

4(iii)(a)

LRB-2023-40

LRB-2023-40

**23/00923/IPL - Erection of a dwellinghouse (in principle),
land 75 metres north west of Mullmach, Saucher, Kinross**

**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 100630581-004

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:

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

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Dunsinnan House"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Dunsinnan Estate"/>
Company/Organisation	<input type="text" value="Dunsinnan Farm and Estate"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 6DB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

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

Please identify/describe the location of the site or sites

<input type="text" value="Land to the north east of pathways Saucher Kinrossie Perth PH2 6HY"/>

Northing	<input type="text" value="733237"/>	Easting	<input type="text" value="319664"/>
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Description of Proposal

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

Erection of a dwellinghouse (in principle)

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.

Appeal Statement attached - illustrates approved layout and additional benefits associated with the appeal layout.

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

Yes No

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

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

0 - Appeal Statement/Drawing 1 - location plan-12.06.2023 2 - block plan existing 3 - block plan existing aerial 4 - block plan proposed 5 - block plan proposed aerial 6 - Perspectives Site Photos 7 - Perspectives Site Photo 8 - Post and Wire Fence 9 - Hedgerow Specification 10 - Hedgerow meadow seed mix 1 of 3 11 - Hedgerow meadow seed mix 2 of 3 12 - Hedgerow meadow seed mix 3 of 3 13 - Saucher Design Statement - 04.06.202

Application Details

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

23/00923/IPL

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

13/06/2023

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

19/07/2023

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: Mr John Russell

Declaration Date: 18/10/2023

Appeal Statement

Policy Commentary

Rounding off the building group has already been accepted under approval 23/01262/IPL. Therefore the principle of a dwelling in this location in Saucher is compliant with NPF4 Policy 17: Rural Homes and PKCLDP2 Policy 19 Housing in the Countryside as well as the Housing in the Countryside SPG.

The drawing and commentary below illustrate the benefits associated with the alternative access arrangements between the approved and the appeal layout.

Additional Landscape, Bio-diversity and Nature Enhancements

- Additional 45.0m of Hedgerow Planting.
- Additional 2 No Oak Trees
- Creation of 80.0m bio-diversity swale connecting existing watercourse to wider hedgerow network
- Improves landscape setting and containment of the Saucher Building Group.
- Creates an enhanced blue/green infrastructure corridor in response to the climate and nature crises.

Improved Residential Amenity/Wellbeing

- Relocated access means vehicular movements in close proximity to five properties is reduced.
- Revised access only passes two properties, will be located a greater distance from the two dwellings, intervening screening will limit impacts on residential amenity. Additional planting/screening can be secured by conditional control should local review body members desire this.
- Revised access arrangement potentially avoids legal dispute with neighbours and associated legal expenses that would be borne by all parties.



ID.C.0096 - Land at Saucher, Perthshire, PH2 6HY

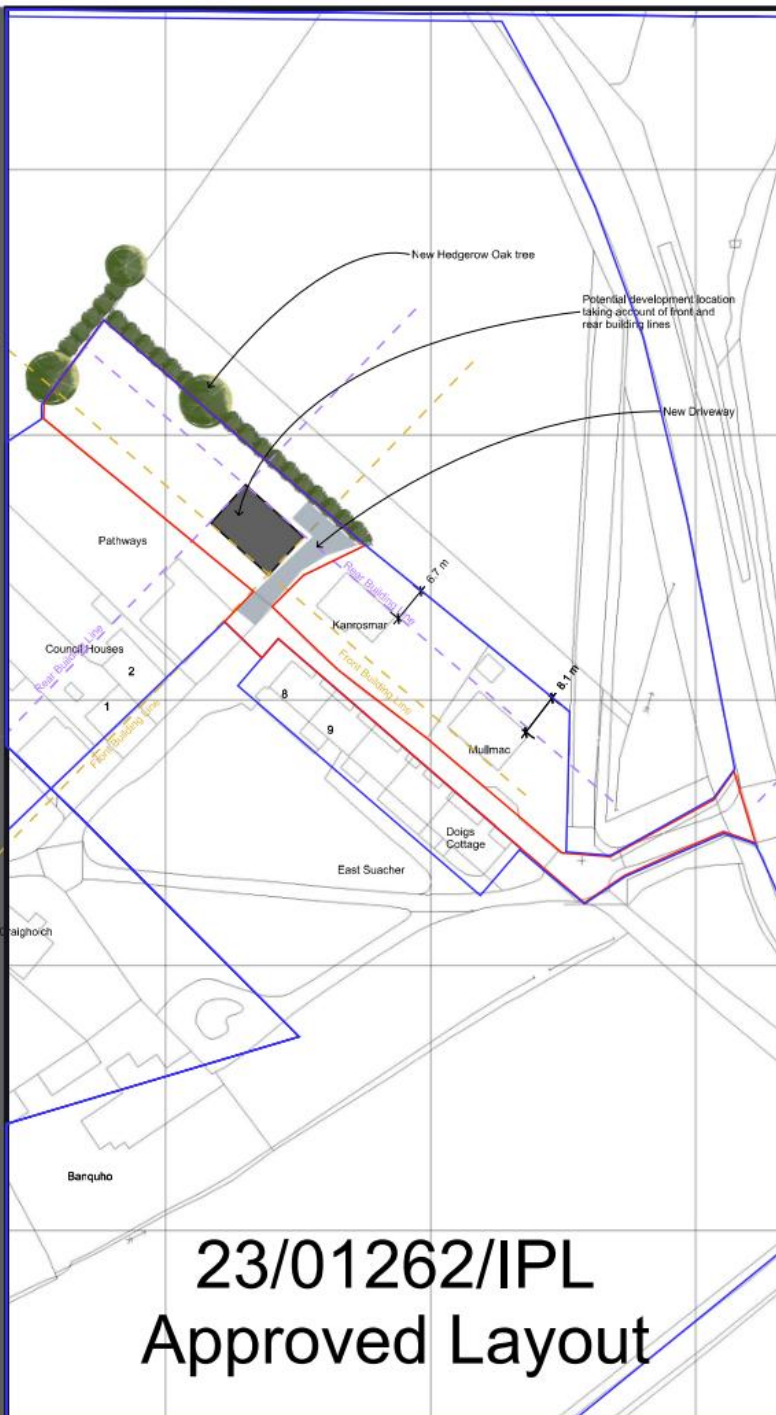
Client: Dunsinman Farm and Estate
rev: 45th re-mark
A 20/07/2023 Revised Access

Document Date:
20 July, 2023

Document Phase:
Planning Documents

Appeal Statement/
Drawing

A1.7



23/01262/IPL
Approved Layout



23/00923/IPL
Appeal Layout

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Ordnance Survey 0100031673

© Interurban Developments Ltd Drawing to be scaled and used for planning permission purposes only. Drawing to be read in conjunction with all other relevant drawings and specifications (such as building warrant drawings, construction/structural drawings). All levels and dimensions to be checked on site. Any discrepancies to be brought to the attention of Interurban Developments Ltd. Copyright reserved, this drawing may only be used for the client and location specified in the block plan. It may not be copied or disclosed to any third party without the written consent from Interurban Developments Ltd.

