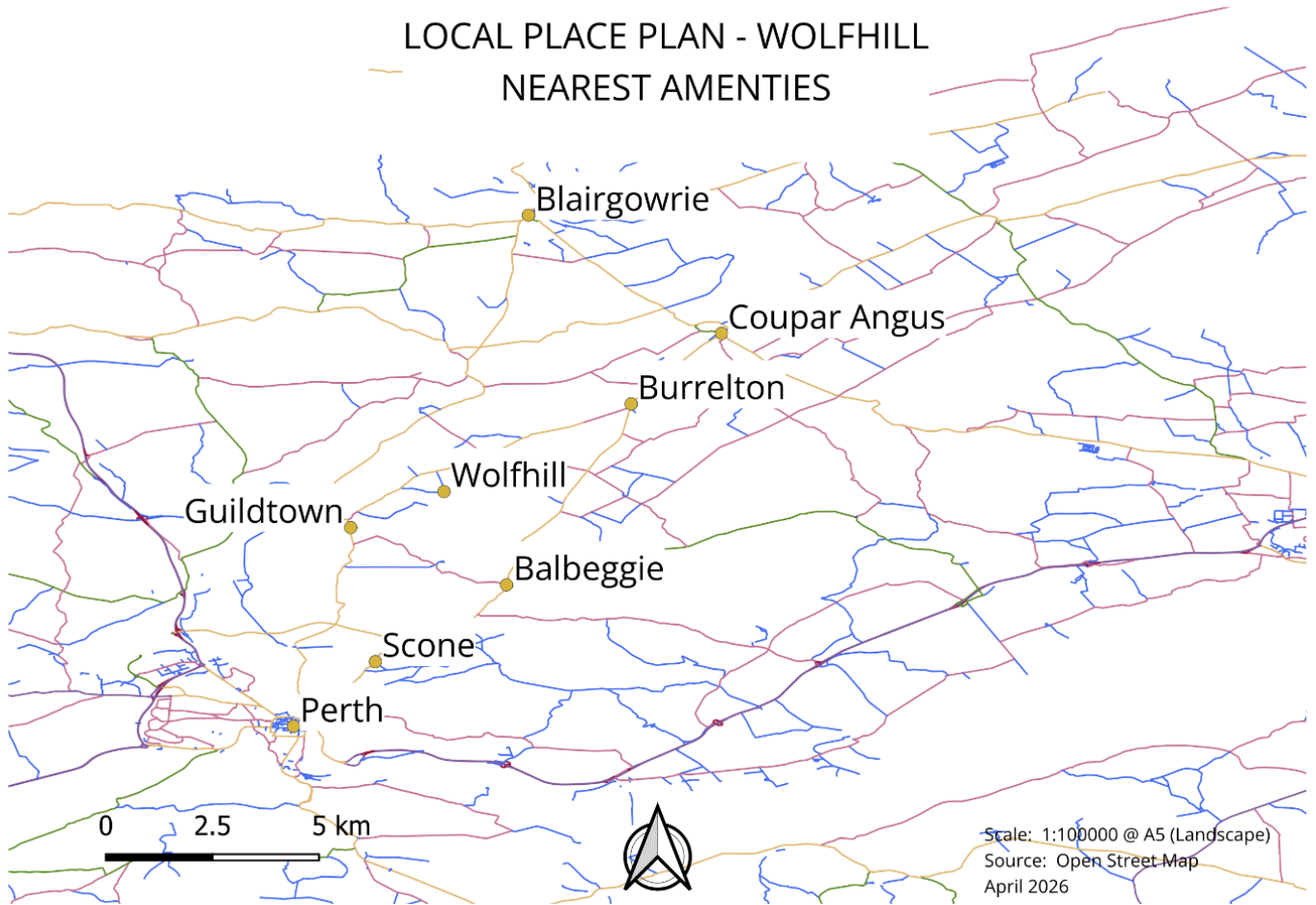
P 30: Location of actions – Roads & Pedestrian Safety

P 31: Location of actions – Recreation & Well-Being

P 32: Roads & Pathways (Core Paths)



LOCAL PLACE PLAN - WOLFHILL NEAREST AMENITIES



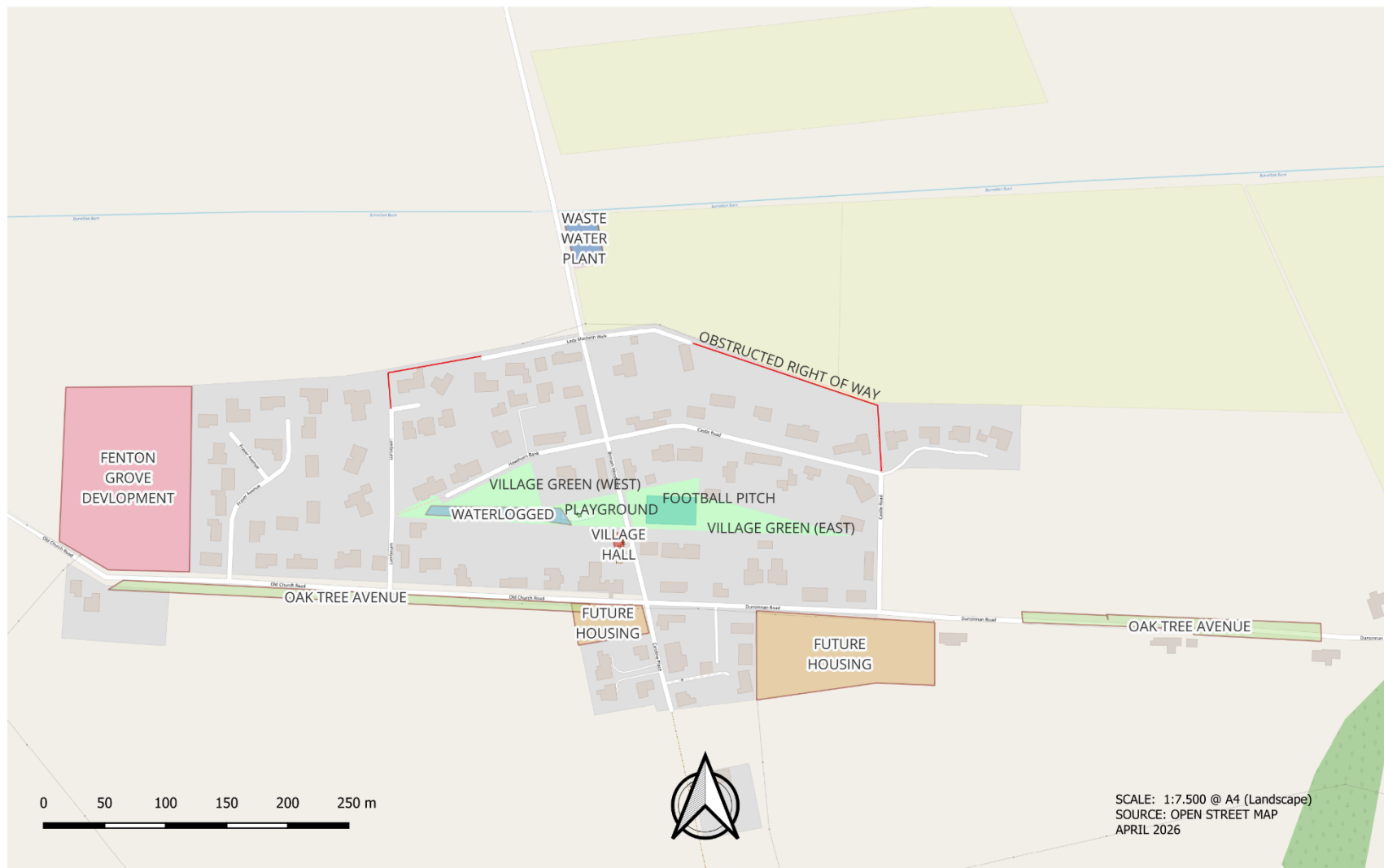
	GUILD TOWN	BALBEGGIE	SCONE	BURRELTON	PERTH	COUPAR ANGUS	BLAIRGOWRIE
DISTANCE (Miles/km)	2/3	4/6.5	5/8	5/8	7/11.5	8/13	9/14.5
TRAVEL TIME * (Mins)	5-6	8-10	12-15	10-12	15-18	14-17	18-22
SHOPS	NO	VILLAGE	MINI MARTS	VILLAGE BUTCHER	FULL CITY FACILITIES & AMENITIES	MINI MARTS BAKER	SUPERMARKET
MEDICAL	NO	NO	SURGERY	NO		SURGERY DENTIST	HOSPITAL (NO A&E) SURGERY DENTIST CHEMIST
CAR	SERVICE FUEL	FUEL	FUEL	SERVICE		SERVICE FUEL	SERVICE FUEL
BANK	NO	NO	ATMs	ATM (PT)		ATMs	BANK ATMs
POST OFFICE+	MOBILE	MOBILE	MOBILE	MOBILE		IN SHOP	IN SHOP
LIBRARY+	MOBILE	MOBILE	YES	MOBILE		YES	YES
LEISURE	PUB (PT)	NO	PUBS FOOD TAKE AWAYS	PUB		HOTEL FOOD TAKE AWAYS	HOTEL FOOD TAKE AWAYS

