

LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan

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LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100605355-003

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Karen Clark Planning Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Karen	Building Name:	
Last Name: *	Clark	Building Number:	69
Telephone Number: *	07930566336	Address 1 (Street): *	Brechin Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kirriemuir
Fax Number:		Country: *	UK
		Postcode: *	DD8 4DE
Email Address: *	karen@ktclark.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Strawberrybank"/>
First Name: *	<input type="text" value="Kenneth"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Petrie"/>	Address 1 (Street): * <input type="text" value="Old Littleton Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Longforgan"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="DD2 5HU"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="2 STRAWBERRYBANK"/>
Address 2:	<input type="text" value="LONGFORGAN"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="DUNDEE"/>
Post Code:	<input type="text" value="DD2 5HU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="730318"/>	Easting	<input type="text" value="330781"/>
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Description of Proposal

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

Planning permission in principle for residential development (two houses) with associated access

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Please refer to attached Statement of Review

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

☒ Yes ☐ No

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

At the time of the application no opportunity was provided to respond to the Transport Planning request for additional information. The lack of information was used as a basis for reason for refusal 2. Additional information is therefore provided to fully respond to this matter.

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

Statement is Support of the Application for Review • Appendix 1 Application Forms • Appendix 2 Plans and Location Plan • Appendix 3 Refusal Notice • Appendix 4 Report of Handling • Appendix 5 Access Visibility Splays, including Speed Survey Results- Millards Consulting Engineers • Appendix 6 Transport Planning Consultation Response 15/12/22 • Appendix 7 Landownership Plan • Appendix 8 Plot Comparison Plan

Application Details

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

22/01942/IPL

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

22/11/2022

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

23/01/2023

Review Procedure

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

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mrs Karen Clark

Declaration Date: 10/04/2023

Planning Department

Perth and Kinross Council

Pullar House

Kinnoull Street

Perth

April 2023

Dear Sir/Madam,

Town and County Planning (Scotland) Act 1997, as amended Application for Review of the Refusal of Planning Permission for Residential development (in principle) Land 50 Metres South of Strawberrybank, Longforan 22/01942/IPL

I refer to the aforementioned proposal which sought planning permission in principle for residential development of land 50 metres south of Strawberrybank, Longforan. The application was refused under delegated powers on the 18th of January 2023. The submitted Application for Review package comprises: -

- Completed application for Review form.
- Location and site plan
- Appeal Statement and associated appendices

If you require any further information during the consideration of the Review, please contact Karen Clark on 07930 566336 or karen@ktclark.co.uk

Yours Sincerely

Karen Clark

Karen Clark, Planning Consultancy, Mayriggs, Brechin Road, Kirriemuir DD8 4DE

Telephone 07930 566336 | Email: karen@ktclark.co.uk

Town and Country Planning (Scotland) Act 1997 as amended.

Application for Review Against the Refusal of Planning Permission in Principle for Residential development Land 50 Metres South of Strawberrybank Longforgan 22/01942/IPL

For Mr K Petrie and Mr E Petrie (appellants)

By Perth and Kinross Council ("the Council")

Karen Clark, Planning Consultancy, Mayriggs, Brechin Road, Kirriemuir DD8 4DE

Telephone 07930 566336 | Email: karen@ktclark.co.uk

1. Executive Summary
2. Background
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Appendices

- Appendix 1 Application Forms
- Appendix 2 Plans and Location Plan
- Appendix 3 Refusal Notice
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- Appendix 5 Access Visibility Splays, including Speed Survey Results- Millards Consulting Engineers
- Appendix 6 Transport Planning Consultation Response 15/12/22
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1.Executive Summary

This appeal statement has been prepared on behalf of Mr Ken Petrie and Mr Ed Petrie, the appellants, in respect of the decision of Perth and Kinross Council to refuse planning permission in principle for a residential development Land 50 Metres South of Strawberrybank, Longforgan application Ref 22/01942/IPL.

The Local Review Board is respectfully requested to uphold the review and grant planning permission.

The Appeal Statement considers in detail the reasons for refusal and demonstrates that, the proposal complies with the policies of Perth and Kinross Council.

2. Background

An application for planning permission in principle for a residential development Land 50 Metres South of Strawberrybank Longforgan 22/01942/IPL was registered on the 22nd of November 2022 and subsequently refused on the 18th of January 2023.

The proposal seeks planning permission in principle for a small residential development of 2 houses as an extension to an existing building group. The site is located to the south of a linear group of houses running to the west of Old Littleton Road and an unclassified road to the north. The site benefits from excellent links to the A90 and beyond with footpath linkage to Longforgan available. It is considered that the proposed small residential development represents an acceptable extension to an existing building group, providing 2 plots of similar scale to the houses within the immediate area will respect the character and building pattern within a clearly defined site, with no loss of amenity for the existing residents, and is therefore wholly appropriate.

The current proposal seeks planning permission in principle at this time, with the detailed plans subject to the approval of the Planning Service of Perth and Kinross Council. However, it is intended that a small residential development providing two high quality and sustainable family homes will be developed of a scale and nature appropriate to the rural location reflecting the houses in the immediate area.

No discussions were undertaken during the consideration of the application.

3. Reasons for Refusal and Grounds of Appeal

The application was determined by the Planning Service under delegated powers on the 18th of January 2023. The reasons for refusal are provided as the following, (Refusal Notice attached as Appendix 3, Report of Handling to attached as Appendix 4).

Reason for Refusal 1

- 1. The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2019 (LDP2) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as whilst the site sits to the south of an existing building group and is well defined by existing landscape features and topography, the site is significantly larger than the plots within the adjacent grouping to the north and due to the position of the embankment and the sloping topography along the east and south boundaries it would not be possible to front any development onto the road which is characteristic of the building group to the north. The proposed site therefore fails to respect the character and building pattern of the existing building group. The proposal also fails to meet any of the other categories of development outlined in the SG.*

Response

It is submitted that the proposed site complies with Policy 19 Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2019 (LDP2) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as it represents an appropriate extension to an existing building group.

The current proposal seeks planning permission in principle for a residential development of 2 houses with all associated amenities including garden ground, off street parking and refuse storage. The detailed design will be the subject of a further application.

While the application seeks the principle of development only at this time, an indicative layout plan has been provided which demonstrates how the houses *could* be accommodated should the principle of development be established. The indicative plan shows 2 houses running perpendicular to the road with south facing aspects making the most of the expansive views while maximising solar gain accessed from a single existing access point to the northwest.

In the current circumstances the Report of Handling confirms that the group of houses at Old Littleton Road comprises a “building group” and that the proposed site sits immediately to the south of this established group. Further, the Report of Handling confirms the site to be “well defined by existing landscape features and topography” and that the site is “largely screened from the public road”.

In these circumstances the Supplementary Guidance confirms

“Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.”

On this basis the site subject of the appeal, which sits adjacent to an accepted building group and is a readily definable site, fits the criteria to be considered as an acceptable extension to a building group. The Report of Handling makes the comment that Strawberrybank forms the “logical southern edge to the grouping”. However, it is clear from a site visit and on plan form that the site subject of the Review, which has natural boundaries to the east and south in fact provides the sensible and logical southern edge to the established building group.

In terms of the scale of the proposed plots, as confirmed by Plot Comparison Plan attached as Appendix 8 the proposed house plots are of a similar scale and plot size to the existing houses on Old Littleton Road. This is demonstrated as follows:

Proposed Indicative Plot 1 = 1678 sqm

Proposed Indicative Plot 2 = 1478 sqm

Strawberrybank = 1805 sqm

Viewlands = 1208 sqm

Broadleaf = 1 506 sqm

The Gables = 1533sqm

Braevilla = 1155 sqm

The HITC SG warns against proposals which create or contribute towards ribbon development. Ribbon development is defined as a line of houses built along an existing road each served by an individual access. The Guidance goes on to confirm that: -

“Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.”

In the current circumstances the established building group at Old Littleton Road comprises a L shaped linear building group, therefore linear development is the character of the area. The proposed site is located to the south of the existing building group accessed from a single point. There are a number of existing properties on Old Littleton Road which share an access, similar to that proposed including Broadleaf and The Gables and Elmbank and Elmbank House. The indicative site plan, provided for information only at this time, demonstrates a schematic site layout which

does not result in ribbon development, instead it terminates development into a logical and well-defined site. Therefore, given linear development is characteristic of the area and that the proposed site which provides a definable site which provides the logical southern edge of the building group will not result in ribbon development and therefore represents an acceptable extension of an existing building group.

The proposal meets all design considerations set out the Supplementary Guidance.

Therefore, it is submitted that the proposed site complies with Policy 19 Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2019 (LDP2) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) in that it represents an acceptable extension to an established building group which reflects the scale, character and building pattern and it will not extend ribbon development.

Reason for Refusal 2

2. *The proposal is contrary to Policy 60B Transport Standards of the Perth and Kinross Council Local Development Plan 2019 (LDP2) as insufficient information has been submitted to demonstrate that a safe access and egress onto the public road can be achieved given that the site access is located at the end of a blind curve on the U143 Old Littleton Road. The submission states that works will be carried out to improve the visibility splay, but it would appear that these works are out with the red line boundary.*

A preapplication site meeting was held with a representative of the Roads Service June 2020 who confirmed that a satisfactory access could be achieved. During the consideration of the application the consultation response from the Transport Planning Service of Perth and Kinross Council dated 15th December 2022, attached as Appendix 6, requested further information on the visibility splays. The Report of Handling confirms that as the principle of the proposal was not considered acceptable, no such request was made to the applicants. Had that information been requested the appellants would have provided all necessary information to address this concern. Therefore, at this time, as the issue of access has been used as a reason for refusal, it is only fair and reasonable that the appellants are permitted to respond in full to this matter, including the introduction of new evidence.

Therefore, and considering this reason for refusal, an Access Visibility Splays, including Speed Survey Report has been completed by Millards and is lodged in support of this Review as Appendix 5. In summary, the Speed Report confirms that on average, due to the existing topography and road layout the average speed at this section of Old Littleton Road is 23.7mph. This then supports a reduction in visibility splays required to 2.4 x 70m. A plan demonstrating how this is achieved is attached as part of Appendix 5. The land take is wholly within the appellants ownership as demonstrated by the landownership plan attached as Appendix 7. It is submitted that the access and visibility splays can be assured through the imposition of a pre commencement condition.

Therefore, on the basis of this detailed information it is submitted that the proposal complies with Policy 60B Transport Standards of the Perth and Kinross Council Local Development Plan 2019 (LDP2).

4. Applicants

The applicants live in the property to the north. The field subject of the current application has been in the ownership of the family for many years. The site has no current use and given its size and separation from any farm unit there is no prospect that the field will be useful for an agricultural use.

