

4(ii)(a)

LRB-2024-05

**LRB-2024-05 - 23/01192/IPL - Erection of a dwellinghouse
(in principle), land 20 metres east of Easter Drumatherty
Cottage, Spittalfield, Perth**

**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 100635004-004

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" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Gourdie Farm"/>
First Name: *	<input type="text" value="T"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Reid"/>	Address 1 (Street): *	<input type="text" value="Spittalfield"/>
Company/Organisation	<input type="text" value="Robert Reid and Son"/>	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="PH1 4LF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="office@gourdiefarm.com"/>		

Site Address Details

Planning Authority:

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

Northing

Easting

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) (Essential Workers Dwelling)

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

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 1_Location Plan 2_Block_Plan_Existing 3_Block_Plan_Existing_Aerial 4_Block_Plan_Proposed_Aerial
5_Landscape Detail - Fence 6_Site_Landscape Detail - Hedge 7_A1_Site_Landscape Details - Seedmix 1 of 3
8_A1_Site_Landscape Details - Seedmix 2 of 3 9_A1_Site_Landscape Details - Seedmix 3 of 3 10_A0_Perspectives Site Photos
11_Gourdie Farm Planning Statement - 07072023 12_SAC_Gourdie Labour Report July 2023 12A- Overview Map- Gourdie 12B-
Overview Map- Coupar Grande

Application Details

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

23/01192/IPL

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

11/07/2023

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

24/10/2023

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: 23/01/2024

GOURDIE FARM APPEAL STATEMENT

The ambition of the project is to provide a dwellinghouse for an agricultural employee of Robert Reid and Son an established arable farm business that farms over 560ha. An earlier application for residential development was submitted at this site which sought to comply with Perth and Kinross Councils Housing in the Countryside "infill criterion". This was not supported and following feedback at the Local Review Body meeting the proposal has been amended.

- 1 - The size of the residential development has been reduced in scale.
- 2 - SAC consulting has provided a report on the farming operation which highlight there is an economic and operational need for the dwelling.
- 3 - The setting of the Easter Drumathery listed building is not affected as the plot size has been reduced.
- 4 - The operational need for the farm worker outweighs any conflicts with the prime agricultural land designation.
- 5 - The client is happy to provide a Flood Risk Assessment if the principle of erecting an essential worker dwelling at the site is accepted.

The resubmission for an Essential Workers/Succession Dwelling has not been supported by the Planning Case Officer

OFFICERS REASON FOR REFUSAL AND APPEAL COMMENTARY

CASE OFFICER REASON 1.

The proposal does not satisfy the siting and design criteria set out in national and local planning policy for new homes in rural areas. Further the proposal does not demonstrate there is an essential need for a worker to live permanently at or near their place of work. The proposal does not satisfy NPF4 Policy 17 Rural Homes and LDP2 Policy 19 Housing in the Countryside and Housing in the Countryside Supplementary Guidance (2020).

APPEAL COMMENTARY:-

A SAC Consulting report accompanied the submission which highlights that there is an annual labour requirement of 13 units. The SAC report considers it essential for business efficiency, security, and health and safety that there is an additional dwelling house at Gourdie beyond the 8 units currently held. The SAC report fully supports the erection of a dwelling house, accordingly the essential workers criterion within NPF4 Policy 17: Rural homes, criterion v as well as PKCLDP Policy 19: Housing in the Countryside and associated Housing in the Countryside PKC SPG is met. NPF4 also supports a dwelling for succession planning reasons, see Policy 17, criterion vi. The site location has specifically been chosen to meet the requirements of the 'family business' and enables the business to position themselves to cater for farm succession planning hence the chosen location to enable the son to enter the business. Seven of the eight units held by the farm provide a rental income. This forms an integral part of the farm businesses diversification and resilience strategy. Furthermore, from a reputational perspective the client does not want to evict a long-term tenant and make them homeless, especially when the SAC report clearly illustrates a deficiency in the number of units associated with the farm holding.

CASE OFFICER REASON 2.

The proposed development does not respect the character and amenity of the place. The proposal does not satisfy the requirements of NPF4 Policy 14: Design, Quality and Place and Policy 1A and 1B: Placemaking and associated Supplementary Guidance (2020) of the Perth and Kinross Local Development Plan 2 (2019).

APPEAL COMMENTARY:-

The indicative block plan illustrates how the site could be brought forward to comply with Design and Placemaking Policies. Following feedback from an earlier LRB meeting the client, has reduced the extent of development, it is now more comparable in size to neighbouring plots and as consequence respects the prevailing character of this area.