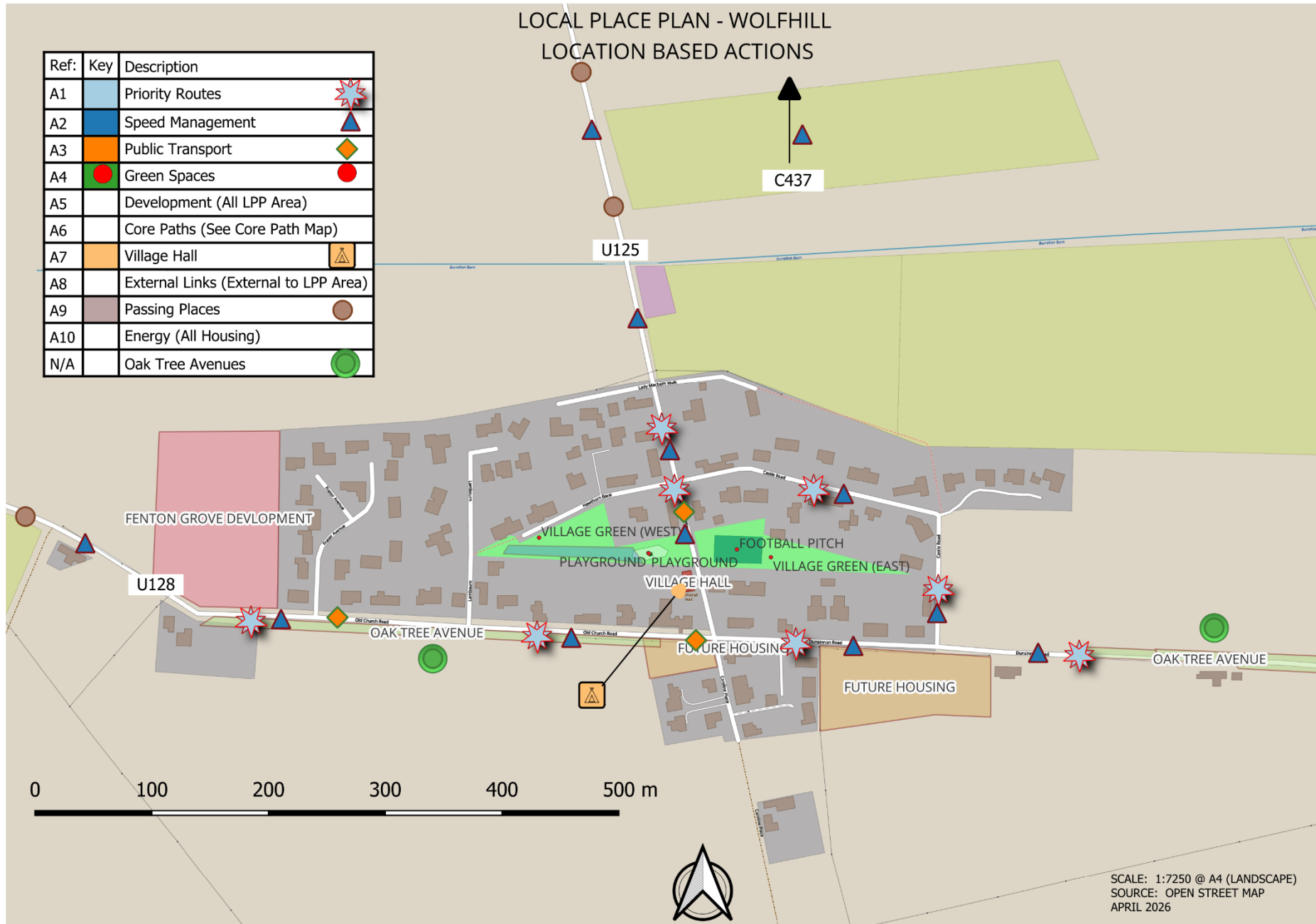
* Travel Time by car / daytime / dry roads / no diverted traffic – adverse conditions increase time considerably