5. Site Description

The application site measures 3330 square metres and comprises a roughly triangular shaped, self-contained field. The site has long established boundaries, comprising existing residential property to the north and Old Littleton Road to the east and south. To the west is an established mature hedge which separates the field from the adjoining land. To the east and south the boundary of the site is defined by an existing bank and hedging ensuring that the site is unseen from the road. Access to the site is from an existing field access to the northeast.

The surrounding area comprises an existing linear L shaped row of properties, comprising a mix of house types and ages which runs north/south following the line of Old Littleton Road. The existing houses are of a low density all set within attractive large gardens areas. There are examples of recent infill development along the road frontage.



Application site to the south of the existing building group



Existing access to Old Littleton Road



East boundary of the site defined by existing bank and hedging.



Recent infill development on Old Littleton Road

6. Planning History

A pre-application enquiry Ref 20/00235/PREAPP was provided on the 29th of June 2020. This set out the relevant policies of the Perth and Kinross Local Development Plan 2019.

The advice concluded that the proposal did not meet any of the categories of development within the Housing in the Countryside Guide and therefore the principle of residential development failed to comply with Policy 19 of the Perth and Kinross Local Development Plan 2019.

The appeal statement has considered all the relevant policies and set out why it is considered that the proposal does comply with Policy.

7. Proposal

The proposal has developed from the applicants' desire to make best use of this small field which has no current use and no prospect of any useful function, while providing a sustainable and accessible homes. The appellants are committed to a high-quality sustainable design which provides a good residential environment while making a positive contribution to the area.

The most important feature in the consideration of the proposal is how the proposed small residential development will fit with the surrounding landscape setting and will therefore accord with the policies of Perth and Kinross Council.

The current application seeks planning permission in principle for a residential development of 2 houses with associated amenities including garden ground, off street parking, refuse storage etc. While the application seeks the principle of development only at this time, an indicative layout plan has been provided to demonstrate how the houses could be accommodated should the principle of development be established. The indicative plan is for information only and does not form part of the formal proposal. If the principle of the proposal is granted the final design and layout will be subject to a further application for the approval of Perth & Kinross Council. The indicative plan shows 2 houses running perpendicular to the road with south facing aspects making the most of the expansive views while maximising solar gain. The houses will be of a similar scale and plot size to the existing houses on Old Littleton Road. The proposed houses will share a single access from Old Littleton Road ensuring development does not continue ribbon development. Similar shared accesses on Old Littleton Road are provided at Broadleaf and The Gables and Elmbank and Elmbank House. While detailed house designs are not available at this time, the intention is for a modest and sustainable family homes with a renewable heat source. The design and finishing materials will be appropriate to the countryside location.



Proposed indicative layout.

The proposed houses will be set within an enhanced landscape setting with new native landscaping to the west and south which will provide improved biodiversity opportunities within this area. The site benefits from an existing access to the public road which will provide safe access to the proposed house. In terms of servicing, the proposed house will have SUDs and septic tank.

8. Consultations

The application process notified all statutory consultees, no objection was received. Transport Planning Service of Perth and Kinross Council asked for further information however the appellants were not afforded the opportunity to provide the additional information at that time.

9. Sustainability

The scheme utilises a small field which is no longer connected to a farm holding and has no current use, therefore the use of the site will make best use of land as a scarce resource. The proposed houses will be orientated to the south making best use of solar gain opportunities. The final design, be subject to the approval of Perth and Kinross Planning Service, will incorporate renewable heat source and be constructed to all current building control standards. The houses will be insulated to an enhanced level including PV panels and a form of renewable heating (either air source or ground source), to be confirmed. The property will further include sustainable urban drainage systems.

10. Development Plan Policy

National Planning Framework 4

Since the refusal of the application NPF4 has been approved and has become part of the Development Plan. The Report of Handling, Appendix 4 confirms that the Council's assessment of the proposal considered the policies of NPF4 and confirmed that the development proposal accords with the intentions of this document.

Perth and Kinross Local Development Plan 2019

The policies in relation to the current application site are relevant to this proposal.

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 19: Housing in the Countryside
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 53: Water Environment and Drainage
- Policy 60B: New Development

In addition, the following Supplementary Guidance is of relevance.

- Affordable Housing
- Developer contributions
- Housing in the Countryside Supplementary Guidance Placemaking Guidance

These policies will be considered in the Discussion section.

11. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The current application for Review seeks planning permission in principle for a small residential development of 2 houses. In order to aid consideration an indicative plan has been provided; this indicates two houses running perpendicular to the road orientated to the south. The houses will share the existing single access to the east. It is worth noting that if the principle of residential use is approved, the proposal will be the subject of a further application at which time the detailed design and layout will be developed in discussion with the Planning Service.

The immediate area includes a range of house types and styles. It is proposed to provide two high quality family homes set within garden ground on plots of similar scale to the neighbouring properties designed to fit with the rural setting. As demonstrated previously within this Statement,

the Report of Handling confirmed that the site sits to the south of an accepted building group with the site well defined by existing landscape features and topography, meaning that the proposal will be unseen from the adjacent road. As demonstrated by Appendix 8 Plot Comparison Plan, the proposed residential plot sizes are of similar scale to those in the immediate area therefore the proposed plots respect the established character and building pattern of the adjacent group.

The proposal will further include a detailed landscape scheme using native planting providing improved biodiversity opportunities. The proposed small development will utilise a small field within a clearly definable site which benefits from established boundaries on all sides. The plots are generous, providing a high level of residential amenity for the prospective residents while protecting the amenity of the existing residents.

Considering the specific policies of the Perth and Kinross LDP of relevance to the current application:

Policy 1A and 1B: Placemaking Development, development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Response: In the current circumstances the proposed site utilises a field which is considered too small for modern farming. The field is now separate from an active farm unit. The proposed house is located adjacent to an established group of houses which run in a linear pattern to the west of Old Littleton Road. The existing group of houses has grown organically over time and comprises a mix of house types and dates, most recently an infill development was approved around 2015. The proposed house will be located on generous plots, of similar scale to those in the immediate area capable of providing all associated amenities including garden and parking.

In terms of the specific requirement of Policy 1B we would respond as following

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

Response: The proposed development provides a small development of high-quality family homes. Following the development pattern, the houses will be set to the west of Old Littleton Road within a contained site with existing boundaries on all sides. The house will utilise the existing access to Old Littleton Road.

- b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

Response: As confirmed by the Report of Handling the site is “well defined by existing landscape features and topography”. The development will include generous landscape scheme providing enhanced biodiversity opportunities. The proposed houses will be unseen from the surrounding public road due to the existing banking and mature hedging.

- (b) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

Response: The proposed houses will be set on generous plots similar in scale to the surrounding houses. While detailed design is not available at this time it is intended that the proposed houses will be of a scale and nature appropriate to the rural surrounding and will provide a high-quality design solution to the site.

(c) Respect an existing building line where appropriate or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

Response: Following the existing development pattern the proposed house will be set to the west of Old Littleton Road following the linear pattern into a defined site which provides the logical southern edge to the building group. If the principle of residential development is established, the design and layout will be developed in discussion with the Planning Service ensuring the most appropriate response to this small defined site.

(d) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

Response: the proposed housing faces south creating a welcoming and safe feature

(e) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.

Response: The proposed houses will be fully accessible and adaptable. The structure of the building will fully adhere to current building regulations with sustainability at the core of the design.

(f) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

Response: No comment

(g) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

Response: The detailed design will incorporate generous landscaping improving biodiversity opportunities in the area. Further, the houses will incorporate SUDs.

(h) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

Response: The proposed houses will incorporate facilities for the storage of waste.

(i) Sustainable design and construction.

Response: The design and construction will be developed to fully adhere to current building standards.

Policy 5: Infrastructure Contributions, the Policy requires developer contributions to be paid where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities.

Response: In the current circumstances the application site falls within the catchment of Longforgan primary school. A pre-application enquiry dated 1st September 2022 confirmed that no contributions are required towards education.

In terms of affordable housing, as this proposal is for two dwellings, there is no requirement for any affordable housing provision.

The site is also located within the Reduced Contribution Area Boundary relating to Transportation Infrastructure and therefore a developer contribution per dwelling would be required in accordance with Section 6 of the guidance. The applicant is aware of this cost and is content to pay the required contribution should planning consent be granted.

Policy 19 Housing in the Countryside supported by The Housing in the Countryside Supplementary Guidance 2016, (HITCG) looks to balance the need to protect outstanding landscape while allowing development within the rural areas. The Council confirm support for proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

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

Response It is submitted that the proposal falls to be considered as an extension to an established Building Group.

The Supplementary Guidance provides advice defining a building group, confirming.

“For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance. Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.”

In the current circumstances the existing group of houses at Old Littleton Road which comprises approximately 12 houses clearly falls within the accepted definition of a “building group”. This is confirmed by the Report of Handling.

The Guidance goes on: -

“Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.”

The site comprises a clearly definable site with established boundaries on all sides, comprising existing housing to the north, Old Littleton Road to the south and east and a mature hedging to the west. As such the proposal complies with the necessary requirements to permit an extension to the building group.

The HITC SG warns against proposals which create or contribute towards ribbon development. Ribbon development is defined as a line of houses built along an existing road each served by an individual access. The Guidance goes on to confirm that: -

“Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.”

In the current circumstances the established building group at Old Littleton Road comprises a L shaped linear building group, the linear nature of the group characterising the area. The proposed defined site is located to the south of the accepted building group and provides the logical termination to that existing group. The existing development pattern is defined by the housing along the road frontage, the indicative plan, submitted for information only, indicates two houses sharing the existing single access from Old Littleton Road which does not continue ribbon development. The final layout will be the subject of a further application, at that time and in discussion with Perth and Kinross Planning Service the most appropriate design can be developed. Therefore, it is submitted that given the above, the proposed development represents an acceptable extension of an existing building group, and the proposed layout will not result in ribbon development.

In terms of the design considerations

- There are no designations or constraints on the application site which affect development.
- The design and layout have been designed to follow the topography of the site.
- The design will provide a small development of high-quality family homes designed to reflect the existing building group in terms of scale, design and materials.
- The proposed housing will benefit from a south facing aspect to take maximum advantage of the solar gain opportunities. Further, the detailed design will include sustainable urban drainage systems, the individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.
- A limited palette of locally sources materials will be used within the development.
- The site benefits from long established boundaries on all sides.
- The proposed development incorporates off street parking.

Policy 32 Embedding Low and Zero Carbon Generating Technology in New Development. Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan.

Response: The detailed design will be developed to include sustainable urban drainage systems. The individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.

Policy 53: Water Environment Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water).

Response: There is no issue of flooding or negative impacts on the existing water environment. It is proposed that the housing will be connected to the existing mains water supply, with SUDS in the garden ground and septic tanks for each dwelling. The Report of Handling confirms this is acceptable and therefore the proposal complies with Policy 53B and 53C.