CASE OFFICER REASON 3.

The application site is a greenfield site and it has not been allocated for development and it is not explicitly supported by policies of the LDP2. The proposal is therefore contrary to Policy 9 b) of NPF4.

APPEAL COMMENTARY:-

The commentary associated with Reason 1 highlights that the proposed essential worker/succession dwelling complies with the aims of NPF4 Policy 17: Rural homes, PKCLDP Policy 19: Housing in the Countryside and associated Housing in the Countryside PKC SPG. If members of the LRB agree that there is a business need, as supported by the agricultural SAC report, there is no conflict with NPF4 Policy 9, criterion b.

CASE OFFICER REASON 4.

The application site is prime agricultural land and the loss of this valued land to the development does not satisfy NPF4 Policy 5: Soils paragraph b) ii) and Policy 50: Prime Agricultural Land of the Perth and Kinross Local Development Plan 2 (2019).

APPEAL COMMENTARY:-

The farm extends to some 560 Hectares. The site for the essential workers/succession dwelling extends to 0.11 Hectares. NPF4 Policy 5 Soils criterion b ii allows for Small-scale development directly linked to a rural business, farm orcroft for essential workers for the rural business to be able to live onsite. This small-scale incursion does not conflict with the aims of this policy.

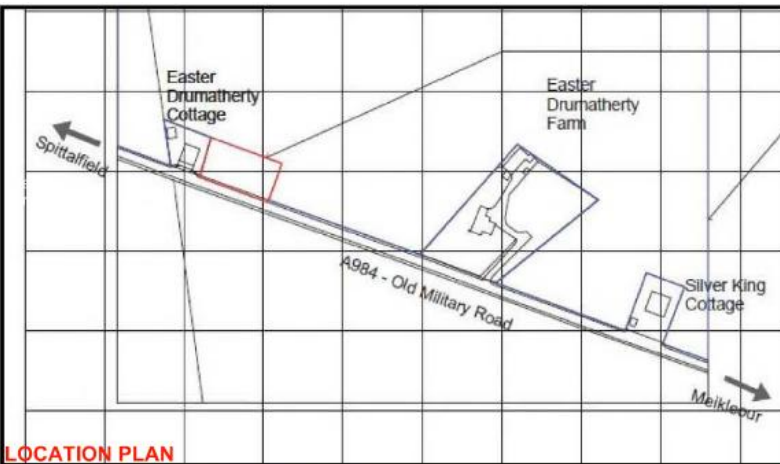
CASE OFFICER REASON 5.

The application site is in a flood risk area and the proposed development may put people or property at risk of flooding which is contrary to NPF4 Policy 22: Flood Risk and Water Management and Policy 52: New Development and Flooding of the Perth and Kinross Local Development Plan 2 (2019).

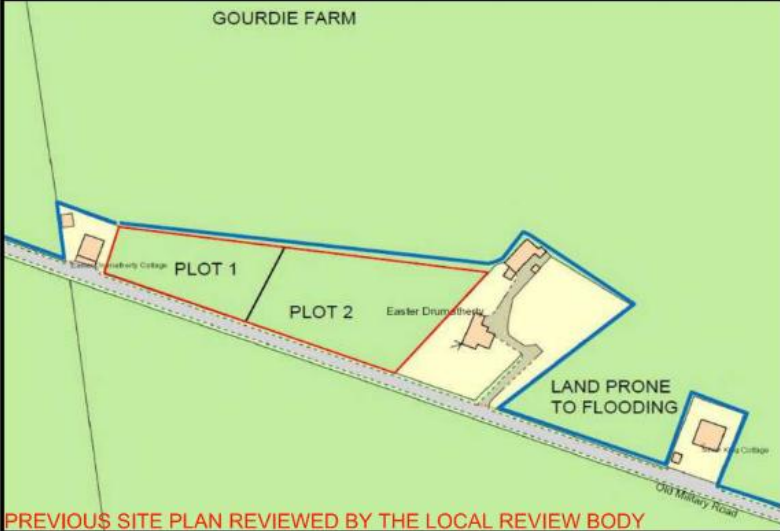
APPEAL COMMENTARY:-

The client's father and grandfather have farmed Gourdie for many decades. They have no knowledge of this site ever flooding. If the review body is happy with the principle of an essential workers dwelling at this site. The client is happy to provide a Flood Risk Assessment to the Council's Flooding Section.

It is respectfully submitted that the Local Review Body should allow the appeal.