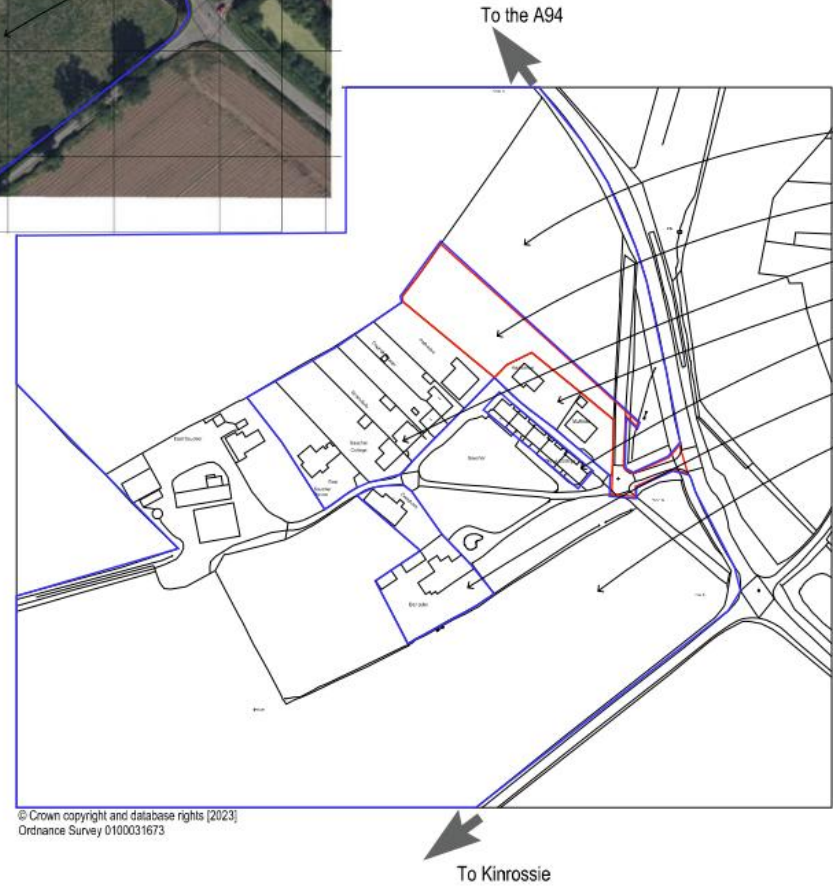


1 Appeal Statement/ Drawing
Scale 1:500





- Land in Client's Ownership
- Application Site
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land in Client's Ownership



- Land in Client's Ownership
- Application Site
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land out with Client's Ownership
- Land in Client's Ownership

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**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**

Client: Dunsinnan Farm and Estate

rev. 4d89 remark
0 16/03/2023 by:Frederick

Document Date:
16 March, 2023

Document Phase:
Planning Documents

**Location Plan
1:1250**



A1.1



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N

50.0 m

1

Block Plan Existing 1:500

A1.2
Scale 1:500



**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**

Client: Dunsinnan Farm and Estate

rev.	date	remark
0	16/03/2023	No Revision

Document Date:
16 March, 2023

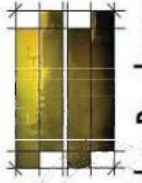
Document Phase:
Planning Documents

**Block Plan
Existing 1:500**

A1.2



50.0m



Interurban Developments Ltd
CONNECTING THE URBAN GRAIN



**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**

Client: Dunsinnan Farm and Estate

REV.	DATE	REMARK
0	16/03/2023	No Revision

Document Date:
16 March, 2023

Document Phase:
Planning Documents

**Block Plan
Existing (Aerial)
1:500**

A1.3



1 Block Plan Existing (Aerial) 1:500

A1.3

Scale 1:500





**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**
Client: Dunsinnan Farm and Estate

rev.	date	remark
0	16/03/2023	No Revision

Document Date:
16 March, 2023

Document Phase:
Planning Documents

**Block Plan
Proposed 1:500**

A1.4



**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**
Client: Dunsinnan Farm and Estate

rev.	date	remark
0	16/03/2023	No Revision

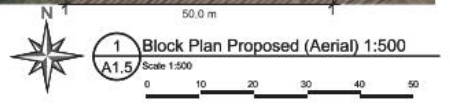
Document Date:
16 March, 2023
Document Phase:
Planning Documents

**Block Plan
Proposed
(Aerial) 1:500**

A1.5

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Ordnance Survey 0100031673

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1
A1.5 Block Plan Proposed (Aerial) 1:500
Scale 1:500
0 10 20 30 40 50



1 Plate 1
A0.1 NTS



2 Plate 2
A0.1 NTS



3 Plate 3
A0.1 NTS



4 Plate 4
A0.1 NTS



**ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY**
Client: Dunsinnan Farm and Estate

rev.	date	remark
0		No Revision

Document Date:
Created:- 02.06.2023
Jp:ed:- N/A
Document Phase:
<Planning Phase>

Site Inspection
Photographs
(Slide A)

A0.1



1 Plate 1
A0.2 NTS



ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY

Client: Dunsinnan Farm and Estate

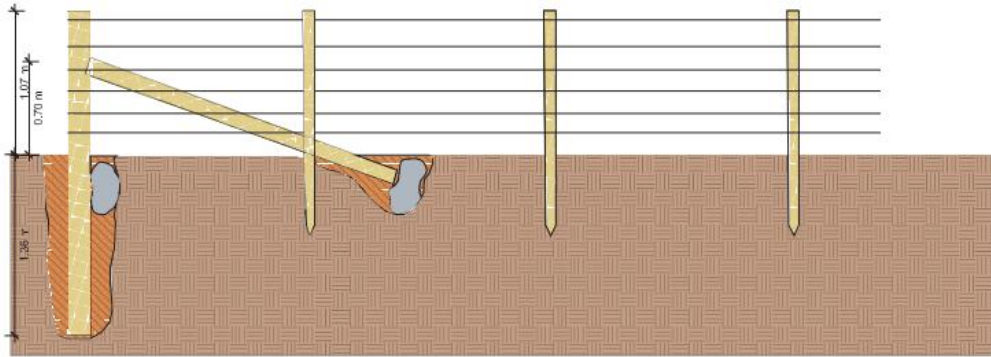
rev.	date	remark
0		No Revision

Document Date:
Created:- 02.06.2023
Jp:ared:- N/A
Document Phase:
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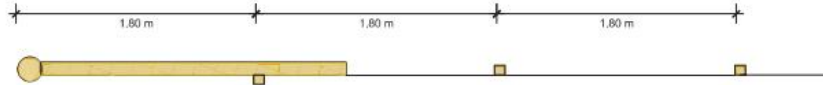
Photomontage
Existing (Slide
B)

A0.2

POST AND WIRE FENCE SPECIFICATION



Elevation View



Plan View

Installation

Choose a fence line that requires the minimum of vegetation clearance.

Dig narrow holes for the strainer posts at the start and end of the fence line. The depth of the holes should be about 1370mm. You may need to install turning posts at any corners or changes of direction. Concrete is only necessary where difficult ground conditions prevent the installation of the strainer posts to the specified depth.