Policy 60B New Development Proposals

All development proposals (including small-scale proposals) should, considering the criteria of relevance to the current proposal:

- a) be designed for the safety and convenience of all potential users;

Response- As indicated the existing field access is proposed to provide a single access point to the proposed development. During the consideration of the application the Transport Planning Team requested further information on the visibility splays. The opportunity to provide this information was not offered to the appellants and yet the issue of access has been used as a reason for refusal. Therefore, it is only fair and reasonable in order that this matter can be fully addressed that the additional plans related to this matter are considered as part of the Review process.

A detailed visibility splay plan has now been lodged as part of the Access Visibility Splays, including Speed Survey Results prepared by Millards, Appendix 5, this indicates a visibility of 2.4 x 70m. This is supported by a speed survey, also attached as Appendix 5 which confirms that due to the topography and layout of the road adjacent to the site cars are traveling on average 23.7mph, this supports a reduced visibility splay. The provision of the visibility splay will require some regrading of the embankment, an embankment which was created at the time the A90 grade separated junction was built. All necessary land is within the ownership of the applicants, as confirmed by the landownership plan lodged in support of the proposal and attached as Appendix 7. A pre commencement condition can be attached to any permission ensuring the provision of the visibility splay prior to the development.

- b) incorporate appropriate mitigation on-site and/or off-site, provided through developer contributions where appropriate, which might include improvements and enhancements to

the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;

Response: The appellants are aware that developer contributions may be required towards Transportation Infrastructure and is content to make the necessary Developer Contribution should planning permission be approved.

- c) incorporate appropriate levels of parking provision not exceeding the maximum parking standards laid out in SPP, including application of maximum on-site parking standards to help encourage and promote a shift to the more sustainable modes of a shift to the more sustainable modes of travel of walking, cycling and public transport;

Response: The detailed design will provide the appropriate level of parking. Further, the site is within a walking area with a safe footpath connecting to Longforgan which provides local facilities and public transport links.

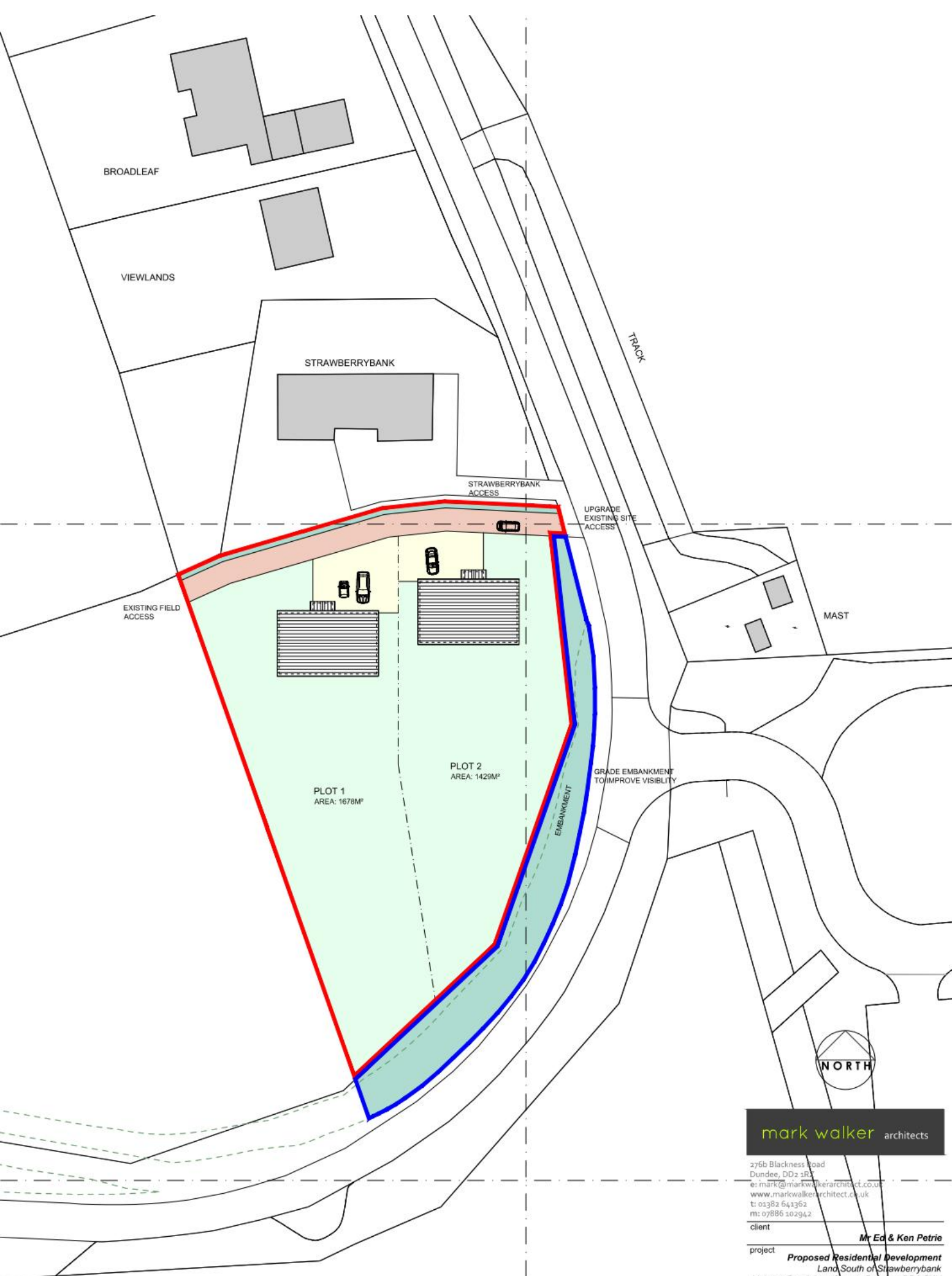
Therefore, it is submitted the proposal complies with Policy 60 B

13. Conclusion

The current application seeks planning permission in principle for a small development of 2 high quality family homes which will be designed to reflect the adjacent building group in terms of layout, design and scale. The application site is considered too small for modern farming and is now separated from any active farm holding therefore, the site has no current use nor is there any prospect of an active agricultural use. The proposed site represents an acceptable addition to an existing and accepted building group. While the application seeks planning permission in principle only at this time, the indicative plan demonstrates plot sizes comparable to the houses in the immediate area. The proposed development will take access from the existing single access to the northeast therefore the proposed development will not result in ribbon development. The proposal respects the established character and building pattern of the area and will result in a logical southern edge to the small group of houses. The proposed houses will in no way detract from the amenity of existing residents while offering a high-quality amenity to prospective residents.

It is submitted that the proposal complies with all policies of the Scottish Government and Perth and Kinross Local Development Plan and the associated the Housing in the Countryside Supplementary Guidance and as a result we would respectfully request the application for Review be upheld and planning permission granted.

April 2023



PROPOSED SITE LAYOUT PLAN
 0 1 2 3 4 5 6 7 8 9 10M 15M 20M
 SCALE

mark walker architects

276b Blackness Road
 Dundee, DD2 1R3
 e: mark@markwalkerarchitect.co.uk
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 t: 01382 643362
 m: 07886 102942

client **Mr Ed & Ken Petrie**

project **Proposed Residential Development
 Land South of Strawberrybank
 Littleton Road, Longforgan, Dundee, DD2 5HU**
 drawing title

Proposed Site Layout Plan			
job no.	drawn	date	
726	mw	19/10/22	
dwg no.	rev	scale	
002		1:500 @ A3	



Mr Kenneth Petrie
c/o Suller & Clark
Karen Clark
Scoutbog Steading
Oldmeldrum
Oldmeldrum
AB51 0BH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice : **18th January 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01942/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 22nd November 2022 for permission for **Residential development (in principle) Land 50 Metres South Of Strawberrybank Longforgan** for the reasons undernoted.

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2019 (LDP2) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as whilst the site sits to the south of an existing building group and is well defined by existing landscape features and topography, the site is significantly larger than the plots within the adjacent grouping to the north and due to the position of the embankment and the sloping topography along the east and south boundaries it would not be possible to front any development onto the road which is characteristic of the building group to the north. The proposed site therefore fails to respect the character and building pattern of the existing building group. The proposal also fails to meet any of the other categories of development outlined in the SG.
2. The proposal is contrary to Policy 60B Transport Standards of the Perth and Kinross Council Local Development Plan 2019 (LDP2) as insufficient information has been submitted to demonstrate that a safe access and egress onto the public road can be achieved given that the site access is located at the end of a blind curve on the U143 Old Littleton Road. The submission states that works will be carried out to improve the visibility splay, but it would appear that these works are out with the red line boundary.

Justification

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

Notes

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

Plan Reference

01

02

03

04

05

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01942/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	21st January 2023	
Draft Report Date	18th January 2023	
Report Issued by	JW	Date 18 Jan 2023

PROPOSAL: Residential development (in principle)

LOCATION: Land 50 Metres South Of Strawberrybank Longforgan

SUMMARY:

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

BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission in principle is sought for residential development within a triangular site which sits at the southern end of row of four properties on Old Littleton Road which is located in a rural area to the north of Longforgan and the A90 trunk road. The application site is bound on its eastern side by the Old Littleton Road which curves around the south and east sides of the site. There is an embankment on this boundary which drops down to the public road. The site is therefore largely screening from the public road to the south. To the north is Strawberry Bank, an existing residential property owned by the applicant. To the west are open fields. The site is currently a grass paddock surrounded by leylandi hedging.

An indicative layout has been submitted which shows two dwellinghouses located in the northern half of the site with access from the east to Old Littleton Road.

The site has been subject to a pre application enquiry (20/00235/PREAPP) which indicated that the proposal would likely be considered contrary to the Housing in the Countryside Policy (Policy 19) of the Perth and Kinross Council Local Development Plan and the associated Supplementary Guidance.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: 20/00235/PREAPP

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

National Planning Framework 4

The National Planning Framework 4 (NPF4) was approved by the Scottish Parliament on 11 January 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the policies of NPF4 and it is considered that the development proposal accords with the intentions of this document.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 19: Housing in the Countryside

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 39: Landscape

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

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

OTHER POLICIES

Housing in the Countryside Supplementary Guidance 2020

Placemaking Supplementary Guidance 2020

Developer Contributions and Affordable Housing Supplementary Guidance 2020

CONSULTATION RESPONSES

EXTERNAL

Transport Scotland – no objection

Perth And Kinross Heritage Trust – no objection

Scottish Water – no objection

Dundee Airport Ltd – no objection

INTERNAL

Transportation And Development – concerns regarding visibility at junction with Old Littleton Road

Development Contributions Officer – conditions recommended to secure infrastructure contributions

Environmental Health (Contaminated Land) – no objection

Structures And Flooding – no objection

REPRESENTATIONS

None received

ADDITIONAL STATEMENTS

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises NFP4, the approved TAYplan and the adopted LDP2.