+ Mobile Post Office – weekly; Mobile Library – three weekly

LOCAL PLACE PLAN - WOLFHILL

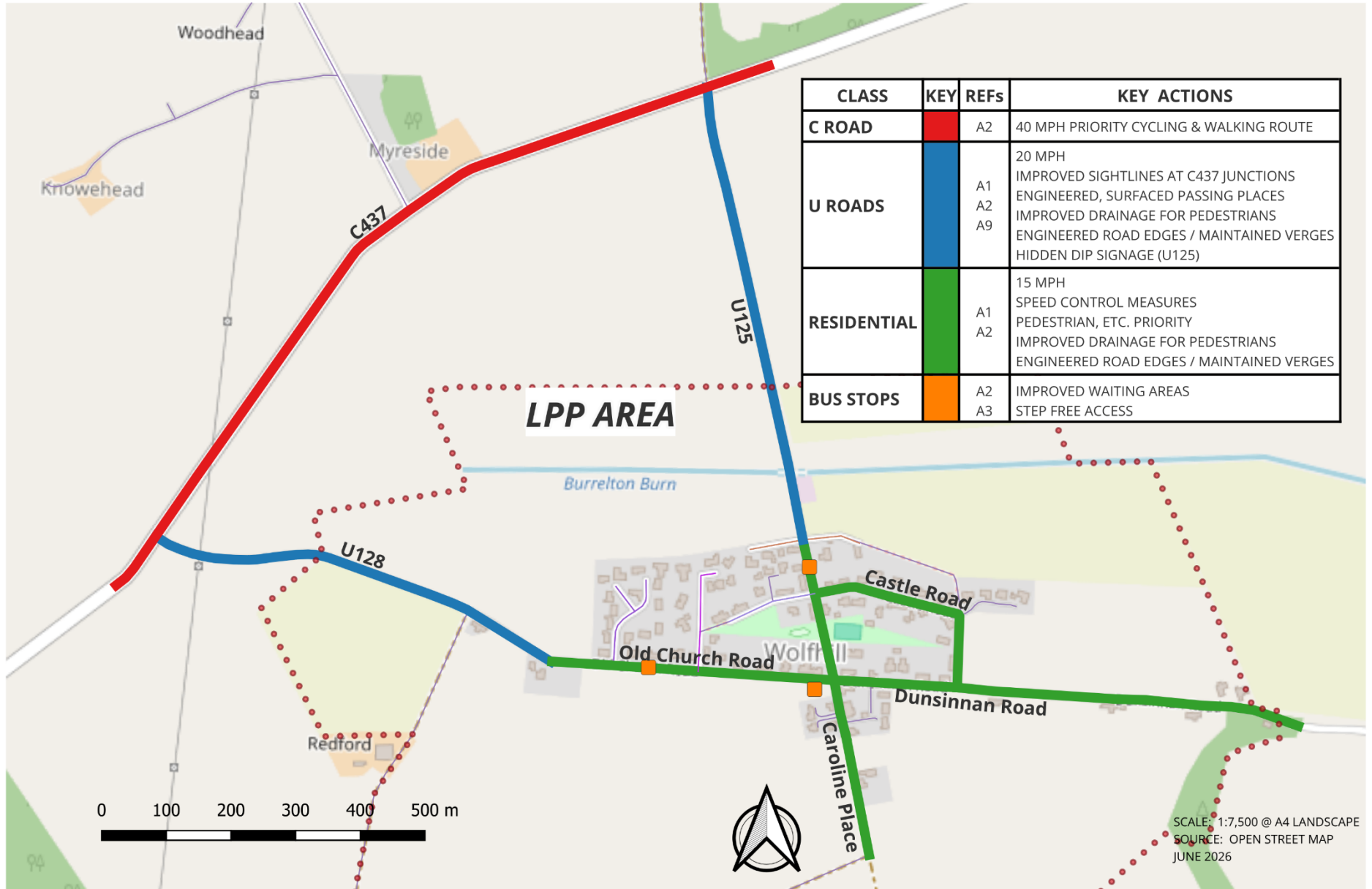
LOCATION OF FEATURES





LOCAL PLACE PLAN - WOLFHILL

LOCATION OF ACTIONS - ROAD & PEDESTRIAN SAFETY

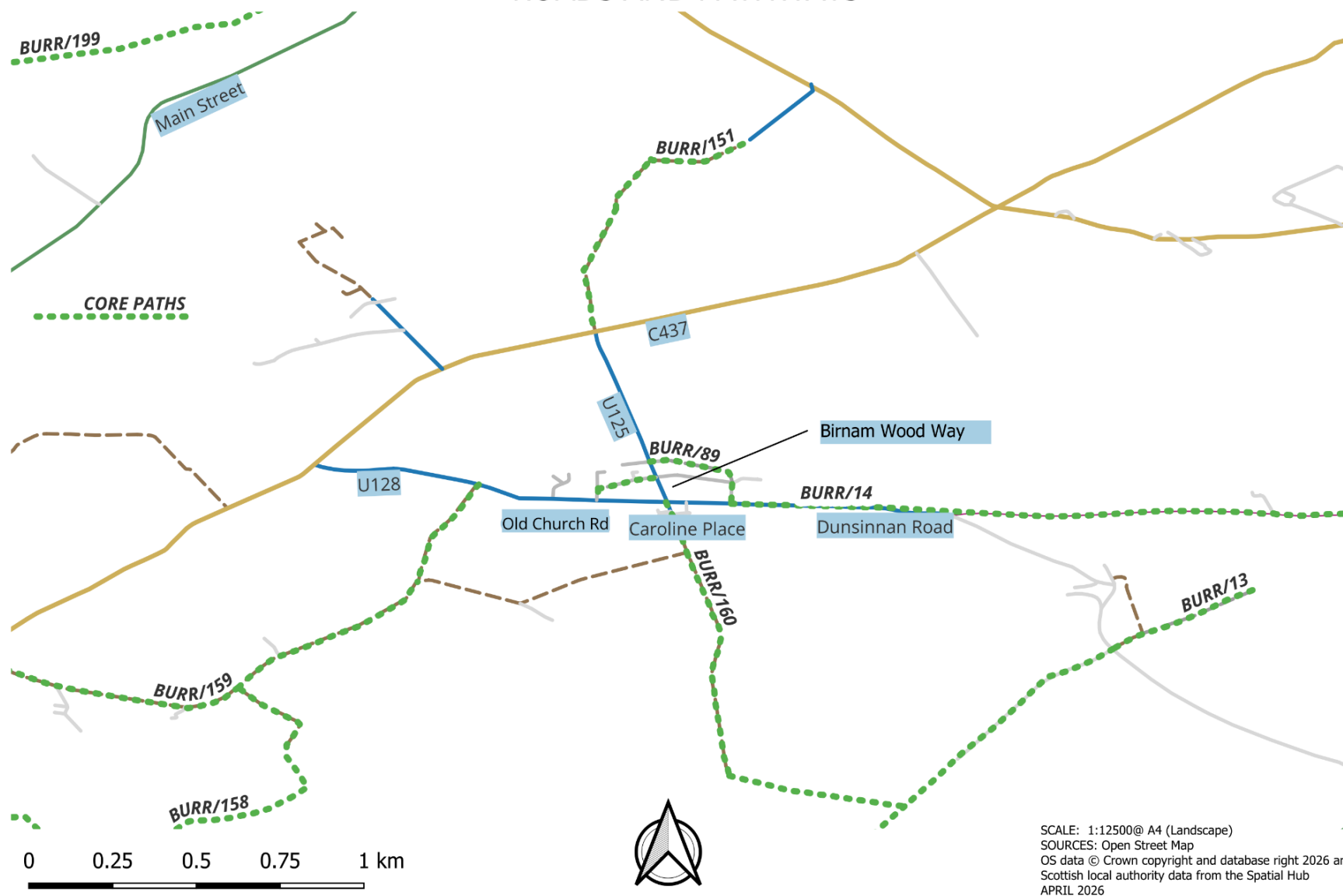


LOCAL PLACE PLAN - WOLFHILL

LOCATIONS OF ACTIONS - RECREATION & WELL-BEING



LOCAL PLACE PLAN - WOLFHILL ROADS AND PATHWAYS



SCALE: 1:12500@ A4 (Landscape)
SOURCES: Open Street Map
OS data © Crown copyright and database right 2026 and
Scottish local authority data from the Spatial Hub
APRIL 2026

Appendix B: Community engagement

List of key engagements

1. Web-based survey promoted through Village Hall & Wolfhill Planning Facebook pages and via QR Code e-mailed to WOLFHILL 2038 members and distributed at hall events.
Survey was mainly to gather statistical information of residents and their lives (numbers, transport, travel, workplace, surgeries, shopping, etc.) but additionally asked for feedback on a wish list of potential/possible enhancements to Wolfhill living.
2. Consultation with the Village Hall Committee (6th January 2026).
3. Two consultation sessions at the Village Hall (21st & 24th January 2026).
4. Consultation with the Guildry to provide resident feedback (as requested) to their desires for further housing development on adjacent Guildry landholdings (3rd February 2026).
5. Correspondence with other neighbouring landowners asking for their response/input to the LPP process (March 2026).

Summary of outcomes

Utilities, Drainage & Flood Risk

- The capacity and resilience of utilities is a key concern, including overhead power supply, sewerage capacity and flood risk.
- Drainage issues on the Common require investigation, including whether historic rubble soakaways exist.
- Rainwater run-off is already placing pressure on drainage systems and presents a potential flood risk that must not be worsened by development.
- The feasibility and environmental implications of introducing mains gas to the village should be explored before any decision is made.

Traffic, Roads & Transport

- Mitigation is required to address road safety and condition issues, including:
 - Blind summits and poor sightlines
 - Narrow carriageways lacking passing places
 - Potholes, crumbling verges and mud on roads
- Vehicle speed is a concern, particularly general speeding, agricultural vehicles and heavy or articulated vehicles. Traffic calming, including speed bumps where appropriate, is supported.
- Pedestrian and cyclist safety is a priority, particularly given limited road width and visibility.
- Increased traffic levels from deliveries and rising car ownership associated with future development must be formally recognised and planned for.

- While the lack of pavements is acknowledged, there is a preference not to introduce urban-style pavements along main streets, as these would harm the rural character of the village.
- The bus service is under-used and should be reviewed, including routes, frequency and timing, particularly the absence of a Friday night service compared with Saturday provision.

Access & Movement

- Local access improvements are needed, including a dropped kerb at the bus shelter/post box and improved access to the village hall.
- A suitable footpath around the perimeter of the village should be explored to support walking, recreation and local connectivity.

Village Facilities & Community Assets

- The village hall should be improved and maintained as a central community facility.
- The play area should be maintained and enhanced for continued community use.

Common Land, Green Space & Landscape Management

- The Common should be actively maintained, with particular attention to waterlogging in the western area.
- There should be community discussion and agreement on areas to be left uncut to support biodiversity.
- Areas of uncut grass should be managed as meadow, including being mown at least once annually.

Planning Policy, Development & Settlement Pattern

- The current settlement boundary should remain unchanged, reflecting the size and character of the village.
- New development must respect and reinforce the established character of Wolfhill.
- The community supports the protection of designated and protected sites identified in LDP3 “Call for Sites” (*LDP2 Designated Open Space & LDP3 Call for Sites Open Space Submissions*).
- The community opposes the ‘red site’ (*LDP3 Call for Sites Housing Submission*) to the north of the village, which is considered disproportionately large relative to the existing settlement.
- Over-development driven primarily by political housing targets, rather than local context, should be avoided.

Community Values & Principles

- Future change should be community-led and deliver clear local benefit — **“for us, not to us.”**

Appendix C: Policy review summary

Purpose of this appendix

This appendix summarises the key national and local planning policy considerations most relevant to the Wolfhill Local Place Plan (LPP), and explains how the plan's vision, objectives and proposed actions align with them.

It is intended as a practical reference to support:

- decision-making by the planning authority;
- engagement with delivery partners; and
- the preparation of the emerging Local Development Plan (LDP3).

This is a high-level summary and does not replace the full wording of policies or their supporting guidance.

Policy context

The Wolfhill LPP sits within the statutory and emerging planning framework for Scotland:

- National Planning Framework 4 (NPF4) forms part of the statutory development plan and is the primary basis for planning decisions.
- The adopted Perth & Kinross Local Development Plan (LDP2) remains part of the statutory development plan until it is replaced.
- Perth & Kinross Council is preparing LDP3. This LPP is intended to inform that process and reflects a community-led, place-based perspective on future policy and investment.