Cut a 75 x 75mm slot in the back of the posts, about 50mm up from the bottom. Fix a foot (cross member) into the slot using two nails. Place the posts in the holes and check their height above the ground. It should be 1070mm.

Carefully ram stones or rubble around the bottom of the posts. Place large stones in front of each post, just below ground level, to form a breast plate to strain the posts against. Fill the rest of the holes with layers of well-rammed soil to the level of the surrounding surface.

Using a wire dispenser, pull out the bottom line wire along the fence line, ensuring there are no kinks or twists in it. Fix one end of the bottom line wire securely to the strainer post, at a height of 50mm up from the ground, by passing the wire around the post and fastening the end off on the same line wire with a wire connector. Strain up the bottom line wire from the strainer post at the other end of the fence line. Leave the wire held in place with the wire strainer – do not fasten it off. It acts as a guide for the positioning of all the struts and the intermediate posts.

One third of the way down from the top of each strainer post, chisel out 25mm deep mortices into the posts on the side facing the direction of the fence line. Fit the pointed ends of the struts into the mortices, with the other ends in line with the bottom line wire. Secure the struts in place with large stones (thrust plate). If no large stones are available, you could use pointed half round timber stakes driven into the ground at the ends of the struts.

Using a mell, post driver, or tractor mounted post driver, knock the first intermediate post into the ground, on the wrong side of the fence line to avoid the strut, 1800mm out from the strainer post. Complete this task at the other end of the fence line. Check that the height of the posts is 1070mm above the ground. Use a spirit level to ensure they are upright.

Using a mell, post driver, or tractor mounted post driver, knock in the other posts at a spacing of 1800mm on the right side of the fence line, using the bottom line wire as a guide. Check their height and ensure they are upright. Fix one end of the top line wire securely to the strainer post, at a height of 55mm down from the top, by passing the wire around the post and fastening the end off on the same line wire with a wire connector. Strain up the top line wire from the strainer post at the other end of the fence line. Leave the wire held in place with another wire strainer – do not fasten it off.

Staple the top and bottom line wires to the high and low intermediate posts at a height of 55mm down from the top, and 50mm up from the ground. Angle the staples, leaving enough room between the posts so that the wire is still free to move. Readjust the wire tensions and fasten the ends of the wire off on the same line wires with wire connectors. Staple them to the strainer posts with a couple of staples and remove the wire strainers.

Strain the remaining five line wires around the strainer posts and connect them to same wires with wire connectors. Staple each line wire to the intermediate posts at spaces shown on the drawing. Staple them to the strainer posts after a final strain with the wire strainers.

Finally, cut and fasten off any loose ends of wire

Materials List

For a 3600mm section of fencing:

- 1 x treated timber strainer post, 2440 x 175mm diameter
- 1 x treated timber strut, 2440 x 100mm diameter, pointed at one end
- 2 x treated timber intermediate posts, 1800 x 100mm diameter
- 7 x galvanised high tensile steel line wires, plain wire, 12 gauge (2.50mm)
- 7 x galvanised wire connectors (lashing rods), 12 gauge (2.50mm)
- 30 x galvanised staples, 40 x 4mm
- 2 x large stones for thrust plate and breast plate
- 1 x treated timber cross member, 500 x 75 x 75mm
- 2 x galvanised round wire nails, 100 x 4mm.



RURAL HEDGEROW SPECIES MIX

Species	Common Name	Percentage	Species Key
MAIN			
70%			
<i>Crataegus monogyna</i>	Hawthorn	35	
<i>Prunus spinosa</i>	Blackthorn	35	
Interplant			
30%			
<i>Corylus avellana</i>	Hazel	5	
<i>Ilex aquifolium</i>	Holly	4	
<i>Rosa canina</i>	Dog Rose	4	
<i>Acer campestre</i>	Field Maple	4	
<i>Cornus sanguinea</i>	Dogwood	4	
<i>Euonymus europaeus</i>	Spindle	4	
<i>Ligustrum vulgare</i>	Wild Privet	5	

Cultivation

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations (excluding hard surfaces). Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather. Most hedging plants are supplied as bare root specimens, and it is important to make sure that the roots do not dry out, therefore it is advisable to keep them under a moist cloth or in a bucket of water during planting. Hedges should only be planted between November and March, while plants are still dormant. Avoid planting in very cold or wet weather. Details of the cultivation method proposed and a planting schedule should be included in the hedgerow scheme.

If hedgerow trees are to be included these should be spaced at least 30m apart to prevent them overshadowing the hedge. To establish trees, they can be planted in the line of the new hedge along with the hedge plants, but use tree shelters to allow their identification during maintenance. Suitable tree species include oak, ash, willow, field maple, and wild cherry.

Planting Specification

Hedging should be planted in two, staggered rows at a density of not less than 5 per meter with approximately 450mm between plants in the same row, and 300-400mm between rows. The interplant/transplants should be planted within this pattern in groups of 2/3.

Protection

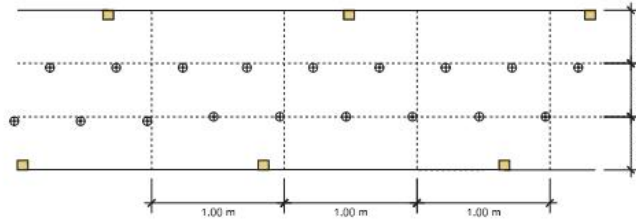
The level of protection will depend on the level of perceived grazing. If protecting from livestock, then permanent fencing will probably be required of sufficient height to restrict grazing over the top. Where a double fence is applicable, the fences must be a minimum width of 2 metres apart. The fences should be of treated wooden posts with galvanised stock netting and wire to a height of 1.4m.

Maintenance

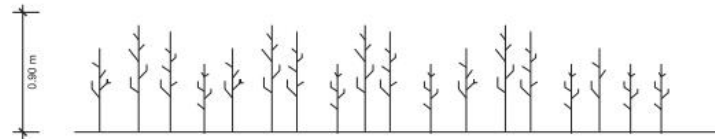
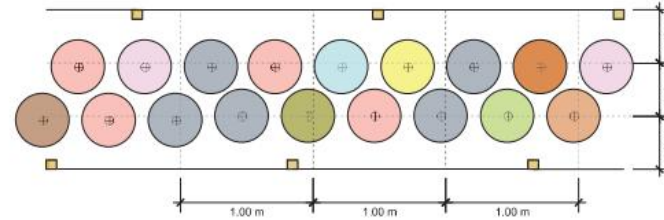
It is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built (Wildlife and Countryside Act, 1981). It is therefore best to trim hedges in January or February to avoid the destruction of bird's nests (present from March to August) and also to allow any berry crop to be used by wintering birds (September to December). Trim on a two- or three-year rotation, rather than annually. This ensures that thick nesting cover is available and increases the berry crop and populations of over-wintering insects.

When trimmed, deciduous species tend to respond by producing numerous shoots at the point of cut, which means that hedge trimming can promote faster growth at the tops and sides of hedges and cause the plant to expend less energy at the base where gaps start to appear. Therefore, "A" shaped or "topped A shaped" hedge trimming is best for hedge viability and for wildlife. To trim the hedge it is best to use reciprocating bar cutters which slice through branches. These leave a neater cut, which has a better chance of healing without infection, than hedges cut by a mechanical flail, which damage branches, and result in a shattered, ugly hedge.