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

Planning Principle

The Perth and Kinross Local Development Plan 2019 (LDP2) through Policy 6 - Settlement Boundaries specifies that development will not be permitted, except within the defined settlement boundaries which are defined by a settlement boundary in the Plan.

However, through Policy 19 - Housing in the Countryside, it is acknowledged that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported. The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- 1) Building Groups
- 2) Infill site
- 3) New houses in the countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance
- 4) Renovation or replacement of houses
- 5) Conversion or replacement of redundant non-domestic buildings
- 6) Development on rural brownfield land

The proposed site is not considered to meet any of the identified categories for the development above. An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, where they are for residential and/or business/agricultural nature.

The supplementary guidance (SG), "The Housing in the Countryside SG" which was adopted in 2020 assists in the assessment of the Policy 19.

Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

Proposals which contribute towards ribbon development will not be supported.

In this case, whilst the site sits to the south of an existing building group and the application site is well defined by existing landscape features and topography, the site is significantly larger than the plots within the adjacent grouping to the north and due to the position of the embankment and the sloping topography along the east and south boundaries it would not be possible to front any development onto the road which is characteristic of the building group to the north. As mentioned above the policy requires new development to respect the established character and building pattern of the adjacent grouping. This proposal is not considered to achieve this. Strawberrybank to the north is considered to form a defined southern edge to the grouping, particularly given its orientation and relationship with the public road and is considered to be a logical southern edge to the grouping before the public road begins to curve in a westerly direction towards the junction with the A90. The indicative layout which has been submitted, only serves to demonstrate that development on this site would fail to respect the established character of the grouping which generally sees dwellings fronting eastwards onto the public road.

As such the development of this particular site would not relate to the established character and built form of the adjacent group.

Furthermore, the site is not an infill site, it does not involve the renovation or replacement of an existing house or the conversion or replacement of redundant non domestic buildings. Furthermore, no evidence has been provided relating to the criteria within category 3 as such the development would not meet the criteria within that category. The site is also not considered to meet the criteria within category 6 relating to brownfield land.

As such the proposal does not meet any of the categories of development within the Housing in the Countryside Supplementary Guidance and therefore the principle of residential development fails to comply with Policy 19 of the Perth and Kinross Local Development Plan 2019.

Design and Layout

The Housing in the Countryside Guide Supplementary Guidance includes detailed siting criteria which require to be considered in any proposal and these criteria are echoed by the requirements of Policy 1A and B of the LDP2 which relate placemaking. Overall, the policies require new development to reflect its surroundings in terms of scale, landscape character and design. As this is an application in principle no detailed design or scale of dwelling(s) has been submitted at this stage. Nevertheless, the principle of residential development on this site is not considered to be acceptable and is not in accordance with LDP2 policy.

Residential Amenity

The site is of sufficient footprint and there is an opportunity to position any dwelling(s) in a location which ensures that the neighbouring properties are not overlooked given the distance which would be apparent between windows of the new house and the existing properties. As this application is only in principle there is no opportunity to assess this in detail, at this stage, however this can be assessed if a detailed application is received.

The orientation of any house(s) and their height, together with the window positions would be an important consideration should any detailed application come forward. Nevertheless, the principle of residential development on this site is not considered to be acceptable and is not in accordance with LDP2 policy.

Drainage and Flooding

The site will be required to connect to a Sustainable Urban Drainage System (SUDS) which can be secured by condition and considered further at any detailed application stage. A private foul drainage system would be required and details of this should be submitted with any detailed application. This is considered to comply with policies 53B and 53C of the LDP2 and the detailed design of this will be secured through the building warrant process. The site is not considered to be at risk from flooding.

Traffic and Access

The site is proposed to be accessed from the north east corner onto Old Littleton Road which is an existing field access. The vehicle access to the public road network for the properties will be via an existing farm track into the field off Old Littleton Road (U143). This track will be upgraded as part of the development. The site access is at the end of a blind curve from the A90 junction, making visibility poor. The speed limit on Old Littleton Road is 40mph. The submission has advised that works will be carried out to improve the visibility splay, but it would appear that these works are out with the red line planning application boundary. Transportation and Development have asked that these details are submitted for consideration. Given that the principle of development is considered to be contrary to policy, this information has not been requested. Given the lack of information in this regard the proposal is considered to be contrary to Policy 60B as it has not been demonstrated that a safe access and egress to the site can be provided.

Transport Scotland have offered no objection in relation to the adjacent A90 trunk road.

Developer Contributions

Education

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

This proposal is within the catchment of Longforgan Primary School and a condition would be required to ensure this element of the guidance is adhered to should any planning consent be granted.

Transportation

The site is located outwith the area where a transportation contribution is required.

Economic Impact

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

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

Accordingly the proposal is refused on the grounds identified below.

Reasons for Refusal

The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2019 (LDP2) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as whilst the site sits to the

south of an existing building group and is well defined by existing landscape features and topography, the site is significantly larger than the plots within the adjacent grouping to the north and due to the position of the embankment and the sloping topography along the east and south boundaries it would not be possible to front any development onto the road which is characteristic of the building group to the north. The proposed site therefore fails to respect the character and building pattern of the existing building group. The proposal also fails to meet any of the other categories of development outlined in the SG.

The proposal is contrary to Policy 60B Transport Standards of the Perth and Kinross Council Local Development Plan 2019 (LDP2) as insufficient information has been submitted to demonstrate that a safe access and egress onto the public road can be achieved given that the site access is located at the end of a blind curve on the U143 Old Littleton Road. The submission states that works will be carried out to improve the visibility splay, but it would appear that these works are out with the red line boundary.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01-05

Ref: 18191
Date: 25 March 2023
Subject: Residential Development (in Principle), Land 50 Metres south of Strawberrybank, Longforgan
Planning Reference PKC 22/01942/IPL

Introduction

The above Planning Application in Principle was refused by Perth and Kinross Council, with a Decision Notice dated 18th January 2023.

This statement aims to address Item 2 of the Decision Notice, namely:

"The proposal is contrary to Policy 60B Transport Standards of the Perth and Kinross Council Local Development Plan 2019 (LDP2) as insufficient information has been submitted to demonstrate that a safe access and egress onto the public road can be achieved given that the site access is located at the end of a blind curve on the U143 Old Littleton Road. The submission states that works will be carried out to improve the visibility splay, but it would appear that these works are out with the red line boundary."

Proposed Access

The proposed access for the residential development is currently used as a field access.

Vehicle Speed Survey

A vehicle speed survey in accordance with CA 185 of the Design Manual for Roads and Bridges (DMRB) was instructed by the Applicant.

The survey continually measured eastbound and westbound speeds between 14 February and 20 February 2023.

From the results, it can be seen that the maximum 85% ile speed 23.7mph (37.92kph) over the 24 hours period of 15th February 2023 westbound. A summary of the results are included in **Appendix A**.

Access Visibility Splay

As part of the above Planning Application in Principle, access visibility splays were assessed based on the signed road speed limit in accordance with CD 109 and CD 123 of the DMRB.

Currently, the speed limit at this location is 40mph (64kph), resulting in a splay length along the carriageway channel of 120 metres. As noted in the Decision Notice, this splay length would extend round the channel, south and west of the application site, outwith the red line boundary.

However, from the evidence provided by the vehicle speed survey, it is proposed to reduce the length of the visibility splay to 70 metres, in accordance with Table 2.10 of CD 109 of the DMRB for a 50kph design speed. This is well above the 37.92kph 85% ile speed recorded during the survey.

Refer to **Appendix B** for Millard Consulting drawing 18191/03/001 showing the above visibility splay.

Topographical Survey

As part of the original Application, it was acknowledged that re-grading of the Applicant's land would be required to provide access visibility. To allow accurate measurement of the visibility splays along the carriageway channel and to be able to identify the volume of material to be re-graded, the Applicant instructed a topographical survey.

The topographical survey confirms that re-grading will still be required and, should approval be granted, a full assessment of the earthworks required will be prepared.

Summary

The Applicant has commissioned a vehicle speed survey, topographical survey and Millard Consulting to assess the visibility splays required for access to the proposed residential development.

The evidence included in this statement demonstrates that the appropriate visibility splay of 2.4m x 70m can be accommodated within the Applicant's red line boundary.

APPENDIX A

VEHICLE COUNT AND SPEED SURVEY

EASTBOUND

14 February 2023

Time [--	Total	Vbin 0	Vbin 5	Vbin 10	Vbin 15	Vbin 20	Vbin 25	Vbin 30	Vbin 35	Vbin 40	Vbin 45	Vbin 50	Vbin 55	Vbin 60	Vbin 65	Vbin 70	Vbin 75	Vbin 80	Vbin 85	Vbin 90	Vbin 95	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85	
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	22.2	-
0500	3	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	20.7	-
0600	7	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	20	-
0700	7	0	1	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	14.9	-
0800	3	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	15.1	-
0900	4	0	0	1	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	16.7	-
1000	8	0	1	2	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	0	15.4	-
1100	5	0	0	2	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	0	16.2	-
1200	6	0	0	1	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	0	0	18.3	-
1300	8	0	0	3	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	15.6	-
1400	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	15.9	-
1500	14	0	1	1	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2	0	0	17.1	20.4
1600	9	0	0	2	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	0	17.4	-
1700	4	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	18.1	-
1800	10	0	1	3	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	0	15.9	-
1900	4	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	15.5	-
2000	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	14.1	-
2100	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	8.9	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	83	0	4	23	41	14	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	12	0	0	16.4	20.1
06-22	93	0	7	24	45	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	12	0	0	16.4	20.1
06-00	93	0	7	24	45	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	12	0	0	16.4	20.1
00-00	95	0	7	24	45	17	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	14	0	0	16.5	20.4

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Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	20.3	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	5	0	0	0	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	19.5	-
0700	6	0	0	0	1	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2	0	19.1	-
0800	9	0	0	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	16.4	-
0900	7	0	0	0	0	4	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	19.8	-
1000	8	0	0	0	3	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	16.9	-
1100	8	0	2	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	15.6	-
1200	9	0	0	0	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	18.9	-
1300	5	0	0	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	15.7	-
1400	6	0	1	4	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	11.9	-
1500	10	0	0	2	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	3	0	18.2	-
1600	7	0	0	1	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	19.8	-
1700	7	0	0	0	2	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	21	-
1800	6	0	0	0	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	19.3	-
1900	7	0	0	1	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	18.9	-
2000	3	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	20.6	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	88	0	3	17	40	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	12	0	17.8	21.6
06-22	103	0	3	19	46	30	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	12	0	18	22.1
06-00	103	0	3	19	46	30	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	12	0	18	22.1
00-00	104	0	3	19	46	31	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	12	0	18	22.1