LOCATION PLAN



PREVIOUS SITE PLAN REVIEWED BY THE LOCAL REVIEW BODY



PROPOSED SITE PLAN



ID.C.0097 - Land NW of
Easter Drumathery Farm,
Spittalfield

Client: Mr T Reid - (Robert Reid and Son)

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

Document Date:
22.01.2024

Document Phase:
Planning Documents

Appeal
Statement

A1.1

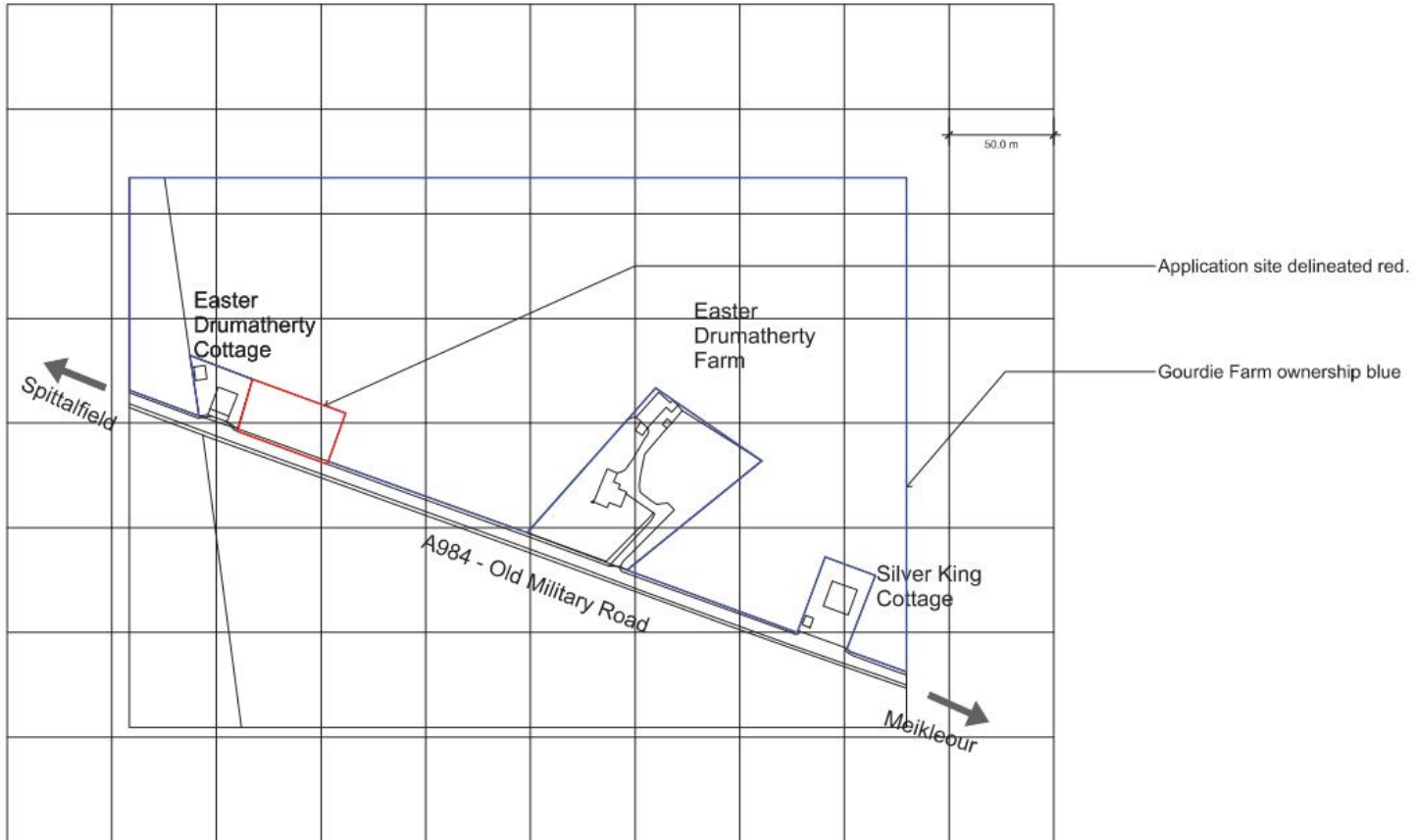


**ID.C.0097 - Land NW of
Easter Drumatherty Farm,
Spittalfield**
Client: Mr T Reid - (Robert Reid and Son)
rev. date remark
0 No Revision