Where this appendix refers to local policy themes, these correspond to relevant policy areas within LDP2 and are expected to align with, and inform, their replacement in LDP3.

The environmental, landscape and biodiversity priorities within this LPP are informed both by national policy and by the established environmental protection and placemaking principles within the adopted Perth & Kinross Local Development Plan.

National Planning Framework 4 (NPF4)

The LPP has been prepared to align with the spatial strategy and key policies of NPF4, applying them in a proportionate way to a small rural settlement.

Policy 1 – Tackling the climate and nature crises

Policy intent: Support development that contributes to emissions reduction and nature recovery.

LPP alignment:

The LPP prioritises protection of landscape setting, woodland and biodiversity, and focuses investment on safety and place-based improvements rather than growth-led change. Projects such as green space enhancement, tree planting and nature-based drainage can contribute to climate and nature outcomes.

Policy 2 – Climate mitigation and adaptation

Policy intent: Reduce emissions and support climate resilience.

LPP alignment:

Walking, wheeling and public transport improvements support lower-carbon travel where feasible in a rural context. Green space and drainage improvements support adaptation to wetter conditions and improve resilience of community assets.

Policy 3 – Biodiversity

Policy intent: Protect and enhance biodiversity and strengthen ecological networks.

LPP alignment:

The LPP supports protection of woodland, hedgerows, verges and surrounding countryside, and proposes enhancements to green space and habitat connectivity, including biodiversity planting and improved land management.

The plan recognises the importance of roadside verges, hedgerows, ditches and mature trees as connected ecological networks within an intensively managed agricultural landscape

Policy 4 – Natural places

Policy intent:

Protect, restore and enhance natural assets, biodiversity, landscapes and ecological connections.

LPP alignment:

The LPP places strong emphasis on protecting Wolfhill’s countryside setting, woodland, mature trees, hedgerows, roadside verges and habitat networks. Appendix D1 identifies

the importance of these features as ecological corridors and as defining elements of local landscape character. The plan also supports biodiversity enhancement through practical place-based measures, including green space improvements, biodiversity planting and sensitive land management.

Policy 5 – Soils

Policy intent:

Protect soil function, support sustainable land management and safeguard environmental resilience.

LPP alignment:

The LPP recognises the importance of permeable ground, drainage ditches, field-edge systems and vegetated margins in managing surface water and reducing flood sensitivity. Proposed drainage and green space improvements support sustainable and nature-based approaches that maintain environmental function and resilience.

Policy 6 – Forestry, woodland and trees

Policy intent:

Protect and expand woodland and tree cover and safeguard important trees and woodland habitats.

LPP alignment:

The LPP strongly supports protection of woodland edges, mature trees and the established oak avenues along Dunsinnan Road and Old Church Road, recognising their importance to biodiversity, landscape character, microclimate regulation and village identity. Proposed projects and future road works are expected to safeguard these features and support long-term tree health and habitat continuity.

Policy 13 – Sustainable transport

Policy intent: Reduce car dependency and prioritise walking, wheeling, cycling and public transport.

LPP alignment:

The LPP's primary projects focus on safer walking and wheeling routes, speed management, improved road safety and better access to bus stops. These are designed in a context-sensitive way that respects rural character.

Policy 14 – Design, quality and place

Policy intent: Deliver high-quality, well-designed places that protect amenity and local character.

LPP alignment:

The LPP reinforces the importance of rural character, valued views and landscape setting. It sets clear expectations that development should be well-designed, landscape-led and appropriate to the scale and form of the village.

Policy 15 – Local living and 20-minute neighbourhoods

Policy intent: Improve access to everyday needs and support health and wellbeing through place-based approaches.

LPP alignment:

In a small rural settlement such as Wolhill, full 20-minute neighbourhood outcomes are not achievable through development alone. The LPP therefore applies Policy 15 proportionately by:

- strengthening key community assets (village hall and green space);
 - improving safe walking and wheeling conditions; and
 - improving access to public transport and services in nearby settlements.
-

Policies 16–17 – Quality homes and rural homes

Policy intent: Deliver good-quality homes in appropriate locations, with regard to infrastructure, landscape and rural character.

LPP alignment:

The LPP supports delivery of committed housing and establishes an infrastructure-led and place-based framework for considering any future development. This includes recognition of cumulative impacts and the need to protect village character and setting.

Policies 20–21 – Blue/green infrastructure and play

Policy intent:

Protect and enhance blue and green infrastructure and support inclusive access to recreation, play and outdoor spaces.

LPP alignment:

The LPP includes improvements to the village green space, play area and kick-about pitch as important community and environmental assets. Proposed upgrades include improved drainage, accessibility, seating, biodiversity planting and nature-based solutions where appropriate. These measures would strengthen local green infrastructure, support habitat connectivity and improve the usability and resilience of shared outdoor spaces while maintaining their informal rural character.

Local Development Plan (Perth & Kinross)**Approach to local policy**

The adopted Local Development Plan (LDP2) remains part of the statutory development plan. While specific policy wording will be updated through LDP3, the following policy themes are expected to remain central to decision-making.

The Wolfhill LPP aligns with these themes and is intended to inform their future evolution.

Place-making and design**Relevant LDP2 policy themes:**

Context-led design, protection of amenity, fit with settlement pattern, road safety, and high-quality materials and landscaping.

LPP alignment:

The LPP sets out a clear statement of rural character, valued views and design expectations. It supports development that is landscape-led, respects village form and protects residential amenity.

Housing supply and settlement strategy**Relevant LDP2 policy themes:**

Settlement strategy; infrastructure-led development; developer contributions; placemaking; housing in rural areas.

LPP alignment:

The LPP supports delivery of committed development but establishes a clear expectation that any further growth should:

- arise from identified need;

- be supported by infrastructure capacity; and
- avoid unacceptable cumulative impacts.

This reflects an infrastructure-led, place-based approach to future decision-making.

Transport, access and road safety

Relevant LDP2 policy themes:

Active travel; accessibility; transport infrastructure; placemaking and movement.

LPP alignment:

This is a core focus of the LPP. Key proposals include:

- a walking and wheeling safety programme;
 - speed management and road safety measures;
 - improved Core Path links; and
 - safer access to enhanced public transport.
-

Open space, play and community facilities

Relevant LDP2 policy themes:

Protection and enhancement of open space, provision of play facilities, and support for community assets.

LPP alignment:

The LPP proposes upgrades to the village green space, play equipment and seating, and supports the ongoing improvement of the village hall as a central community asset.

Landscape, biodiversity and countryside setting

Relevant LDP2 policy themes:

Landscape protection; natural heritage; green infrastructure; biodiversity; trees and woodland; rural character.

LPP alignment:

The LPP places strong emphasis on protecting the surrounding countryside, woodland edges and key views, and supports biodiversity enhancement through practical, place-based measures.

Flood risk and drainage

Relevant LDP2 policy themes:

Flood risk; sustainable drainage; water environment; climate resilience.

LPP alignment:

The LPP identifies drainage issues affecting the green space and supports improvements using sustainable and nature-based solutions where appropriate, helping to improve resilience and usability.

Summary

The Wolfhill Local Place Plan aligns with national and local planning policy by:

- applying NPF4 policies in a proportionate and place-based way;
- supporting delivery of the existing Local Development Plan while informing its future replacement; and
- providing a clear, community-led framework to guide investment, development and decision-making.

The plan is intended to act as a material consideration in planning decisions and as an input to the preparation of LDP3.

Appendix D: Supplementary Information

D1: Landscape, Flora, Fauna and Environmental Background (Wolfhill)

Purpose of this appendix

This appendix provides background information on landscape character, biodiversity, habitats, drainage and environmental features within and around Wolfhill. It is intended to support understanding of the village's environmental context and to inform the priorities and projects set out in the Local Place Plan.

The information reflects long-term local observation and knowledge of the area's natural assets, ecological networks and environmental sensitivities.

Biodiversity, habitats and species interest

Wolfhill lies in a lowland agricultural landscape between the Sidlaw Hills and the River Tay. The habitats around the village are shaped by arable farming, with broad cereal fields, ancient and long-established hedgerows, roadside verges, drainage ditches, and fragments of grassland and woodland on glacial soils within a gently rolling landform.

Roadside verges, field margins, drainage ditches and hedgerows form an important component of the local ecological network. These linear habitats provide feeding, shelter and breeding opportunities for a wide range of species and are particularly important during the spring and summer breeding season when insect availability is critical. The village's hedgerows are predominantly hawthorn but often include mixed species such as holly, beech, elder, cherry and dog rose, increasing structural diversity and habitat value.