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Time [--	Total	Vbin 0 5	Vbin 10 5	Vbin 15 10	Vbin 20 15	Vbin 25 20	Vbin 30 25	Vbin 35 30	Vbin 40 35	Vbin 45 40	Vbin 50 45	Vbin 55 50	Vbin 60 55	Vbin 65 60	Vbin 70 65	Vbin 75 70	Vbin 80 75	Vbin 85 80	Vbin 90 85	Vbin 95 90	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21.6	-
0600	3	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	21.1	-
0700	8	0	0	0	0	3	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	20.2	-
0800	8	0	0	2	2	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	18.8	-
0900	11	0	2	3	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	0	16.9	24.4
1000	4	0	0	1	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	18.1	-
1100	10	0	0	4	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	16.7	-
1200	9	0	0	3	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	17.2	-
1300	10	0	1	2	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	16.4	-
1400	8	0	0	2	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	17.4	-
1500	8	0	1	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	15.4	-
1600	9	0	1	1	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	17.8	-
1700	8	0	0	1	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	18.1	-
1800	4	0	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	17.6	-
1900	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	21.9	-
2000	6	0	0	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	18.5	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	97	0	6	22	39	27	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87	10	0	17.4	21.9
06-22	108	0	6	23	44	31	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98	10	0	17.7	22.4
06-00	108	0	6	23	44	31	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98	10	0	17.7	22.4
00-00	109	0	6	23	44	32	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	10	0	17.7	22.4

17 February 2023

Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	23.3	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	21.3	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	4	0	0	0	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	19.3	-
0700	9	0	0	2	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	18.1	-
0800	9	0	1	1	5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	18.1	-
0900	7	0	1	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	14.8	-
1000	9	0	1	0	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	17.1	-
1100	6	0	0	1	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2	0	17.7	-
1200	7	0	1	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	2	0	14.8	-
1300	9	0	0	0	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	19	-
1400	10	0	0	2	7	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	17.6	-
1500	10	0	2	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	13.7	-
1600	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	16.3	-
1700	7	0	1	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	18.4	-
1800	3	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	22.1	-
1900	4	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	17.7	-
2000	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	17.6	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	91	0	7	18	45	17	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	11	0	17.1	21.4
06-22	102	0	7	20	53	17	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	11	0	17.2	21.4
06-00	102	0	7	20	53	17	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	11	0	17.2	21.4
00-00	104	0	7	20	53	19	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	13	0	17.3	21.4

18 February 2023

Time [--	Total	Vbin 0 5	Vbin 10 5	Vbin 15 10	Vbin 20 15	Vbin 25 20	Vbin 30 25	Vbin 35 30	Vbin 40 35	Vbin 45 40	Vbin 50 45	Vbin 55 50	Vbin 60 55	Vbin 65 60	Vbin 70 65	Vbin 75 70	Vbin 80 75	Vbin 85 80	Vbin 90 85	Vbin 95 90	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	24.5	-
0700	5	0	0	0	0	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	20.3	-
0800	8	0	0	2	4	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	18.1	-
0900	11	0	3	3	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1	0	14.6	20
1000	10	0	1	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	13.5	-
1100	10	0	0	4	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	15.3	-
1200	7	0	1	1	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	18.9	-
1300	8	0	1	2	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	15.5	-
1400	13	0	2	3	5	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	10	3	0	17	22.7
1500	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	15.5	-
1600	6	0	0	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	17.7	-
1700	9	0	0	1	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	17.4	-
1800	3	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	19.8	-
1900	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	17.8	-
2000	3	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	14.2	-
2100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	11.9	-
2200	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	23.6	-
2300	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16.3	-
07-19	95	0	8	24	45	16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	82	13	0	16.6	20.4
06-22	106	0	8	28	51	16	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	93	13	0	16.6	20.4
06-00	108	0	8	28	52	17	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	95	13	0	16.7	20.4
00-00	108	0	8	28	52	17	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	95	13	0	16.7	20.4

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Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85	
0000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	17.2	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	14.4	-
0700	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	20.9	-
0800	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	17.5	-
0900	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	16.1	-
1000	11	0	1	3	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1	0	0	15.6	21
1100	9	0	0	5	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	0	14.6	-
1200	9	0	1	2	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	0	15.8	-
1300	7	0	0	5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	15.7	-
1400	6	0	0	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	0	19	-
1500	9	0	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	0	17.3	-
1600	6	0	1	1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	16.3	-
1700	14	0	3	5	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	15.9	24.6
1800	4	0	1	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	17.6	-
1900	4	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	18.7	-
2000	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	13.6	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	88	0	7	28	31	19	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	5	0	0	16.4	21.3
06-22	94	0	7	30	33	21	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	6	0	0	16.4	21.2
06-00	94	0	7	30	33	21	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	6	0	0	16.4	21.2
00-00	95	0	7	30	34	21	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	6	0	0	16.4	21.2

20 February 2023

Time [--	Total	Vbin 0	Vbin 5	Vbin 10	Vbin 15	Vbin 20	Vbin 25	Vbin 30	Vbin 35	Vbin 40	Vbin 45	Vbin 50	Vbin 55	Vbin 60	Vbin 65	Vbin 70	Vbin 75	Vbin 80	Vbin 85	Vbin 90	Vbin 95	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85	
0000	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	16	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0800	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	21.8	-
0900	4	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	21.7	-
1000	12	0	0	0	1	5	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	15.9	-
1100	8	0	0	5	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	19.8	24.1
1200	10	0	0	5	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	0	15.5	-
1300	15	0	0	8	4	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1	1	0	16.4	-
1400	14	0	0	6	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1	0	0	16.4	21.2
1500	6	0	0	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	17.1	22.3
1600	10	0	0	2	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	16.9	-
1700	7	0	0	3	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	0	17.4	-
1800	6	0	0	1	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	19.5	-
1900	4	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	16.4	-
2000	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	19.3	-
2100	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	13.7	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24.4	-
07-19	96	0	0	35	36	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	6	1	17.2	21.9	
06-22	102	0	0	37	40	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	6	1	17.2	21.8	
06-00	103	0	0	37	40	21	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	7	1	17.3	21.9	
00-00	104	0	0	37	41	21	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	7	1	17.3	21.8	

WESTBOUND

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Time [-]	Total	Vbin 0	Vbin 5	Vbin 10	Vbin 15	Vbin 20	Vbin 25	Vbin 30	Vbin 35	Vbin 40	Vbin 45	Vbin 50	Vbin 55	Vbin 60	Vbin 65	Vbin 70	Vbin 75	Vbin 80	Vbin 85	Vbin 90	Vbin 95	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85	
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
0600	2	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	16.5	
0700	6	0	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	19.9	
0800	4	0	1	1	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	16.6	
0900	6	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2	0	2	12.8	
1000	5	0	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	1	19.6	
1100	8	0	0	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	1	17.6	
1200	8	0	1	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	6	15.5	
1300	8	0	0	2	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	1	17.2	
1400	10	0	2	1	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	16.2	
1500	10	0	0	3	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	1	16.3	
1600	15	0	1	3	8	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	2	0	1	17.9	
1700	9	0	0	2	4	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	0	1	19	
1800	8	0	1	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	1	18.4	
1900	4	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	1	16.3	
2000	4	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	18.9	
2100	3	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	17.6	
2200	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	22.5	
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
07-19	97	0	10	20	41	20	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	14	0	0	17.3	21.5
06-22	110	0	12	22	45	25	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	15	0	0	17.3	21.8
06-00	111	0	12	22	45	26	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	15	0	0	17.3	22.1
00-00	111	0	12	22	45	26	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	15	0	0	17.3	22.1

15 February 2023

Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	9	0	0	0	0	4	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	20.8	-
0800	7	0	0	0	1	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	21.7	-
0900	7	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	20.4	-
1000	6	0	0	1	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	14.4	-
1100	10	0	1	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	18.9	-
1200	8	0	0	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	14	-
1300	13	0	0	4	7	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	17.9	-
1400	9	0	0	3	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	17.1	20.5
1500	11	0	0	0	5	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	3	0	19.3	-
1600	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	20.7	27.1
1700	8	0	0	0	4	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	19.3	-
1800	13	0	0	1	6	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1	0	21.3	-
1900	5	0	0	1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	19.6	23.6
2000	5	0	1	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	18.1	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	21.4	-
2300	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	17.6	-
07-19	105	0	1	22	45	28	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	16	0	18.7	23.7
06-22	116	0	2	23	50	32	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	17	0	18.7	23.3
06-00	119	0	2	23	52	32	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	17	0	18.7	23.7
00-00	119	0	2	23	52	32	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	17	0	18.7	23.7

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Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0800	13	0	1	1	9	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	18.9	-
0900	8	0	0	5	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	3	0	17	20.5
1000	8	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	16.3	-
1100	8	0	0	2	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	15.4	-
1200	10	0	0	3	2	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	3	0	17.6	-
1300	7	0	0	4	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	17.8	-
1400	10	0	0	3	6	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	0	16	-
1500	11	0	0	1	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	0	17.3	-
1600	8	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	18.8	-
1700	8	0	0	1	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	19.6	-
1800	5	0	0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	19.8	-
1900	6	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	16.5	-
2000	3	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	21.6	-
2100	3	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	22	-
2200	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	14.7	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	101	0	2	25	43	26	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	18	0	17.8	21.7
06-22	113	0	2	28	45	32	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	18	0	17.9	21.8
06-00	114	0	2	29	45	32	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	18	0	17.9	21.8
00-00	114	0	2	29	45	32	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	18	0	17.9	21.8

17 February 2023

Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	18.1	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	11.2	-
0700	11	0	0	2	6	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7	4	0	17.9	24.4
0800	12	0	1	2	5	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	10	2	0	18.3	22.9
0900	7	0	1	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	2	0	14.3	-
1000	4	0	0	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	14.6	-
1100	10	0	0	3	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	3	0	17.9	-
1200	5	0	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	15.2	-
1300	10	0	0	2	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	4	0	19.5	-
1400	7	0	1	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	16.3	-
1500	13	0	0	3	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	16.8	20.7
1600	12	0	1	3	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	1	0	16	20.6
1700	6	0	1	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	16.2	-
1800	5	0	0	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	0	17.2	-
1900	5	0	0	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	16.4	-
2000	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	15.2	-
2100	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	23.8	-
2200	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	6.8	-
2300	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	20	-
07-19	102	0	5	29	41	23	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	81	21	0	17	21.6
06-22	112	0	5	32	46	25	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	91	21	0	17	21.9
06-00	115	0	6	32	47	26	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	94	21	0	17	21.7
00-00	116	0	6	32	48	26	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	95	21	0	17	21.6