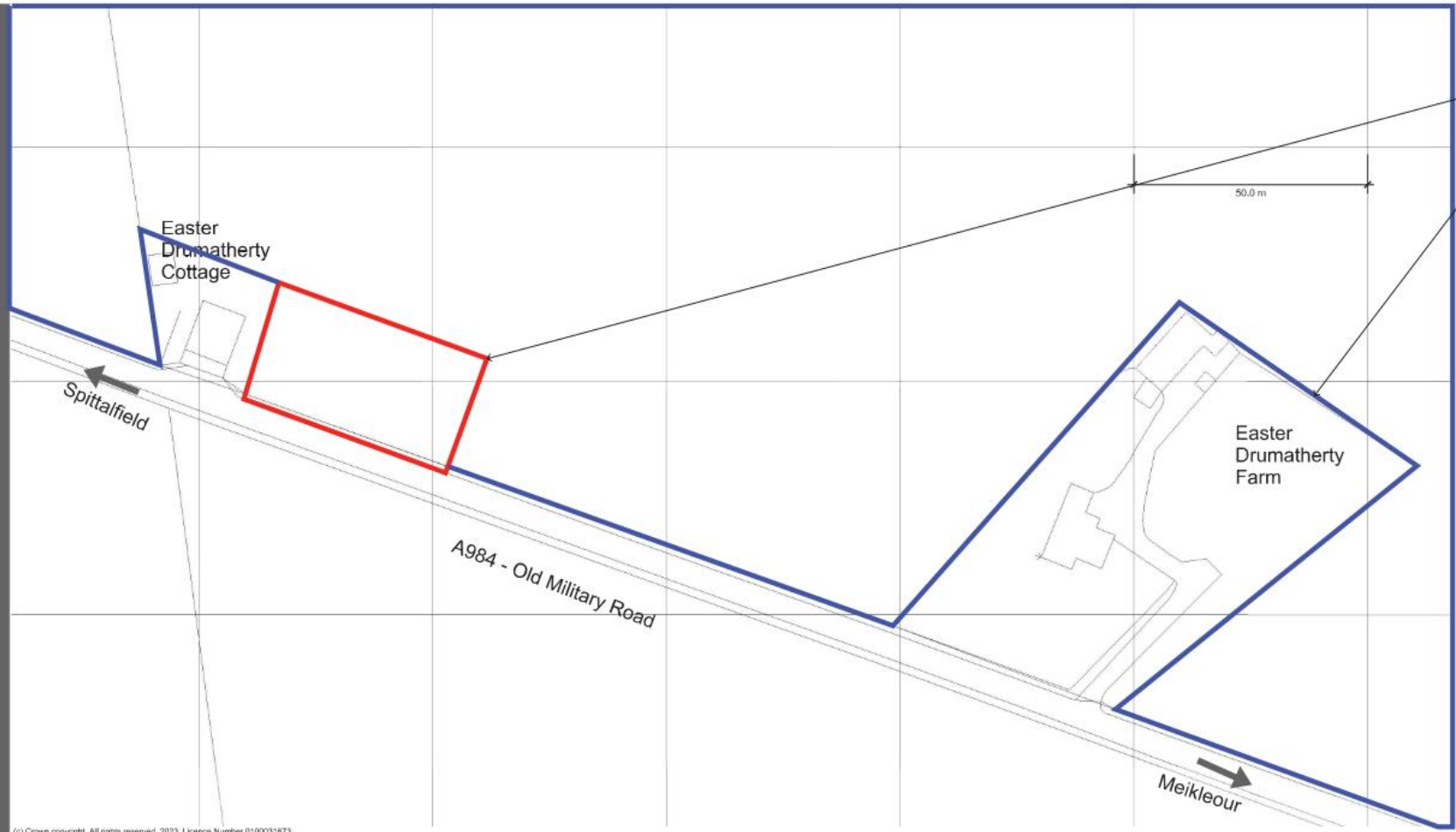
Document Date:
07 July, 2023
Document Phase:
Planning Documents

**Location Plan
1:1250**

A1.1



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Application site delineated red.

Gourdie Farm ownership blue.

50.0 m

Easter Drumathery Cottage

Spittalfield

A984 - Old Military Road

Easter Drumathery Farm

Meikleour

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ID.C.0097 - Land NW of Easter Drumathery Farm, Spittalfield
 Client: Mr T Reid - (Robert Reid and Son)

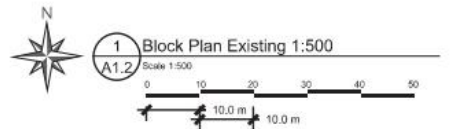
rev.	date	remark
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Document Date:
07 July, 2023

Document Phase:
Planning Documents

Block Plan Existing 1:500

A1.2





Application site delineated red.