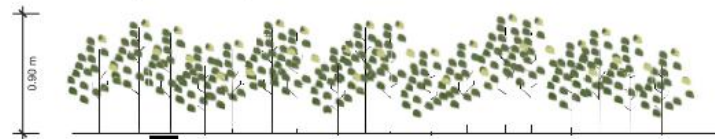
Planting Pattern of whips



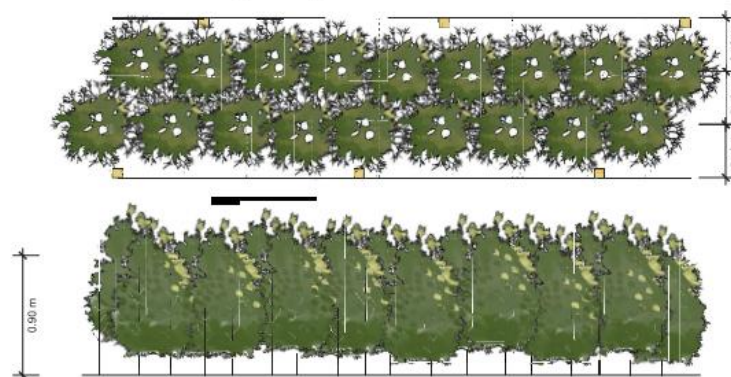
Planting Pattern of species (indicative)



Whips with initial growth



Established Hedge Planting



HEDGEROW MEADOW SEED MIX

Species	Common Name	Percentage
	Wild Flowers	20%
<i>Alliaria petiolata</i>	Hedge Mustard	2
<i>Campanula latifolia</i>	Giant Bellflower	0.2
<i>Centaurea nigra</i>	Common Knapweed	2
<i>Cruciata laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Gerum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranebill	2
<i>Hypericum perforatum</i>	St John's Wort	0.5
<i>Knautia arvensis</i>	Field Scabious	1
<i>Leucanthemum vulgare</i>	Ox eye Daisy	1
<i>Primula vulgaris</i>	Primrose	0.2
<i>Rhinanthus minor</i>	Yellow Rattle	1
<i>Silene dioica</i>	Red Campion	2
<i>Stachys sylvatica</i>	Hedge Woundwort	1
<i>Stellaria hoostea</i>	Greater Stitchwort	0.1
<i>Teucrium scorodonia</i>	Wood Sage	1
<i>Torilis japonica</i>	Upright Hedge Parsley	1.5
<i>Vicia sepium</i>	Bush Vetch	1
	Grasses	80%
<i>Agrostis capillaris</i>	Common Bent (c)	10
<i>Cynosurus cristatus</i>	Crested Dog's Tail (c)	10
<i>Festuca rubra</i> ssp <i>scottmuellerii</i>	Chewings Fescue (c)	25
<i>Poa nemoralis</i>	Wood Meadow Grass (c)	10
<i>Poa pratensis</i>	Smooth-stalked Meadow Grass (c)	25

Description: - There are 18 wildflower & 5 grass species in this mix. It provides a tall mix of perennial and biennial and one annual (Yellow Rattle) wildflowers and grasses. It is suited to areas of light shade beside hedges or walls or in woodland clearings.

NB: - Many wild flowers are toxic or inedible, particularly the foxglove. Consider the removal of this seed if planting next to livestock.



1 Hedge Mustard
A1.3 NTS



2 Giant Bellflower
A1.3 NTS



3 Common Knapweed
A1.3 NTS



4 Crosswort
A1.3 NTS



5 Foxglove
A1.3 NTS



6 Herb Bennet
A1.3 NTS



7 Wood Cranebill
A1.3 NTS



8 St John's Wort
A1.3 NTS



9 Field Scabious
A1.3 NTS



ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY
Client: Dunsinnan Farm and Estate

rev. date remark
0 22/05/2023 No Revision

Document Date:
22 May, 2023

Document Phase:
Planning Documents

Meadow Seed
Mix (1 of 3)

A1.3

HEDGEROW MEADOW SEED MIX

Species	Common Name	Percentage
	Wild Flowers	20%
<i>Alliaria petiolata</i>	Hedge Mustard	2
<i>Campanula latifolia</i>	Giant Bellflower	0.2
<i>Centaurea nigra</i>	Common Knapweed	2
<i>Cruciala laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Roum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranebill	2
<i>Hypericum perforatum</i>	St John's Wort	0.5
<i>Knautia arvensis</i>	Field Scabious	1
<i>Leucanthemum vulgare</i>	Ox eye Daisy	1
<i>Primula vulgaris</i>	Primrose	0.2
<i>Rhinanthus minor</i>	Yellow Rattle	1
<i>Silene dioica</i>	Red Campion	2
<i>Stachys sylvatica</i>	Hedge Woundwort	1
<i>Stellaria hoostea</i>	Greater Stitchwort	0.1
<i>Teucrium scorodonia</i>	Wood Sage	1
<i>Tortilis japonica</i>	Upright Hedge Parsley	1.5
<i>Vicia sepium</i>	Bush Vetch	1
	Grasses	80%
<i>Agrostis capillaris</i>	Common Bent (c)	10
<i>Cynosurus cristatus</i>	Crested Dog's Tail (c)	10
<i>Festuca rubra</i> ssp <i>scotmulletis</i>	Chewings Fescue (c)	25
<i>Poa nemoralis</i>	Wood Meadow Grass (c)	10
<i>Poa pratensis</i>	Smooth-stalked Meadow Grass (c)	25

Description: - There are 18 wildflower & 5 grass species in this mix. It provides a tall mix of perennial and biennial and one annual (Yellow Rattle) wildflowers and grasses. It is suited to areas of light shade beside hedges or walls or in woodland clearings.

NB: - Many wild flowers are toxic or inedible, particularly the foxglove. Consider the removal of this seed if planting next to livestock.



1 Ox eye Daisy
A1.4 NTS



2 Primrose
A1.4 NTS



3 Yellow Rattle
A1.4 NTS



4 Red Campion
A1.4 NTS



5 Hedge Woundwort
A1.4 NTS



6 Greater Stitchwort
A1.4 NTS



7 Wood Sage
A1.4 NTS



8 Upright Hedge Parsley
A1.4 NTS



9 Bush Vetch
A1.4 NTS



ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY
Client: Dunsinnan Farm and Estate

rev. date remark
0 22/05/2023 No Revision

Document Date:
22 May, 2023

Document Phase:
Planning Documents

Meadow Seed
Mix (2 of 3)