Key species interest recorded through local observation includes:

- **Species of conservation concern:** tree sparrow (UK Red List; a focus of the Perth & Kinross Biodiversity Villages scheme), pipistrelle bat, and locally observed grey partridge (Red List; sensitive to loss of hedgerows and insect-rich margins).
- **Farmland and village birds (examples):** yellowhammer, skylark, reed bunting, swallow and house martin, along with owls and raptors.
- **Mammals (examples):** brown hare, hedgehog, red fox, red squirrel and small mammals (for example bank vole and field mouse).
- **Amphibians (examples):** common frog, common toad and palmate newt, associated with ditches and wet margins.
- **Invertebrates/pollinators (examples):** bumblebees and solitary bees; butterflies such as ringlet, meadow brown, orange tip, speckled wood, peacock and small tortoiseshell; plus, moths and ground beetles.

Together, roadside verges, field margins, hedgerows and ditches function as ecological corridors, linking gardens, mature trees, woodland edges, farmland and open

countryside, and contribute significantly to biodiversity despite their linear and often understated appearance.

Habitats present (summary):

- Arable and horticultural land; improved grassland.
- Semi-natural grassland in field margins and road verges (neutral and acid grassland).
- Hedgerows (including hedgerows with trees) and scattered scrub.
- Woodland and plantation (broadleaved, coniferous and mixed).
- Freshwater and riparian habitats (in ditches and along the Burrelton Burn) and marshy grassland (including rush-dominated pasture).
- Built and developed land (farms and the village).

Trees, landscape character and species associations

Mature trees play a defining role in Wolfhill's landscape character and ecological function. In particular, the long-established oak avenues along key routes, including Dunsinnan Road and Old Church Road, form prominent visual features and contribute to habitat continuity, shelter and microclimate regulation.

Some mature oak trees within and around the village are known (through local observation) to support the full ecological life cycle of the purple hairstreak butterfly, a species strongly associated with ancient and long-established oak canopies. The oak avenues on Dunsinnan Road and Old Church Road—particularly where trees have well-developed, sun-exposed canopies—are therefore of high ecological importance. This highlights the need to retain mature oaks and protect their canopies, root systems and surrounding habitats.

These trees also support birds, bats and invertebrates and are closely linked to verge habitats, hedgerows and drainage features through shared soil structure, root systems and vegetation cover. Their long-term health and integrity are therefore important to both biodiversity and landscape character, and should be considered alongside any road, verge or drainage works on these routes.

Drainage, water movement and flood sensitivity

Roadside ditches, field drains and shallow drainage channels within and around Wolfhill play an important role in intercepting surface water, managing runoff and regulating groundwater movement. In several locations, these features perform functions beyond simple carriageway drainage, contributing to the protection of nearby properties from waterlogging and surface flooding and helping manage flows towards local watercourses (including the Burrelton Burn).

Local experience has identified areas where drainage capacity is sensitive during periods of prolonged or intense rainfall. This highlights the importance of retaining permeable ground, open drainage features, vegetated margins and functioning field-edge networks

that allow gradual infiltration and reduce peak flows, alongside appropriate maintenance of ditches and culverts.

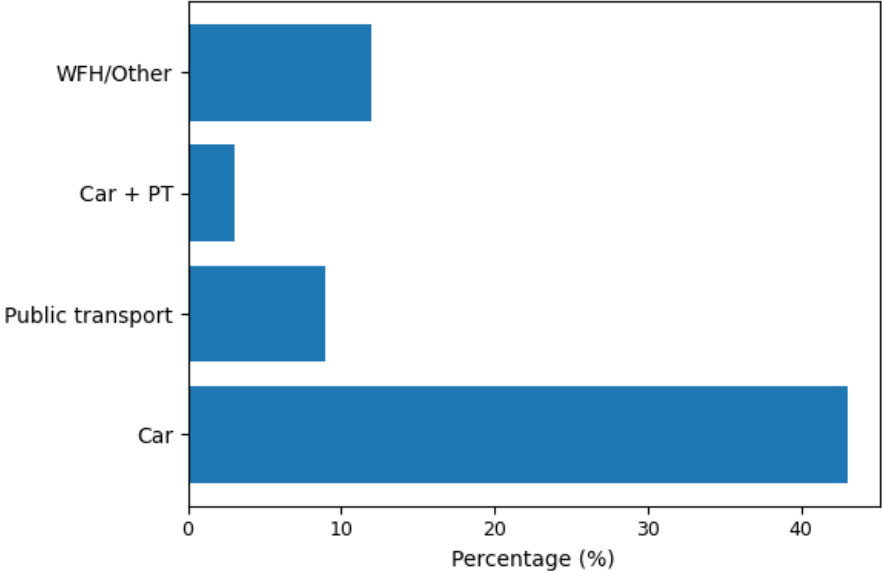
Relevance to the Local Place Plan

The environmental characteristics described in this appendix underpin several key themes and priorities within the Local Place Plan, including protection and enhancement of biodiversity, protection of existing features (including verges, field margins, ditches, hedgerows and trees) that provide habitat, food and safe corridors to many species, context-sensitive road and infrastructure works, recognition of mature trees as defining features, and a place-based approach to managing change.

D2: Community Survey Evidence (2025)

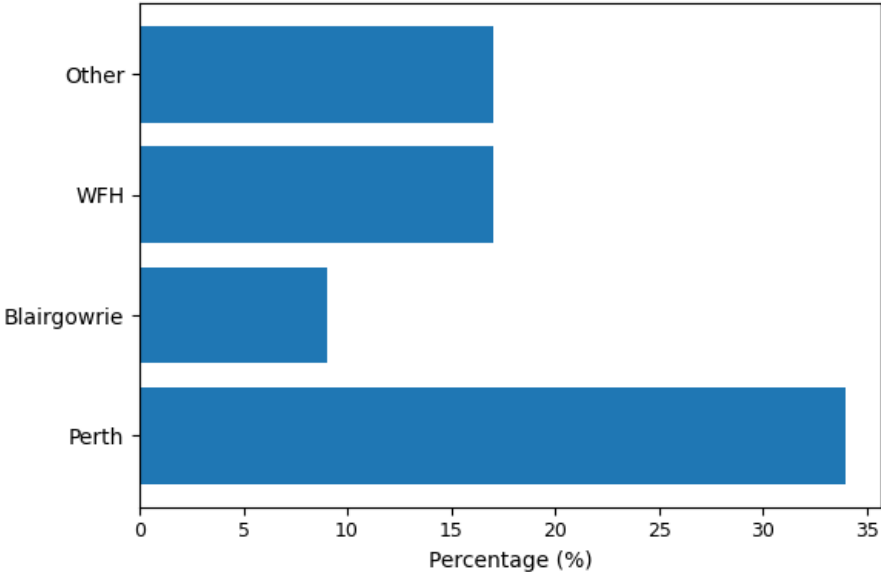
This appendix presents findings from the web-based community survey undertaken in November 2025 to support the Wolhill Local Place Plan.

Figure D2.1 Travel to Work



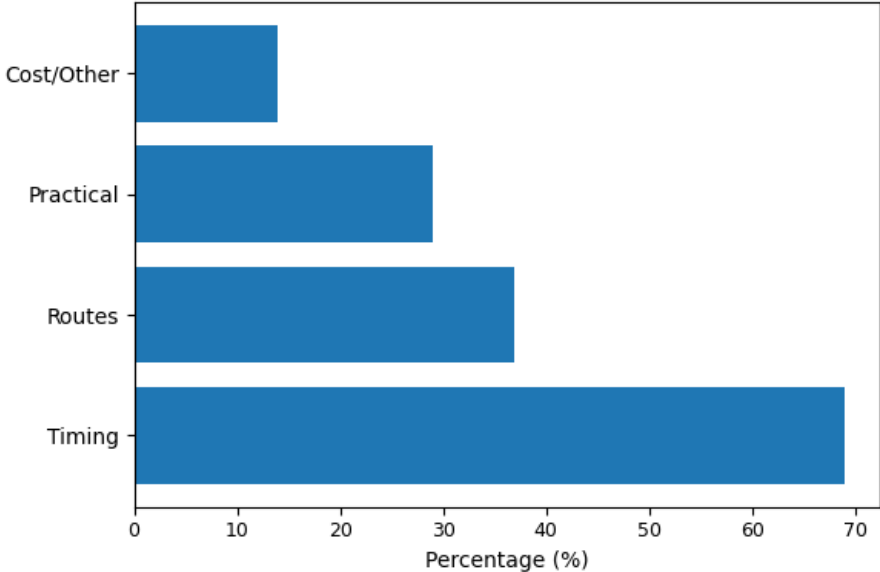
Travel is predominantly car-based. *WFH = Working from Home)