18 February 2023

Time [--	Total	Vbin 0 5	Vbin 10 5	Vbin 15 10	Vbin 20 15	Vbin 25 20	Vbin 30 25	Vbin 35 30	Vbin 40 35	Vbin 45 40	Vbin 50 45	Vbin 55 50	Vbin 60 55	Vbin 65 60	Vbin 70 65	Vbin 75 70	Vbin 80 75	Vbin 85 80	Vbin 90 85	Vbin 95 90	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0800	8	0	1	1	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	17.2	-
0900	11	0	1	4	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	0	17.3	-
1000	6	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	0	15.7	20.9
1100	7	0	1	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	15.5	-
1200	9	0	2	3	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	2	0	16.5	-
1300	11	0	0	6	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1	0	15.1	18.8
1400	15	0	2	2	8	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	4	0	15.2	20.7
1500	10	0	1	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	16.6	-
1600	14	0	0	5	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1	0	17.3	22.5
1700	15	0	0	3	5	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	4	0	19.4	23.7
1800	8	0	0	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	15.8	-
1900	4	0	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	19.8	-
2000	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	20.4	-
2100	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	18.1	-
2200	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	15.3	-
2300	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	21.5	-
07-19	116	0	8	30	56	18	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	20	0	16.7	20.9
06-22	125	0	8	31	61	21	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	22	0	16.9	21.1
06-00	129	0	8	31	62	24	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107	22	0	17	21.2
00-00	129	0	8	31	62	24	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107	22	0	17	21.2

19 February 2023

Time [--	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 65	Vbin 65 70	Vbin 70 75	Vbin 75 80	Vbin 80 85	Vbin 85 90	Vbin 90 95	Vbin 95 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	21.2	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	17.8	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0800	6	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	16.5	-
0900	6	0	0	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	15.9	-
1000	18	0	3	9	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	1	1	13.3	17.1
1100	11	0	1	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1	0	14.8	17.8
1200	14	0	1	4	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1	0	15.7	19.5
1300	11	0	1	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	0	16	23
1400	4	0	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	18.4	-
1500	8	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	14.9	-
1600	8	0	1	1	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	17	-
1700	13	0	2	4	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1	0	14.6	17.3
1800	4	0	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	18.3	-
1900	7	0	0	1	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	19	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	16.9	-
2300	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17.6	-
07-19	103	0	10	36	43	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	12	1	15.4	19.8
06-22	110	0	10	37	47	15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	12	1	15.6	20.1
06-00	112	0	10	37	49	15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	12	1	15.6	19.9
00-00	114	0	10	37	50	16	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	12	1	15.7	20.3

20 February 2023

Time [--	Total	Vbin 0	Vbin 5	Vbin 10	Vbin 15	Vbin 20	Vbin 25	Vbin 30	Vbin 35	Vbin 40	Vbin 45	Vbin 50	Vbin 55	Vbin 60	Vbin 65	Vbin 70	Vbin 75	Vbin 80	Vbin 85	Vbin 90	Vbin 95	Vbin 100	Cls 1	Cls 2	Cls 3	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0800	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	21.8	-
0900	8	0	0	1	4	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	18.4	-
1000	13	0	2	4	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	1	1	15.2	19.3
1100	10	0	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	16.8	-
1200	14	0	0	5	2	5	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2	0	17.8	24.5
1300	8	0	0	2	2	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	18.8	-
1400	12	0	1	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	14.7	17.8
1500	5	0	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	15.7	-
1600	13	0	0	2	6	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	1	0	19	23.3
1700	7	0	0	3	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	17.4	-
1800	4	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	19.2	-
1900	4	0	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	19.2	-
2000	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	19.8	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	17.6	-
2300	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18.4	-
07-19	96	0	3	30	38	22	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	9	1	17.3	21.5
06-22	102	0	3	30	41	25	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	9	1	17.4	21.8
06-00	104	0	3	30	43	25	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	9	1	17.4	21.8
00-00	104	0	3	30	43	25	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	9	1	17.4	21.8

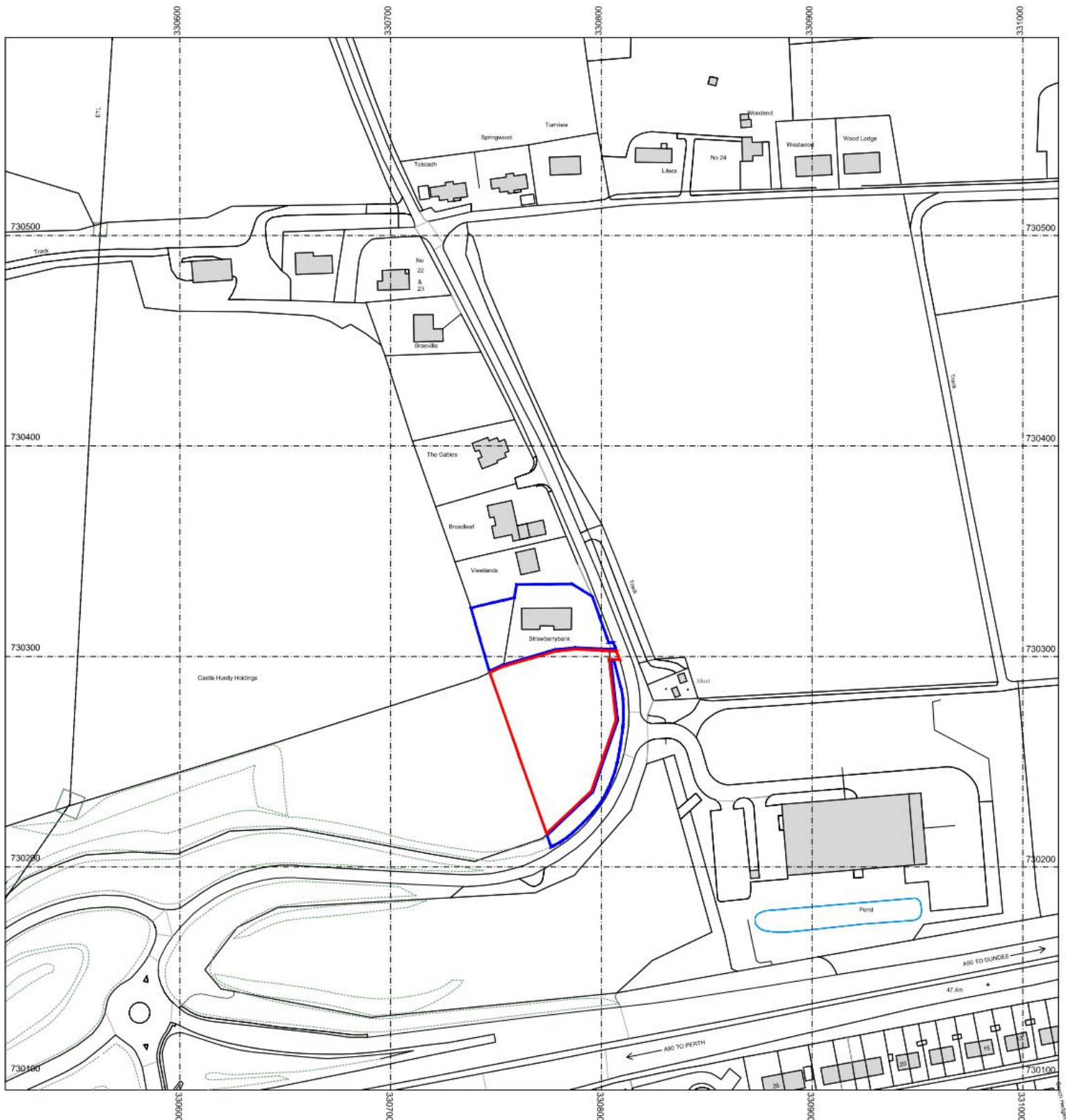
APPENDIX B

MILLARD CONSULTING DRAWING 18191/03/001

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01942/IPL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Residential development (in principle)		
Address of site	Land 50 Metres South Of Strawberrybank, Longforgan		
Comments on the proposal	<p>The applicant is proposing to erect two dwellinghouses on an existing greenfield site south of the property Strawberrybank. Indicative house arrangements have been provided, but no detail on the number of bedrooms or floor layout.</p> <p>The vehicle access to the public road network for the properties will be via an existing farm track into the field off Old Littleton Road (U143). This track will be upgraded as part of the development. The site access is at the end of a blind curve from the A90 junction, making visibility poor. The speed limit on Old Littleton Road is 40mph. The applicant has advised that works will be done to improve the visibility splay, but it would appear that these works are out with the red line boundary. Details of the works proposed to improve the visibility splay are requested.</p> <p>Transport Planning require further information to be in a position to support this application.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	15 December 2022		

SITE LOCATION PLAN
 AREA 25ha
 SCALE: 1:1250 @ A2
 CENTRE COORDINATES: 330767,730344



0 10 20 30 40 50 60 70 80 90 100M
 SCALE 1:1250



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 ORDER DATE 16/06/2020
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 2019 OS 100047474



PROPOSED SITE LAYOUT PLAN
SCALE 1:1000

288

mark walker architects

246b Blackness Road
Dundee, DD2 1RZ
e: mark@markwalkerarchitect.co.uk
www.markwalkerarchitect.co.uk
t: 01382 643362
m: 07886 102942

client Mr Ed & Ken Petrie

project Proposed Residential Development
Land South of Strawberrybank
Liffeton Road, Longforgan, Dundee, DD2 5HU
drawing title