A1.4

HEDGEROW MEADOW SEED MIX

Species	Common Name	Percentage
Wild Flowers 20%		
<i>Alliaria petiolata</i>	Hedge Mustard	2
<i>Campanula latifolia</i>	Giant Bellflower	0.2
<i>Centaurea nigra</i>	Common Knapweed	2
<i>Cruciala laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Roum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranebill	2
<i>Hypericum perforatum</i>	St John's Wort	0.5
<i>Knautia arvensis</i>	Field Scabious	1
<i>Leucanthemum vulgare</i>	Ox eye Daisy	1
<i>Primula vulgaris</i>	Primrose	0.2
<i>Rhinanthus minor</i>	Yellow Rattle	1
<i>Silene dioica</i>	Red Campion	2
<i>Stachys sylvatica</i>	Hedge Woundwort	1
<i>Stellaria hoostea</i>	Greater Stitchwort	0.1
<i>Teucrium scorodonia</i>	Wood Sage	1
<i>Tortilis japonica</i>	Upright Hedge Parsley	1.5
<i>Vicia sepium</i>	Bush Vetch	1
Grasses 80%		
<i>Agrostis capillaris</i>	Common Bent (c)	10
<i>Cynosurus cristatus</i>	Crested Dog's Tail (c)	10
<i>Festuca rubra ssp. cotinulosa</i>	Chewings Fescue (c)	25
<i>Poa nemoralis</i>	Wood Meadow Grass (c)	10
<i>Poa pratensis</i>	Smooth-stalked Meadow Grass (c)	25

Description: - There are 18 wildflower & 5 grass species in this mix. It provides a tall mix of perennial and biennial and one annual (Yellow Rattle) wildflowers and grasses. It is suited to areas of light shade beside hedges or walls or in woodland clearings.

NB: - Many wild flowers are toxic or inedible, particularly the foxglove. Consider the removal of this seed if planting next to livestock.



1 Common Bent (c)
A1.5 NTS



4 Wood Meadow Grass (c)
A1.5 NTS



2 Crested Dog's Tail (c)
A1.5 NTS



5 Smooth-stalked Meadow Grass (c)
A1.5 NTS



3 Chewings Fescue (c)
A1.5 NTS



ID.C.0096 - Land at Saucher,
Perthshire, PH2 6HY

Client: Dunsinnan Farm and Estate

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Planning Documents

Meadow Seed
Mix (3 of 3)

A1.5



*Residential Plot (in-principle)
to round off building group at Saucher*

DESIGN STATEMENT

JUNE 2023



PROJECT DETAILS

Site

Land to the North East of Pathways, Saucher, Kinrossie,
Perth, PH2 6HY

Proposal

Erection of a dwellinghouse with associated infrastructure
(in-principle) to round off building group at Saucher

Client / Applicant

Dunsinnan Farm and Estate

Planning and Development Consultancy

Interurban Developments Ltd

DOCUMENT CONTROL

Issue	Date	Version
1	28.05.2023	Draft 1
2	01.06.2023	Draft 2
3	04.06.2023	Final

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Stage 2 – Identifying Design Principles

Stage 3 – Analysis

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Stage 5 – The Design Solution

Conclusion

PROJECT AMBITION

The ambition of the project is to provide a home within this rural area to support the viability of this rural community, meet development needs while safeguarding and enhancing the character of the countryside.

While the applicant had a greater ambition for this site, as generally conveyed in pre-app 23/00047/PREAPL. The feedback provided by the Planning Authority (John Williamson esq) has been taken into account and subsequently the scale of the development has been reduced to meet the guidance set out in the pre-application response.

The design statement has been prepared to aid the assessment of the in-principle application and illustrate how a dwellinghouse on the proposed site can be integrated into the existing layout and building pattern while respecting the character, scale and form of the existing group. In Interurban's view, the site represents the missing north-east corner piece of the Saucher jigsaw puzzle and the development of the site will round off and consolidate this part of the hamlet.

INTRODUCTION

This document takes cognisance of Planning Advice Note 68 issued by the Scottish Government on the preparation of Design Statements. It seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding built environment, these principles are based upon good practice as set out in Scottish Government planning and urban design guidance.

The design process can be set out in 5 stages. Each stage informs the production of the design statement.

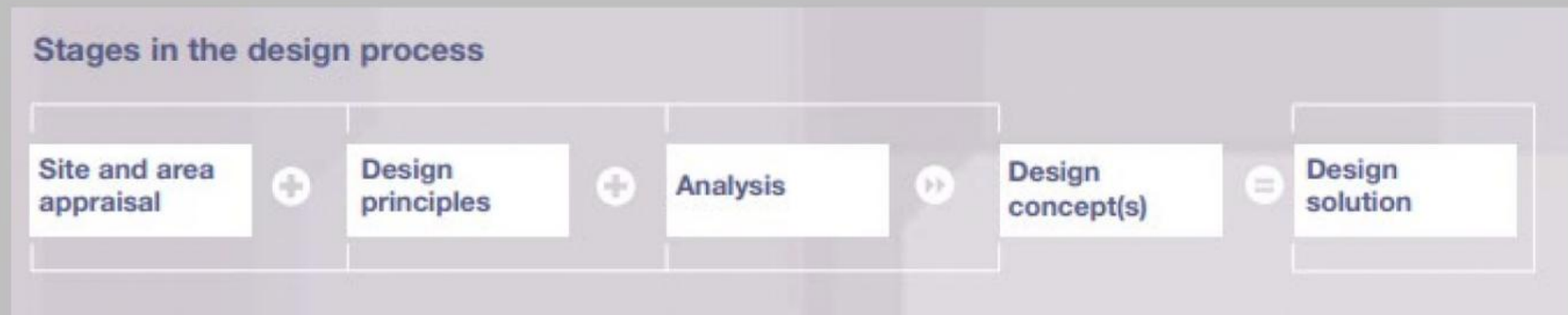
Stage 1 – Site Area and Appraisal

Stage 2 – Identifying Design Principles

Stage 3 – Analysis

Stage 4 – Developing the Design Concept

Stage 5 – The Design Solution



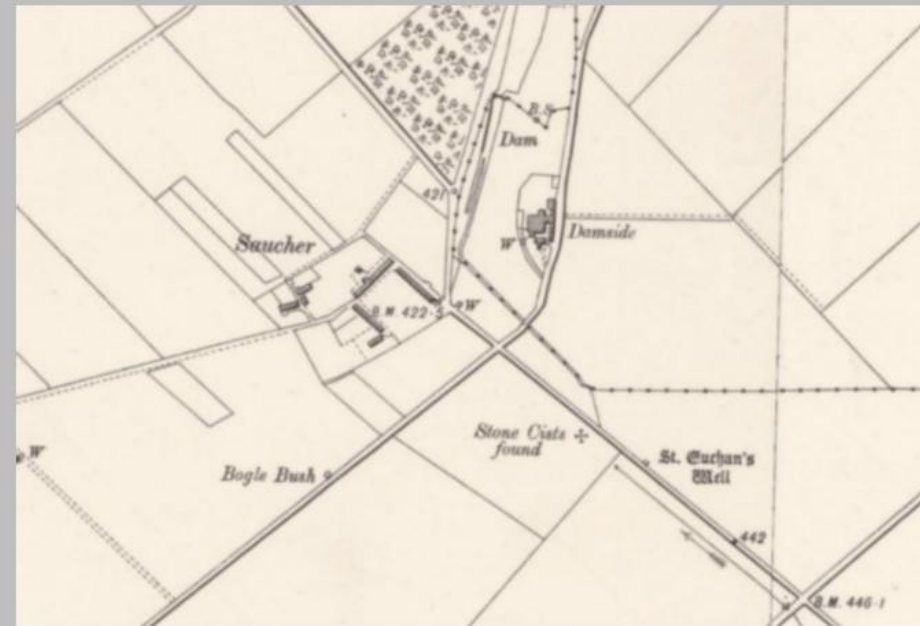
STAGE 1 – SITE AREA AND APPRAISAL



Image 1: Satellite imagery showing Saucher Building Group and surrounding Road network. Courtesy of Google Maps

Local Area – Saucher lies within Strathmore a Broad Valley Lowland which is up to 10 km wide and 30km long. The geological structure of the Strath is based on a broad band of Old Red Sandstone that runs in a north east axis and is bounded by hard schists and grits to the north (The Highland Boundary Fault) and lavas and tuffs to the south (The sidlaws).