Figure D2.2 Work Locations



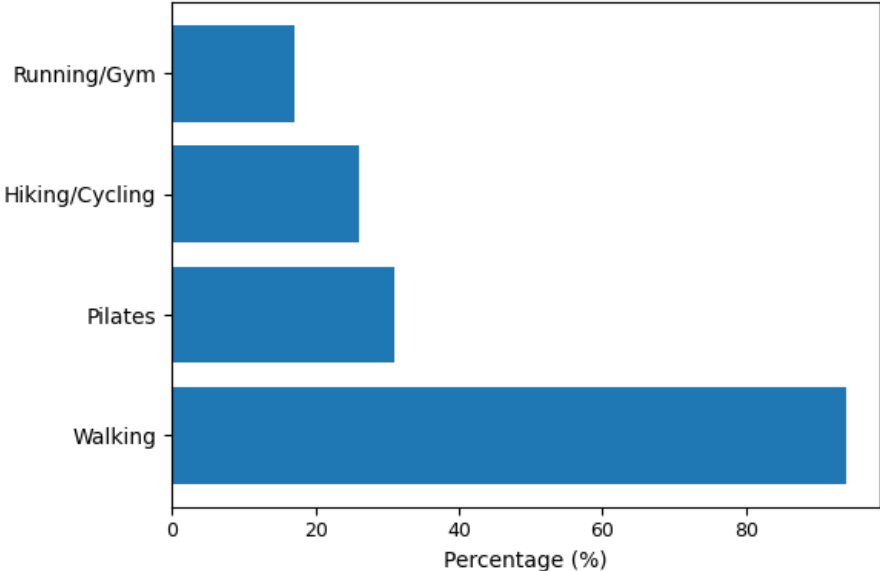
Employment is centred on major centres and home working (WFH).

Figure D2.3 Bus Use Constraints



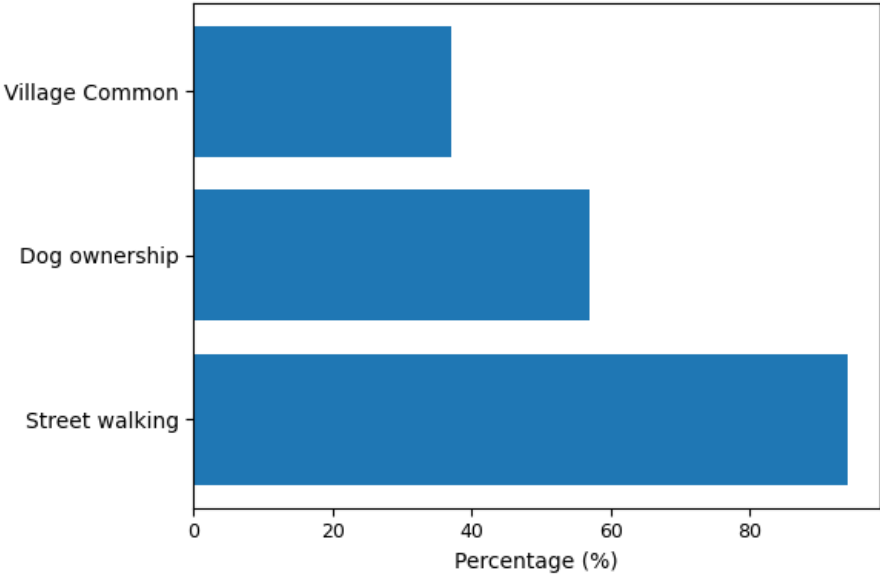
Timing and route coverage are the main constraints.

Figure D2.4 Exercise



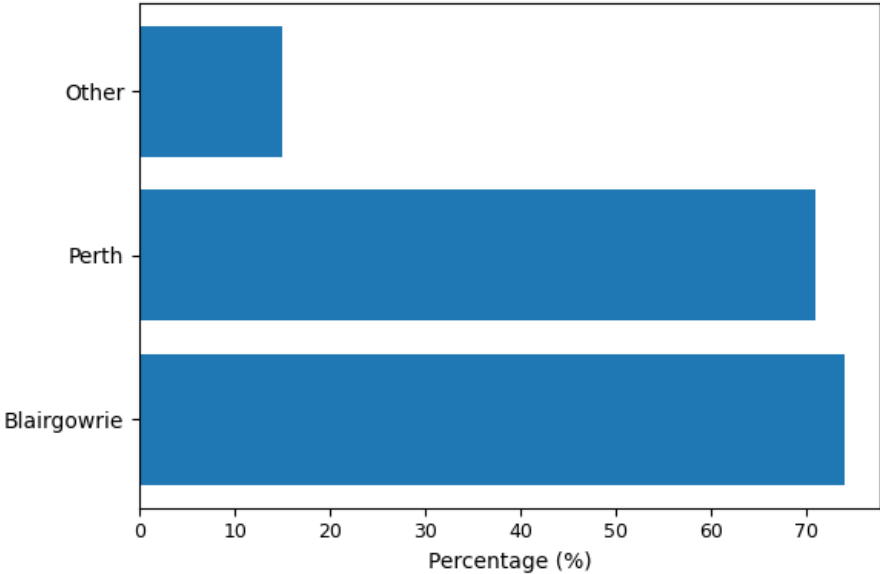
Walking is the dominant activity.

Figure D2.5 Community Walking



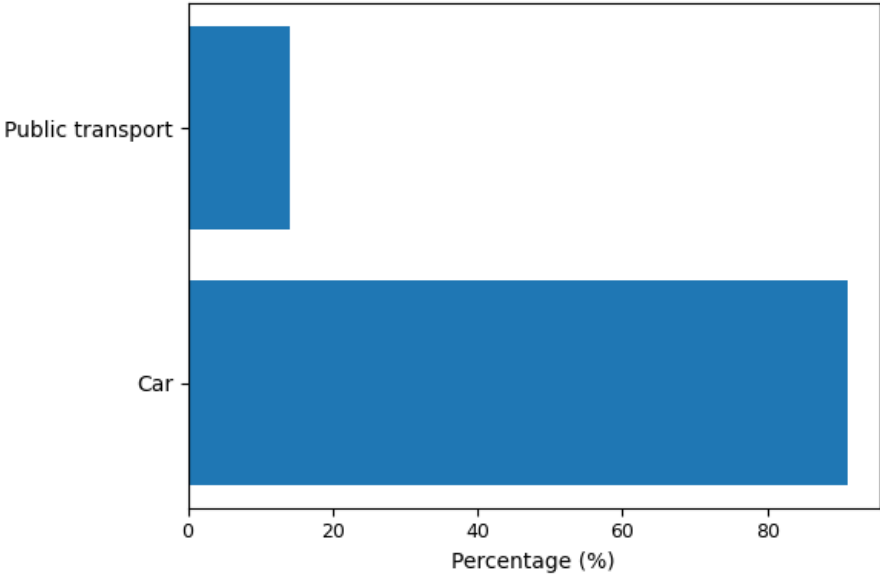
Village streets are widely used for walking.

Figure D2.6 Shopping



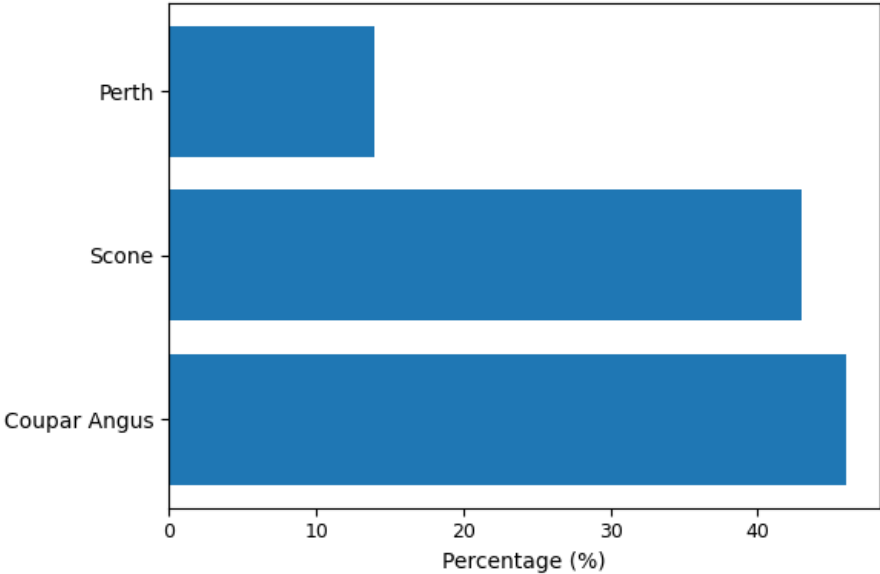
Perth & Blairgowrie are the main shopping locations.