Proposed Site Layout Plan
Showing Surrounding Plot Areas

job no. 726 drawn mw date 19/10/22

dwg no. 003 rev scale NTS @ A3

LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan
--

PLANNING DECISION NOTICE *(included in applicant's submission, pages 255-256)*

REPORT OF HANDLING *(included in applicant's submission, pages 257-264)*

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 254 and 287)*

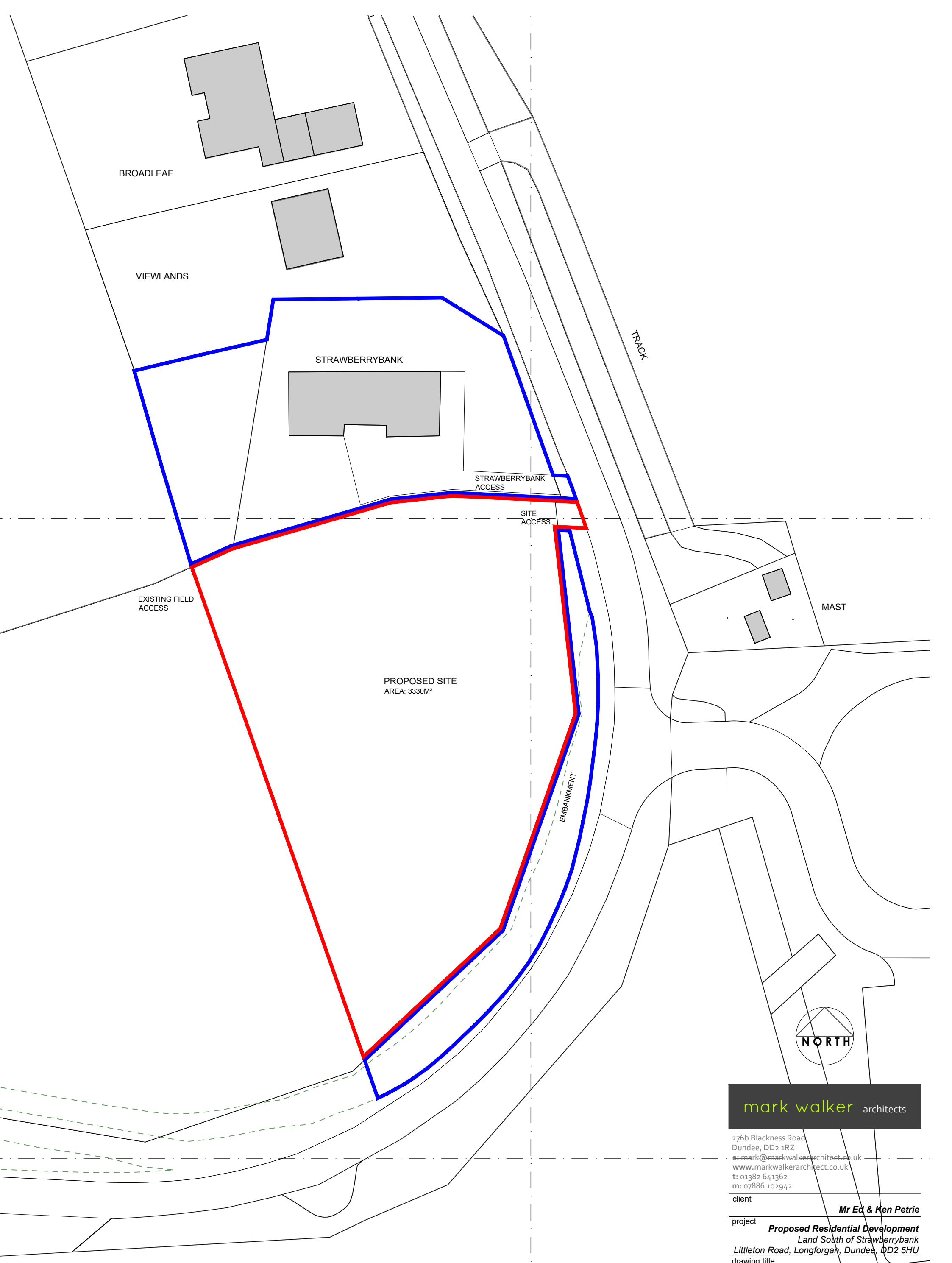
CENTRE COORDINATES: 330809, 730034



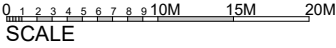
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 22/11/2022 11:03:03



EXISTING SITE LAYOUT PLAN



mark walker architects

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m: 07886 102942

client **Mr Ed & Ken Petrie**

project **Proposed Residential Development
Land South of Strawberrybank
Littleton Road, Longforgan, Dundee, DD2 5HU**
drawing title

Existing Site Layout Plan			
job no.	drawn	date	
726	mw	24/06/20	
dwg no.	rev	scale	
001		1:500 @ A3	



Planning Statement

in support of

**Planning Permission in Principle for Residential Development (2 houses), Land South of
Strawberrybank, Old Littleton Road by Longforan**

On behalf of

Mr E Petrie and Mr K Petrie

■ **Karine Suller B.Sc, M.Sc, MRTPI**
Scoutbog Steading, Oldmeldrum
Aberdeenshire AB51 0BH

Telephone: 07742 613 598
karine@sullerandclark.com

■ **Karen Clark B.Sc (Hons), MRTPI**
Mayriggs, 69 Brechin Road
Kirriemuir DD8 4DE

Mob: 07930 566 336
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1. Introduction

1.1 Overview

1.2 The Applicant

2. Site Appraisal

2.1 Site Description

3. Planning History

4. Design Process

4.1 Design Brief

4.3 Response to Site and Context

4.2 Development Proposal

4.3 Sustainability

5. Planning Policy

5.1 Scottish Planning Policy

5.3 Perth and Kinross Local Development Plan 2019

6. Discussion

1. Introduction

1.1 Overview

The Planning Statement is lodged in support of an application for planning permission in principle for residential development of 2 houses on land south of Strawberrybank, Old Littleton Road, by Longforgan.

The site is located to the south of a group of houses based around Old Littleton Road and an unclassified road to the north. The site benefits from excellent links to the A90 and beyond. It is considered that a small development within this clearly defined site would continue the development pattern of the area, with no loss of amenity for the existing residents.

While the current application seeks planning permission in principle at this time, the intention is to construct two houses orientated south, all set within their own generous garden areas. Access to the site will be taken from the existing access to the east. The house designs will be subject to the approval of the Planning Service of Perth and Kinross Council, however, will be of a scale and nature appropriate to the location reflecting the houses in the immediate area.

It is considered that the proposal complies with the current planning policies of the Scottish Government and Perth and Kinross Council.

1.2 The Applicant

The applicant neighbours the site to the north. The field subject of the current application has been in the ownership of the family for many years. The site has no current use and given its size and separation from any farm unit there is no prospect that the field will be useful for an agricultural use.

2. Site Appraisal

2.1 Site Description

The application site measures XX metres and comprises a roughly triangular shaped and self-contained field. The site has long established boundaries, comprising existing residential property to the north and Old Littleton Road to the east and south. To the west is an established mature hedge which separates the field from the adjoining land. To the east and south the boundary of the site is defined by an existing bank and hedging ensuring that the site is unseen from the road. Access to the site is from an existing field access to the north east.

The surrounding area comprises an existing L shaped row of properties, comprising a mix of house types and ages which runs north/south following the line of Old Littleton Road. The existing houses are of a low density all set within attractive large gardens areas. There are examples of recent infill development along the road frontage.



Application site to the south of the existing building group



Existing access to Old Littleton Road



East boundary of the site defined by existing bank and hedging.



Recent infill development on Old Littleton Road

3. Planning History

A pre-application enquiry Ref 20/00235/PREAPP was provided on the 29th June 2020. This set out the relevant policies of the Perth and Kinross Local Development Plan 2019 these being:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 19: Housing in the Countryside
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

In addition, the following Supplementary Guidance is of relevance

- Affordable Housing
- Developer contributions
- Housing in the Countryside Supplementary Guidance Placemaking Guidance

The advice concluded that the proposal does not meet any of the categories of development within the Housing in the Countryside Guide and therefore the principle of residential development failed to comply with Policy 19 of the Perth and Kinross Local Development Plan 2019.

The current submission will consider all the relevant policies and set out why it is considered that the proposal does comply with Policy.

4. Design Process

4.1 Design Brief

The design has developed from the applicants' desire to make best use of this small field which has no current use and no prospect of any useful function, while providing a sustainable and accessible homes. The applicants are committed to a high-quality sustainable design which provides a good residential environment while contributing to the area.

4.2 Response to Site and Context

The most important feature in the consideration of the proposal is how the proposed small residential development will fit with the surrounding landscape setting and will therefore accord with the policies of Perth and Kinross.

4.3 Development Proposals

The current application seeks planning permission in principle for a residential development of 2 houses with associated amenities including garden ground, off street parking, refuse storage etc. While the application seeks the principle of development only at this time, an indicative layout plan has been provided to demonstrate how the houses could be accommodated should the principle of development be established. The indicative plan is for information only and does not form part of the formal proposal, if the principle of the proposal is granted the final design and layout will be subject to a further application for the approval of Perth & Kinross Council. The indicative plan shows 2 houses running perpendicular to the road with south facing aspects making the most of the expansive views while maximising solar gain. The houses will be of a similar scale and plot size to the existing houses on Old Littleton Road. The proposed houses will share a single access from Old Littleton Road ensuring development does not continue ribbon development. While detailed house designs are not available at this time, the intention is for a modest and sustainable family homes with a renewable heat source. The design and finishing materials will be appropriate to the countryside location.



Proposed indicative layout

The proposed houses will be set within an enhanced landscape setting with new native landscaping to the west and south which will provide improved biodiversity opportunities within this area. The site benefits from an existing access to the public road which will provide safe access to the proposed house. In terms of servicing, the proposed house will have SUDs and septic tank.

4.4 Sustainability

The scheme utilises a small field which is no longer connected to a farm holding and has no current use, therefore the use of the site will make best use of land as a scarce resource. The proposed houses will be orientated to the south making best use of solar gain opportunities. The final design, which will be subject to the approval of Perth and Kinross Planning Service, will incorporate renewable heat source and be constructed to all current building control standards. The houses will be insulated to an enhanced level including PV panels and a form of renewable heating (either air source or ground source), to be confirmed. The property will further include sustainable urban drainage systems.

5 Development Plan Policy

5.1 Scottish Planning Policy 2014

The adopted SPP published June 2014 provides an overview of the key components and overall aims and principles of the planning system in Scotland. In general terms the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality development in sustainable locations.

Paragraph 2 states

“Planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources.”

The SPP encourages rural development that supports prosperous and sustainable communities.

5.2 Perth and Kinross Local Development Plan 2019

The policies in relation to the current application site are relevant to this proposal.

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 19: Housing in the Countryside
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Developmen
- Policy 53A: Water Environment and Drainage

In addition, the following Supplementary Guidance is of relevance

- Affordable Housing
- Developer contributions
- Housing in the Countryside Supplementary Guidance Placemaking Guidance

These policies will be considered in the Discussion section.

6. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The application seeks planning permission in principle for a small residential development of 2 houses. While the application seeks planning permission in principle only at this time, an indicative plan has been provided to aid consideration of the proposal. This indicates two houses running perpendicular to the road orientated to the south. The houses will utilise the existing access to the east. It is submitted that the existing group of houses is linear in nature as such development in the proposed site will continue the current development pattern, however, with the houses running perpendicular with the road and with a single access point, the houses do not extend the group to an unacceptable degree.

The immediate area includes a range of houses types and styles. It is proposed to provide two high quality family homes set within garden ground of similar scale to the neighbouring properties designed to fit with the rural setting. The houses will be finished with a limited palette of materials ensuring the homes integrate with the site and its surroundings. The proposal will further include a detailed landscape scheme using native planting providing improved biodiversity opportunities. The proposed small development will utilise a small field within a clearly definable site which benefits from established boundaries on all sides. The plots are generous, providing a high level of residential amenity for the prospective residents while protecting the amenity of the existing residents.