18th and 19th Century agricultural improvements has created a structure of rectilinear fields that are still evident today with many field boundaries characterised and enclosed by tree planting consisting of oak, beech, chesnut and ash. Where they survive these mature or even over-mature trees make a significant contribution to the landscape character of Strathmore. Where trees have been lost the landscape is expansive an open with large farmsteads becoming key focal points. As well as field improvements the 19th Century also saw a rationalisation of estates and the creation of new villages to accommodate farm workers.



Images 2 and 3: Saucherr Maps – 1st Edition 1843-1882. Second image OS 1900s. Courtesy of NLS.

Site Description – Saucher is a small hamlet consisting of approximately 14 dwellings which are generally set around a square green which is dissected by an unadopted road. The hamlet is located between Perth and Coupar Angus, it has a bus service along with easy access onto the A94 road corridor. The proposed site (including access to the public road) extends to some 0.27 hectares. It is located to the north east corner of the building group. The boundary with Pathways and Kanrosmar form the south east and south west boundary. The north west boundary is enclosed by a field hedgerow with interspersed hedgerow trees.



Images 2: Saucher from the East.



Image 3 Saucher from the North

STAGE 2 – IDENTIFYING DESIGN PRINCIPLES

The Development Plan

There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. With this in mind the applicable Development Plans are Scottish Government's National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019)



NPF4 now focuses on the following overarching principles, Sustainable Places, Liveable Places and Productive Places. The policy implications table below have colour coded to illustrate how the principles relate to the detailed NPF4 and PKCLDP Policies: -

Sustainable Places
Liveable Places
Productive Places

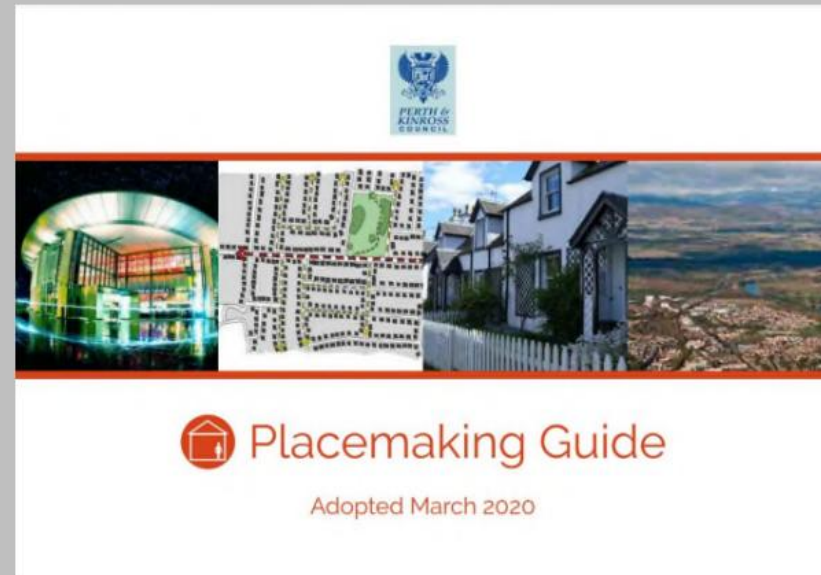
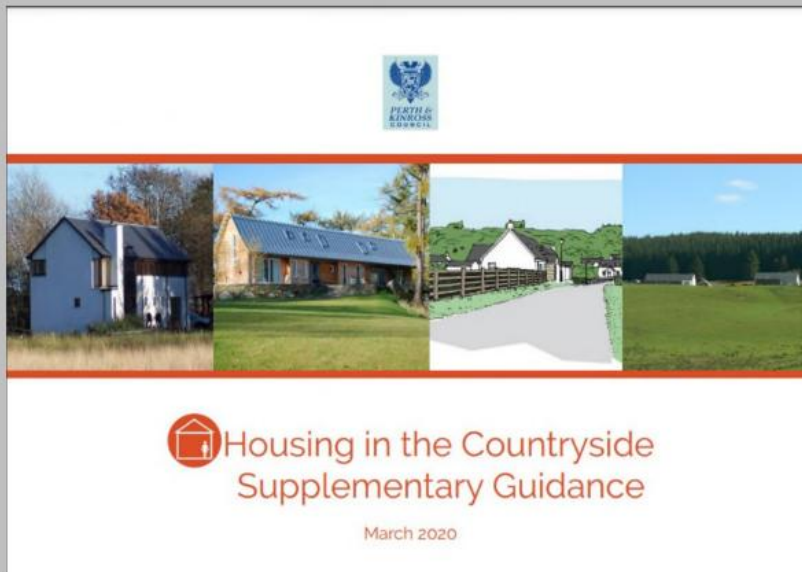
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National Planning Framework 4	PKCLDP2
NPF4 Policy 1: Tackling the climate and nature crises	Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development Policy 41: Biodiversity
NPF4 Policy 2: Climate mitigation and adaptation	
NPF4 Policy 3: Biodiversity	Policy 41: Biodiversity
NPF4 Policy 4: Natural places	Policy 39: Landscape
NPF4 Policy 5: Soils	Policy 50: Prime Agricultural Land
NPF4 Policy 6: Forestry, woodland and trees	Policy 40: Forestry, Woodland and Trees
NPF4 Policy 7: Historic assets and places	Policy 26: Scheduled Monuments and Archaeology
NPF4 Policy 11: Energy	Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development Policy 33: Renewable and Low-Carbon Energy
NPF4 Policy 13: Sustainable transport	Policy 60: Transport Standards and Accessibility Requirements
NPF4 Policy 14: Design, quality and place	Policy 1A: Placemaking Policy 1B: Placemaking Policy 2: Design Statements
NPF4 Policy 17: Rural homes	Policy 6: Settlement Boundaries Policy 19: Housing in the Countryside
NPF4 Policy 18: Infrastructure first	Policy 5: Infrastructure Contributions
NPF4 Policy 19: Heating and cooling	Policy 34: Sustainable Heating and Cooling
NPF4 Policy 20: Blue and green infrastructure	Policy 42: Green Infrastructure
NPF4 Policy 22: Flood risk and water management	Policy 53: Water Environment and Drainage
NPF4 Policy 29: Rural development	Policy 6: Settlement Boundaries

Material Considerations

The decision maker will also have to identify all the other material considerations which are relevant to the application and to which they should have regard (City of Edinburgh District Council v Secretary of State for Scotland and Revival Properties Ltd 1997 SCLR112). The following material considerations are pertinent taking account of the site analysis above: -

- PKC – Housing in the Countryside
- PKC – Placemaking
- PKC – Developer Contributions and Affordable Housing
- PKC – Renewable and Low Carbon Energy
- PKC – Planning and Bio-diversity



STAGE 3 – ANALYSIS

Knowing what is important about a site and its context is central to an understanding of how to develop a site in a way that protects and respects its character and setting. The analysis undertaken in Stage 1 - Site Area and Appraisal and Stage 2 – Identifying Design Principles demonstrates the importance of the site and policy context. This section provides commentary on the ‘Planning Principle’ as well as commentary on the proposal’s relationship to the Development Plan , ‘Development Plan Analysis’.