Figure D2.7 Leisure Travel



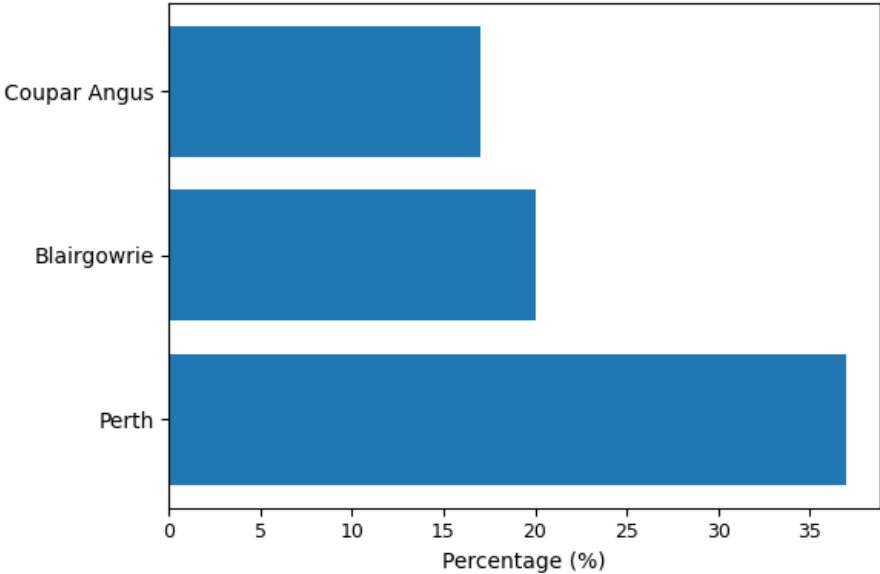
Leisure travel is predominantly car-based.

Figure D2.8 GP Location



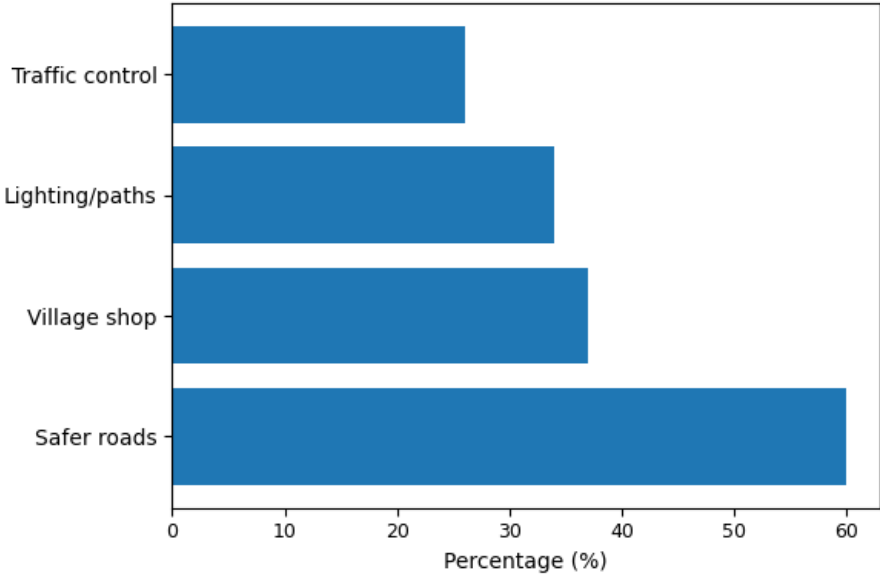
Healthcare access requires travel.

Figure D2.9 Dentist Location



Healthcare access requires travel.

Figure D2.10 Community Priorities



Safety and accessibility are key priorities.

Source: Wolhill Community Survey, November

Appendix E: Photographs



Appendix F: Statutory Pre-Submission Notices

RECIPIENT	MODE	DATE	ACKNOWLEDGED?	REPRESENTATIONS? (See App. G)
PKC STRATHMORE WARD COUNCILLORS				
Cllr H Anderson	e-mail	07/05/2026	e-mail	Comment
Cllr C Stewart	e-mail	07/05/2026		
Cllr G Stewart	e-mail	07/05/2026		
Cllr J Welch	e-mail	07/05/2026	e-mail	Comment
COMMUNITY COUNCILS				
Burrelton & District Community Council	e-mail	07/05/2026	message	Minuted
LANDOWNERS				
The Guildry Incorporation of Perth	e-mail	12/05/2026	Read Recpt	Yes
J Fenton & Sons	e-mail	12/05/2026	e-mail	Yes
Dunsinnan Estate	e-mail	12/05/2026		
EPC Survey Scotland (for G Sinclair)	e-mail	12/05/2026	e-mail	
West Whitefield Farm	By Hand	13/05/2026	Face to Face	
Myreside Farm	By Hand	13/05/2026	Hand Delivered	
The Good House Company Ltd (Fenton Grove)	e-mail	13/05/2026		
A McIntyre	e-mail	13/05/2026		
S McKechnie (Site off Dunsinnan Rd)	e-mail	14/05/2026	Read Recpt	
RESIDENTS				
All	By Hand	16/05/2026	n/a	Yes

Appendix G: Summaries of Representations

Summary

- No adverse representations were received.
- Two PKC Strathmore Ward Councillors responded with comments
- Burrelton & District Community Council minuted the receipt of the draft and the Chair was generally positive.
- Wolfhill Village Hall Committee wished an amendment which was considered by the Committee but ultimately rejected since the recently surfaced potential option had not been the subject of the community engagement.
- Two adjacent landowners made proposals for extensions of the existing Settlement Boundary for (predominantly) housing development. Both proposals were considered by the Committee but ultimately rejected as neither introduced any new evidence or circumstances that would justify revisiting the Plan's adopted infrastructure-led and place-based approach to future development.
- Thirty-two representations from forty-one residents were made. All were supportive in nature with only one adverse comment on the ineffectiveness of speed management measures.

Tables of representations

G1 PKC Strathmore Ward Councillors

Burrelton & District Community Council

Wolfhill Village Hall Committee

G2 Landowners

G3 Residents

Appendix G1- Councillors & Community Councils

Strathmore Ward Councillors

Ref	Date	Summary of representation	Category	Committee consideration	Action
C1	08/05/2026	This is a significant and comprehensive piece of work.	Comment	Noted	No Change
C2	08/05/2026	A very interesting LPP for the Wolfhill area	Comment	Noted	No Change

Burrelton & District Community Council

Ref	Date	Summary of representation	Category	Committee consideration	Action
B&DCC (Chair)	2026-05-13	Reviewed the LPP and supporting documents and considers them to adequately reflect the issues discussed between the community and the Guildry. Expresses no concerns or requests for amendment and anticipates that the Plan may receive support from BDCC, subject to comments from other members.	Positive / no objection	Noted	No Change
	2026-05-27	Noted in CC Minutes	N/A	N/A	N/A

Wolfhill Village Hall Committee

Ref	Date	Summary of representation	Category	Committee consideration	Action
WVH	2026-05-26	The Village Hall Committee advised that, in addition to upgrading and extending the existing hall, they are exploring longer-term options for the future provision of community facilities, including possible alternative locations.	Seeking Amendment	The Committee noted the comment. The Local Place Plan supports improvement and expansion of the existing village hall as the current community priority. Alternative future locations for community facilities have not been the subject of specific community engagement through the Local Place Plan process and are therefore not reflected in the Plan at this time.	No Change

Appendix G2 – Landowners

Ref	Name	Date	Full representation	Category	Summary of representation	Committee consideration	Action
LO1	The Guildry Incorporation of Perth	11/06/2026	The full representation has been included within the supporting information supplied to PKC	Seeking amendment	Promotes a southern settlement boundary adjustment for development of land adjacent Old Church Road for a mixed housing scheme, including affordable and self-build housing, together with a potential community shop. Argues that development could support delivery of community infrastructure, walking routes, biodiversity enhancements, village services, public transport viability and wider Local Place Plan objectives while providing community benefits through sustainable growth and developer contributions.	The Committee noted the representation. The possibility of additional development on land adjoining the southern edge of the village was known during preparation of the Local Place Plan and was considered during community engagement and discussion of future development options. The adopted Plan was therefore prepared with awareness that further expansion beyond the settlement boundary might be promoted. The Committee considers that the representation does not introduce any new evidence or circumstances that would justify revisiting the Plan's adopted infrastructure-led and place-based approach to future development. No amendment is proposed..	No change