Considering the specific policies of the Perth and Kinross LDP of relevance to the current application:

Policy 1A and 1B: Placemaking Development, development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Response: In the current circumstances the proposed site utilises a field which is considered too small for modern farming, further the field is now separate from an active farm unit with a remote access. The development has been designed in such a manner as to contribute and enhance the surrounding area. The proposed house is located adjacent to an existing group of houses which run in a linear pattern to the west of Old Littleton Road. The existing group of houses has grown organically over time and comprises a mix of house types and dates, most recently an infill development was approved around 2015. The proposed house will be located on generous plots which will provide all associated amenities including garden and parking.

In terms of the specific requirement of Policy 1B we would respond as following

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

Response: The proposed development provides a small development of high-quality family homes. The houses will be set to the west of Old Littleton Road within a contained site with existing

boundaries on all sides. The house will utilise the existing access to Old Littleton Road and run perpendicular to the road with all house orientated to the south.

b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

Response: The design respects the north/south orientation of the site and the proposed layout reflects this. The development will include generous landscape scheme providing enhanced biodiversity opportunities. The proposed houses will be unseen from the surrounding public road due to the existing banking and mature hedging.

(b) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

Response: The proposed houses will be set on generous plots similar in scale to the surrounding houses. While detailed design is not available at this time it is intended that the proposed houses will be of a scale and nature appropriate to the rural surrounding and will provide a high-quality solution to the site.

(c) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

Response: The proposed house will be set to the side/south of the existing house and will perpendicular to the road establishing a building line for the proposed site and terminating this small building group.

(d) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

Response: the proposed housing faces south creating a welcoming and safe feature

(e) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.

Response: The proposed houses will be fully accessible and adaptable. The structure of the building will fully adhere to current building regulations with sustainability at the core of the design.

(f) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

Response: No comment

(g) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

Response: The detailed design will incorporate generous landscaping improving biodiversity opportunities in the area. Further, the houses will incorporate SUDs.

(h) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

Response: The proposed houses will incorporate facilities for the storage of waste.

(l) Sustainable design and construction.

Response: The design and construction will be developed to fully adhere to current building standards.

Policy 5: Infrastructure Contributions, the Policy requires developer contributions to be paid where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities.

Response: In the current circumstances the application site falls within the catchment of Longforgan primary school. A pre-application enquiry dated 1st September 2022 confirmed that no contributions are required towards education.

In terms of affordable housing, as this proposal is for two dwellings, there is no requirement for any affordable housing provision.

The site is also located within the Reduced Contribution Area Boundary relating to Transportation Infrastructure and therefore a developer contribution per dwelling would be required in accordance with Section 6 of the guidance. This equates to £2742 per dwelling. The applicant is aware of this cost and is content to pay the required contribution should planning consent be granted.

Policy 19 Housing in the Countryside supported by The Housing in the Countryside Supplementary Guidance 2016, (HITCG) looks to balance the need to protect outstanding landscape while allowing development within the rural areas. The Council confirm support for proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

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

Response It is submitted that the proposal falls to be considered as an extension to an existing well established Building Group.

The Supplementary Guidance provides advice defining a building group, confirming

“For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance. Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.”

In the current circumstances the existing group of houses at Old Littleton Road which comprises approximately 12 houses clearly falls within the accepted definition of a “building group”.

The Guidance goes on

“Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.”

The application site is located to the south of an established linear building group which comprises a mix of modern and more traditional homes. The application site comprises a clearly defined site with established boundaries on all sides, comprising existing housing to the north, Old Littleton Road to the south and east and a mature hedging to the west. As such the proposal complies with the necessary requirements to permit an extension to the building group.

The HITC SG warns against proposals which create or contribute towards ribbon development. Ribbon development is defined as a line of houses built along an existing road each served by an individual access. The Guidance goes on to confirm that

“Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.”

In the current circumstances the established building group at Old Littleton Road comprises a L shaped linear building group. The proposed site is located to the south of the existing building group however will not extend the group along the public road, the design of the proposed development having been carefully considered with the proposed two houses sharing the existing access from Old Littleton Road. The houses will run perpendicular to the road and will therefore not extend ribbon development along the road frontage. The indicative site plan, provided for information only at this time, demonstrate the schematic site layout. As such it is submitted that the site and proposed houses will not result in ribbon development, instead it terminates development. Therefore, it is submitted that given the above, the proposed development represents an acceptable extension of an existing building group and the proposed layout will not result in ribbon development.

In terms of the design considerations

- There are no designations or constraints on the application site which affect development.
- The design and layout have been designed to follow the topography of the site
- The design will provide a small development of high-quality family homes designed to reflect the existing building group in terms of scale, design and materials.
- The proposed housing will benefit from a south facing aspect to take maximum advantage of the solar gain opportunities. Further, the detailed design will include sustainable urban drainage systems, the individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.
- A limited palette of locally sources materials will be used within the development.
- The site benefits from long established boundaries on all sides.
- The proposed development incorporates off street parking.

Policy 32 Embedding Low and Zero Carbon Generating Technology in New Development. Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan

Response: The detailed design will be developed to include sustainable urban drainage systems. The individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.

Policy 53A: Water Environment Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water).

Response: There is no issue of flooding or negative impacts on the existing water environment. It is proposed that the housing will be connected to the existing mains water supply, with SUDS in the garden ground and septic tanks for each dwelling.

Summary

The current application seeks planning permission in principle for a small development of 2 high quality family homes which will be designed to reflect the adjacent building group in terms of layout, design and scale. The application site is considered too small for modern farming and is now separate from any active farm holding and therefore the site has no current use nor is there any prospect of an active agricultural use. The proposed site represents an acceptable addition to an existing established building group. While the application seeks planning permission in principle only at this time, the indicative plans demonstrate that the proposed development will take access from the existing access with development running perpendicular to the road and therefore the proposed development will not result in ribbon development. The proposal will in no way detract from the amenity of existing residents. It is considered that the proposal complies with all policies of the Scottish Government and Perth and Kinross Local Development Plan and the associated the Housing in the Countryside Supplementary Guidance and as a result we would respectfully request the application be APPROVED.

Suller & Clark

October 2022

LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan

REPRESENTATIONS

Tuesday, 29 November 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

50 Metres South Of Strawberrybank, Longforan, DD2 5HU
Planning Ref: 22/01942/IPL
Our Ref: DSCAS-0077160-B7Y
Proposal: Residential development (in principle)

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ This proposed development will be fed from Clatto Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Perth and Kinross Council Pullar House, 35 Kinnoull Street, Perth PH1 5GD	Council Reference:-	22/01942/IPL
	TS TRBO Reference:-	NE/157/2022

Application made by Mr Kenneth Petrie per Suller & Clark, Karen Clark Scoutbog Steading Oldmeldrum AB51 0BH and received by Transport Scotland on 01 December 2022 for planning permission for residential development (in principle) located at Land 50 Metres South Of Strawberrybank Longforgan affecting the A90 Trunk Road.

Director, Roads Advice

1. The Director does not propose to advise against the granting of permission ☒
2. The Director advises that planning permission be refused (see overleaf for reasons). ☐
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons). ☐

To obtain permission to work within the trunk road boundary, contact the Area Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Area Manager (A90)

0141 272 7100

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Operating Company:-

NORTH EAST

Address:-

Caledonian House, West Kinfauns, Perth, PH2 7XZ

Telephone Number:-

e-mail address:-

occr-northeast@amey.co.uk

Transport Scotland Response Date:- 05-Dec-2022

Transport Scotland Contact:- Shaun Phillips

Transport Scotland Contact Details:-

Roads - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number:

e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland , Roads Directorate, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted .

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01942/IPL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner Email: [REDACTED]
Description of Proposal	Residential development (in principle)		
Address of site	Land 50 Metres South Of Strawberrybank Longforgan		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Longforgan Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	06 December 2022		



To:	John Williamson, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	14 th December 2022

22/01942/IPL | Residential development (in principle) | Land 50 Metres South Of Strawberrybank Longforgan

Thank you for consulting PKHT on the above application.

With respect to archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development does not raise any significant issues. No further archaeological mitigation is required in this instance.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01942/IPL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Residential development (in principle)		
Address of site	Land 50 Metres South Of Strawberrybank, Longforgan		
Comments on the proposal	<p>The applicant is proposing to erect two dwellinghouses on an existing greenfield site south of the property Strawberrybank. Indicative house arrangements have been provided, but no detail on the number of bedrooms or floor layout.</p> <p>The vehicle access to the public road network for the properties will be via an existing farm track into the field off Old Littleton Road (U143). This track will be upgraded as part of the development. The site access is at the end of a blind curve from the A90 junction, making visibility poor. The speed limit on Old Littleton Road is 40mph. The applicant has advised that works will be done to improve the visibility splay, but it would appear that these works are out with the red line boundary. Details of the works proposed to improve the visibility splay are requested.</p> <p>Transport Planning require further information to be in a position to support this application.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	15 December 2022		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01942/IPL

Our ref KIM

Date 16/12/2022

Tel No (4) 76442

Communities

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Consultation on an Application for Planning Permission PK22/01942/IPL RE: Residential Development (in principle) at Land 50 Metres South Of Strawberrybank, Longforgan for Mr Kenneth Petrie

I refer to your email dated 25 November 2022 in connection with the above application and have the following comments to make.

Contaminated Land Comments

A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.



-----Original Message-----

From: [REDACTED]
Sent: 19 December 2022 11:26
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: RE: Planning Application Consultation for Application No 22/01942/IPL

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

Your reference: 22/01942/IPL
Our reference: 2022/397/DND
Proposal: Residential Development (in principle)
Location: Site Land 50 Metres South Of Strawberrybank Longforgan

With reference to the above proposal, our preliminary assessment shows that, at the position, the proposed development does not impact the safeguarding criteria and operation of Dundee Airport.

Therefore, Highlands and Islands Airports Limited (HIAL) have no objection to this proposal.

Any variation of the parameters (which include the location, dimensions, form, and finishing materials) then as a statutory consultee HIAL requires that it be further consulted on any such changes prior to any planning permission, or any consent being granted.

Kind regards,

Nyree

Nyree Millar-Bell
Aerodrome Safeguarding and Operational Support Officer Highlands and Islands Airports Limited
[REDACTED] Visit our Website at www.hial.co.uk

-----Original Message-----

From: DevelopmentManagement@pkc.gov.uk <DevelopmentManagement@pkc.gov.uk>
Sent: 25 November 2022 14:06
To: Safeguarding <Safeguarding@hial.co.uk>
Subject: Planning Application Consultation for Application No 22/01942/IPL

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General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01942/IPL	Comments provided by	David Stephens
Service/Section	HE/Flooding	Contact Details	
Description of Proposal	Residential development (in principle)		
Address of site	Land 50 metres South of Strawberrybank, Longforgan		
Comments on the proposal	<p>No Objection.</p> <p>There is no known flood risk to the proposed site.</p>		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	<p>The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.</p>		
Date comments returned	23/12/2022		