Planning Principle

Both NPF4 Policy 17:Rural homes and PKCLDP2 Policy 19: Housing in the Countryside acknowledged that opportunities 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.

LDP2 identifies six categories of rural housing that will be supported:-

- 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 hamlet of Saucher is considered to be a building group and this is confirmed in the Council's pre-application discussion for an earlier and larger four unit scheme:-

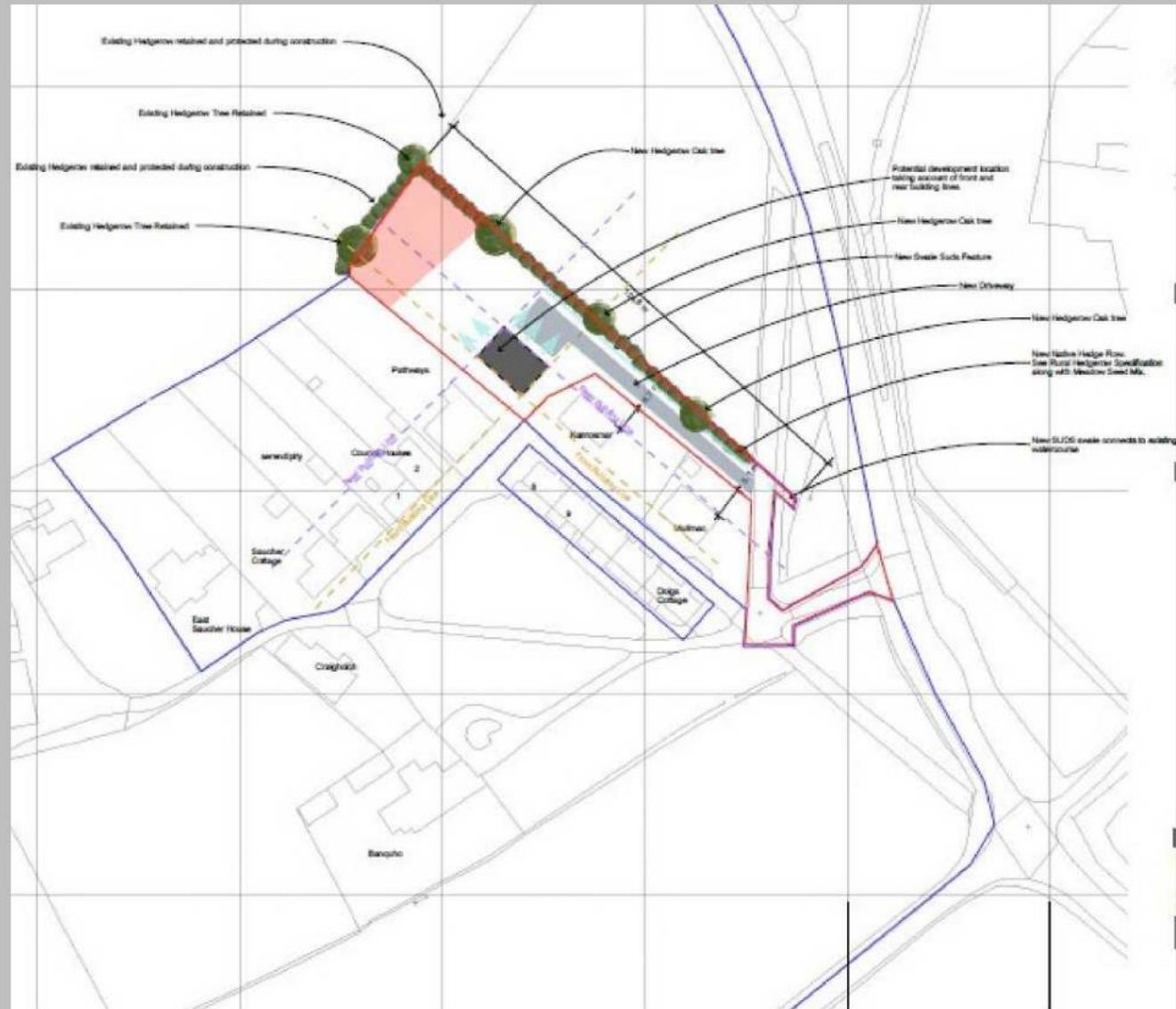


In this instance Saucher is a very nucleated and close knit building group which is located to the south of the proposed development site with the majority of existing properties fronting onto and focussed around the small village square.

The small building group is also well defined by existing landscape which contributes to its nucleated character.

The building group criterion and more specifically the 'adding to a group' rather than 'extending the group' criterion is applicable to the assessment of this proposal.

- The new house respects the character, scale and form of the existing group, and integrates into the existing layout and building pattern of Saucher. The siting of the proposed house responds to the front and rear building lines set by neighbouring properties.
- The new house will not detract from the visual amenity of the group when viewed from the wider landscape. A construction exclusion zone highlighted red will protect existing trees and hedgerow. With new hedgerow and tree planting to enhance and consolidate the hamlet.
- A high standard of residential amenity will be provided for both existing and new housing. Glazing associated with habitable room can be installed on the north west and north east elevation, see blue arrows on adjacent figure.



Development Plan Analysis

<p>NPF4 Policy 1: Tackling the climate and nature crises</p>	<p>Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development Policy 41: Biodiversity</p>	<p>Ability to install forms of renewable, low-carbon and zero emissions technologies as part of detailed scheme</p> <p>Already a good landscape framework but ability to strengthen edge of building group by undertaking native hedge planting, tree planting and meadow strip with a focus on bio-diversity improvement linking existing hedgerow to scrub/woodland.</p>
<p>NPF4 Policy 2: Climate mitigation and adaptation</p>		<p>Ability to install forms of renewable, low-carbon and zero emissions technologies as part of detailed scheme</p> <p>Design can ensure it takes account of risks from future climate change with the provision of new blue and green infrastructure.</p>
<p>NPF4 Policy 3: Biodiversity</p>	<p>Policy 41: Biodiversity</p>	<p>Scheme can ensure existing landscape and bio-diversity features are maintained with construction off-set from key landscape features.</p> <p>New landscape green and blue infrastructure can be integrated into layout to improve bio-diversity to strengthen plot curtilage delineation and improve setting of hamlet.</p> <p>Ability to take account of local bio-diversity action plan. Install bat boxes/or swift boxes as part of the schemes bio-diversity enhancement.</p>
<p>NPF4 Policy 4: Natural places</p>	<p>Policy 39: Landscape</p>	<p>New landscape green infrastructure can be integrated into layout. Suggest native hedgerow species mix with hedgerow trees installed approximately 30 metres apart. Install Meadow seed mix to hedgerow margins. See drawings and proposed specification.</p>
<p>NPF4 Policy 5: Soils</p>	<p>Policy 50: Prime Agricultural Land</p>	<p>Site is located on prime agricultural land, Class 3.1. Minor encroachment into agricultural field. Can be justified under other policies, landscape enhancement, biodiversity or green/blue infrastructure improvements.</p>