Ref	Name	Date	Full representation	Category	Summary of representation	Committee consideration	Action
LO2	J Fenton & Sons	02/06/2026	The full representation has been included within the supporting information supplied to PKC	Seeking amendment	Promotes a northern settlement boundary adjustment and housing allocation, arguing that development could contribute to housing delivery, support community infrastructure and open space improvements, enhance village vitality, strengthen public transport viability, assist delivery of LDP3 objectives and provide wider community benefits through sustainable growth.	The Committee noted the representation. The site was already known to the community through the LDP3 Call for Sites process and was discussed during preparation of the Local Place Plan. The adopted Plan was therefore prepared with awareness of the potential for development in this location. The Committee considers that the representation does not introduce any new evidence or circumstances that would justify revisiting the Plan's adopted infrastructure-led and place-based approach to future development. No amendment is proposed.	No change

Appendix G3 – Residents

Ref	Date	Residents represented	Summary of representation	Category	Committee consideration	Action
R01	2026-06-13	1	Objects to any future housing or large-scale development in Wolfhill, citing overdevelopment, infrastructure limits, environmental and landscape impacts, and lack of demonstrated local need.	Supports LPP objectives (development concern)	Issues raised align with the Plan's approach to protecting village character, landscape setting and requiring infrastructure capacity before further development.	No change.
R02	2026-06-14	1	Raises concern and objection to further expansion unless infrastructure and road improvements are clarified, particularly single-track access, lack of passing places, poor public transport and increased traffic from approved housing.	Supports LPP objectives (infrastructure concern)	Issues raised are reflected in the Plan's infrastructure-first approach, including road safety, passing places and public transport concerns.	No change.
R03	2026-06-13	2	Emphasise road safety, need for passing places on the loop road, increased traffic from approved/proposed housing, road condition, improved bus service, and protection of village character.	Supportive with comments	Comments align with the Plan's objectives on road safety, infrastructure, public transport and protection of village character.	No change.
R04	2026-06-13	1	Supports the main priorities identified by residents, particularly safety and reduced speeds; also comments on public transport, village green/play facilities and the overall priorities for Wolfhill.	Supportive with comments	Comments support the Plan's priorities and reinforce existing proposals on safety, transport and community facilities.	No change.
R05	2026-06-12	1	Confirms full agreement and backing for the Local Place Plan and its contents.	Supportive	Support noted.	No change.
R06	2026-06-12	2	Expresses full support for the Wolfhill Local Place Plan and commend the thoughtful, community focused approach it takes to shaping the village's future.	Supportive / response submitted	Response and offer of assistance noted. Detailed attachment should be retained with the audit record if available.	No change.

R07	2026-06-11	1	Congratulates those involved and considers the document professional and reflective of villagers' discussions and hopes for Wolfhill.	Supportive	Support noted.	No change.
R08	2026-06-11	2	Support the proposed Local Place Plan, agree with its approach to keeping Wolfhill rural while meeting community needs, and raise concern about the bridge towards Guildtown and increased traffic.	Supportive with comments	Comments align with the Plan's objectives on village character, road safety and infrastructure capacity.	No change.
R09	2026-06-10	1	Letter of support for the final draft, welcoming that residents' views have been acted upon and hoping PKC incorporates the Plan in the next Local Development Plan.	Supportive	Support noted.	No change.
R10	2026-05-19	1	Fully supports the plan, hopes it helps protect Wolfhill as a small, rural community from future development.	Supportive	Support noted.	No change.
R11	2026-06-08	1	Describes the document as excellent, comprehensive and a good overview of the village now and for the future; fully supports it.	Supportive	Support noted.	No change.
R12	2026-06-06	1	Confirms full support for the Plan.	Supportive	Support noted.	No change.
R13	2026-06-04	1	Agrees in principle with the findings and recommendations and acknowledges the work and research behind the document.	Supportive	Support noted.	No change.
R14	2026-06-04	1	Thanks the team for the work and engagement undertaken; agrees with the vast majority of the Plan and particularly hopes for permanent passing places.	Supportive with comments	Comments support the Plan's road safety and infrastructure proposals, particularly passing places.	No change.
R15	2026-06-02	1	Commends the work and suggests noting that a new-build option for the Village Hall is under consideration as an alternative to redeveloping the existing hall.	Supportive with Village Hall comment	Comment relates to Village Hall options rather than housing development. Committee to consider whether wording should retain flexibility for a new-build option.	Consider minor wording / record in Village Hall response.
R16	2026-06-02	2	Confirm support for the Plan and appreciation of the work undertaken.	Supportive	Support noted.	No change.

R17	2026-06-01	1	Fully supports the Plan, considers it professional and hopes it helps protect Wolfhill as a small, rural community from future development.	Supportive	Support noted.	No change.
R18	2026-06-01	1	Confirms full support for the Local Place Plan.	Supportive	Support noted.	No change.
R19	2026-06-01	1	Confirms support.	Supportive	Support noted.	No change.
R20	2026-06-01	2	Confirm that the proposals in the draft Local Place Plan have their support.	Supportive	Support noted.	No change.
R21	2026-06-01	1	Supports the comments and Plan team's approach to future development around Wolfhill, protection of the rural community and addressing facilities in consultation with residents.	Supportive with comments	Comments align with the Plan's objectives on managing development, protecting rural character and improving facilities.	No change.
R22	2026-06-11	3	Confirms that all three respondents support the suggestions/Plan, having earlier stated opposition to extension of the settlement boundary.	Supportive; opposes settlement-boundary expansion	Support noted. The concern about settlement-boundary expansion aligns with the Plan's development strategy.	No change.
R23	2026-05-30	1	Agrees with the key priorities, including safer roads, walking/wheeling/cycling, public transport, hall and green improvements, protection of rural setting and village character; adds concern to preserve village ambience and natural sounds.	Supportive with comments	Comments reinforce the Plan's priorities on rural character, amenity, traffic impacts and community facilities.	No change.
R24	2026-05-28	1	Confirms he has accessed, read and digested the Plan and describes it as very commendable.	Supportive	Support noted.	No change.
R25	2026-05-28	1	Considers the LPP Summary addresses issues requiring attention in any future development and thanks those responsible for the detailed work.	Supportive	Support noted.	No change.
R26	2026-05-28	1	Supports the document and suggests considering reference to telecoms/fibre infrastructure as part of future-proofing the village.	Supportive with suggested addition	Telecoms/fibre comment noted as a possible infrastructure addition; Committee to consider	Consider minor addition / no strategic change.

					whether this requires a minor wording amendment.	
R27	2026-05-27	3	Support the aims of the draft LPP and ask for more clarity on where the proposed 40mph limit on the C437 would begin and end.	Supportive with clarification request	Clarification request relates to implementation detail of traffic management proposals rather than the Plan's overall objectives.	Consider minor clarification.
R28	2026-05-22	1	Supports the emphasis on keeping Wolfhill quiet and rural; Main concern is preservation of greenfield sites and opposes further unwanted expansion due to landscape, character and road-infrastructure impacts.	Supports LPP objectives (greenfield/development concern)	Comments strongly support the Plan's approach to protecting rural character, greenfield land and requiring infrastructure capacity before further development.	No change.
R29	2026-05-19	1	Fully supports submission of the Plan, considers it comprehensive and representative of residents' views, and hopes it protects the rural lifestyle valued by residents.	Supportive	Support noted.	No change.
R30	2026-05-08	1	Supports the LPP overall and measures to restrict further development. Supports provision of passing places. Does not support the proposed traffic management measures and expresses reservations regarding the extent of village hall modernisation.	Supportive with comments	Traffic management comments considered. Support for development restraint and passing places noted. Hall comments noted.	No change.
R31	2026-05-08	1	Expressed support for the Local Place Plan and stated that it reflects discussions held at village meetings and her own views.	Supportive	Support Noted	No change.
R32	2026-06-17	1	In complete agreement with the LPP proposals. Notes that hopes any future developments are minimal and sympathetic, with demonstrated wants, needs and support	Supportive	Support Noted	No change.

Appendix H – Amendments

List of amendments made between issue of draft for consultations and final version for submission

1. Minor typos; Spelling; Correction of a street name & road no.
2. Inclusion of additional proposal location maps for clarity
3. Inclusion of consultation representations

NOTES