NPF4 Policy 6: Forestry, woodland and trees	Policy 40: Forestry, Woodland and Trees	There is an existing tree resource surrounding the site which frames the building group/amlet to a degree. This tree resource can be maintained with a construction off-set during construction activity. Hedgerow and tree specification incorporated into plans to meet aims of Tayside Landscape Character Assessment.
NPF4 Policy 7: Historic assets and places	Policy 26: Scheduled Monuments and Archaeology	No Scheduled Ancient Monuments, Listed Buildings or Conservation areas. Limited local archaeology 300m to south east.
NPF4 Policy 11: Energy	Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development Policy 33: Renewable and Low-Carbon Energy	Ability to install forms of renewable, low-carbon and zero emissions technologies as part of detailed design.
NPF4 Policy 13: Sustainable transport	Policy 60: Transport Standards and Accessibility Requirements	Detailed design/Layout can incorporate electrical vehicle charging points. Detailed design/Layout can incorporate 2 car parking spaces within layout. Detailed design/Layout can incorporate secure cycle storage as part of scheme. Access and sightline visibility at the site is good.
NPF4 Policy 14: Design, quality and place	Policy 1A: Placemaking Policy 1B: Placemaking Policy 2: Design Statements	Design/Planning Statement submitted to illustrate compliance with Design and Placemaking Policies.
NPF4 Policy 17:Rural homes	Policy 6: Settlement Boundaries Policy 19: Housing in the Countryside	Site outwith settlement boundary. Earlier pre-app confirms Saucher is a building group. Revised layout does not extend but 'adds to a group' by rounding off and consolidating the north east corner of the building group which is compatible with NPF4 Rural Homes as well as the aims of PKC Policy 19 and its associated SPG.

NPF4 Policy 18:Infrastructure first	Policy 5: Infrastructure Contributions	Conditional control can secure any applicable developer contributions at detailed stage.
NPF4 Policy 19:Heating and cooling	Policy 34: Sustainable Heating and Cooling	Ability to install sustainable heating and cooling as part of detailed design.
NPF4 Policy 20: Blue and green infrastructure	Policy 42: Green Infrastructure	Ability to retain boundary and landscape planting and supplement with enhanced native planting to define plot curtilage and strengthen setting of the building group. Swale deployed to edge of driveway as sustainable urban drainage system to incorporates bio-diversity improvement. Other surface water can be dealt with by soakaway or integrated into swale.
NPF4 Policy 22: Flood risk and water management	Policy 53: Water Environment and Drainage	Foul: -Private foul drainage incorporated into site curtilage to fully adhere to building regulation and SEPA CAR requirements/ Surface Water: - Swale deployed to edge of driveway as sustainable urban drainage system to incorporates bio-diversity improvement. Other surface water can be dealt with by soakaway or integrated into swale. Water Supply: - Proposed connection to Scottish Water Infrastructure
NPF4 Policy 29: Rural development	Policy 6: Settlement Boundaries	Outwith Settlement boundary but proposal considered to comply with overarching aims of rural development policies.

With regards to material considerations.

- The proposal is considered to meet the PKC – Housing in the Countryside and Placemaking with conditional control applied.
- PKC Developer Contributions SPG can be met at the detailed stage with conditional control applied.
- PKC Renewable and Low Carbon Energy SPG content can be incorporated into the detailed planning application.
- The submission has already illustrated how bio-diversity enhancement can be achieved at the site inline with bio-diversity SPG.

STAGE 4 – DEVELOPING THE DESIGN CONCEPT

This stage focuses on explaining the design options associated with development. An earlier four-unit scheme for the site was developed and subject to pre-application advice. Feedback confirmed the following:-

The Housing in the Countryside Supplementary Guidance (SG) requires that new sites are either within an existing building group or extend the group onto a readily definable site. Taking the first requirement, it is considered that the site is not contained within the existing building group but rather sits on the north eastern edge of the building group. As noted above any site which seeks to extend a building group, as is the case here, must be defined by existing topography or landscape features. In this instance the large site is defined by the public road to the north and north east and by sporadic trees and a hedge on the north west boundary. Therefore, arguably the proposed site could be considered to be an extension of the building group. However, and most importantly in this case, the SG also requires any new development to respect the character and building pattern of the existing grouping.

As outlined above the existing grouping is a very small settlement and sees all properties centred around a small village square with a very nucleated character with most properties set back from the main road and focussed towards the square. The Housing in the Countryside Policy, Supplementary Guidance and NPF4 all require new development to respect the established character and building pattern of the existing group



STAGE 5 – THE DESIGN SOLUTION

The Design Solution and how it relates to the six qualities of successful places. Annex D of National Planning Framework 4.

Healthy: The detailed design can be developed further to meets the requirements of “lifelong wellbeing” by ensuring the use and route to the building feels safe and welcoming and promotes “accessibility and inclusion” with visitors/occupants able to access the dwelling without having to navigate physical barriers.

Pleasant: The design process has analysed site constraints and opportunities. The design retains the “positive social interactions” with the rural road network by retaining the mature tree and hedgerow resource on the north west boundary and supplementing this with new landscape enhancement to the north east boundary ‘protection’ and ‘connecting with nature’. This will consolidate and reinforce the nucleated character of the building group.

Connected: The building group is already well connected by the wider core path and road networks which makes “active travel” and “connectivity” easy. It is also served by public transport with a bus-stop at the crossroads “convenient connections”.

Distinctive: The “scale”, “built form” and “sense of place” has been taken into account when translating the project ambition into a design solution. The proposed design represents the best solution which respects existing building group, the existing tree resource and further consolidates and improves the setting of the nucleated building group with the provision of green and blue infrastructure along the north east boundary.

Sustainable: The detailed design can include energy and carbon efficient solutions “transition to net-zero”. This proposal incorporates blue and green infrastructure and integrates nature positive bio-diversity solutions into the in-principle layout “climate resilience and nature recovery”.

Adaptable: The Estates vision is to market the site to a developer or self-builder. On this basis the detailed design will be driven by a developer's market research or a self-builders specific occupation needs. Accordingly, "quality and function", "longevity and resilience" and "long-term maintenance" can be considered further at detailed design and as part of the approval of matters specified by conditions application.

CONCLUSION

This Design Statement supports the proposal by taking account of client's project ambition and following the 5-stage design process conveyed in Scottish Government PAN 68.

Through site analysis a number of key design principles have been identified which have guided and informed the proposed development solution which respects the characteristics of the hamlet of Saucher as well as addressing the points contained within the Council's pre-application response.

In Interurban's view the proposed scheme meets the overriding thrust of the adopted development plans (National Planning Framework 4 and Perth and Kinross Local Development Plan 2019). There are no other material considerations that would indicate that the proposal would not accord with the development plan. Accordingly, it is requested that the Planning Authority grant consent (with conditional control) as ultimately there are no justifiable grounds for withholding permission.