Gourdie Farm ownership blue



ID.C.0097 - Land NW of Easter Drumathery Farm, Spittalfield
 Client: Mr T Reid - (Robert Reid and Son)

rev.	date	remark
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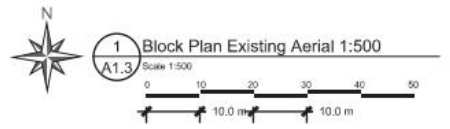
Document Date:
07 July, 2023

Document Phase:
Planning Documents

Block Plan Existing Aerial 1:500

A1.3

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Application site delineated red.
 New beech hedge planting to rear and side to define curtilage with meadow seed mix to margins. See specification L1.2

Gourdie Farm ownership blue

Existing oak tree
 Existing beech hedge to site frontage retained
 Vehicular access to plot
 Agricultural field access maintained



ID.C.0097 - Land NW of Easter Drumathery Farm, Spittalfield
 Client: Mr T Reid - (Robert Reid and Son)

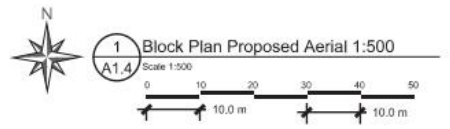
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Document Date:
07 July, 2023
 Document Phase:
Planning Documents

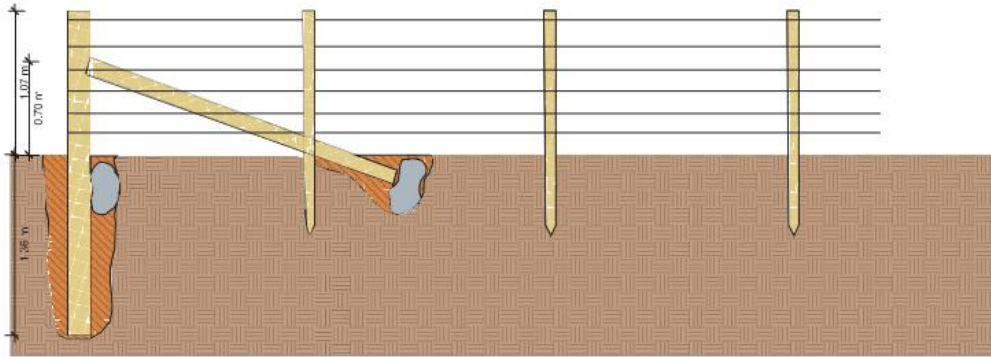
Block Plan Proposed Aerial 1:500

A1.4

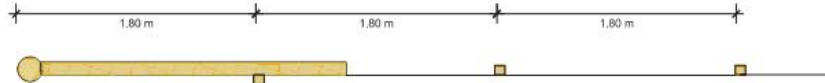
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POST AND WIRE FENCE SPECIFICATION



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.



Document Date:
07 July, 2023

Document Phase:
Planning Documents

Post and Wire
Fence
Specification

L1.1

BEECH HEDGEROW SPECIES MIX

Species	Common Name	Percentage	Species
	MAIN	100%	Key
<i>Fagus Sylvatica</i>	Beech	100	

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 whips/transplants should be planted within this pattern in groups of 2/3.

Protection

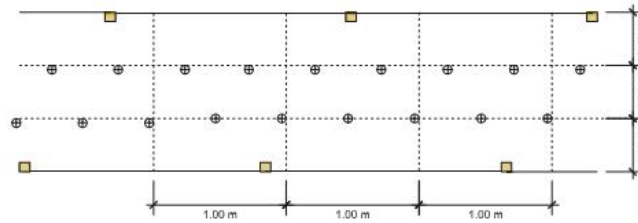
The level of protection will depend on the level of perceived grazing. If protecting from livestock, then permanent fencing will probably be required of sufficient height to restrict grazing over the top. Where a double fence is applicable, the fences must be a minimum width of 2 metres apart. The fences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

Maintenance

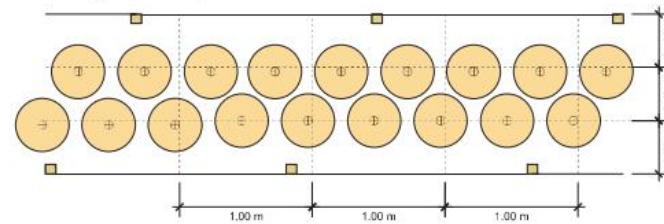
It is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built (Wildlife and Countryside Act, 1981). It is therefore best to trim hedges in January or February to avoid the destruction of bird's nests (present from March to August) and also to allow any 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.

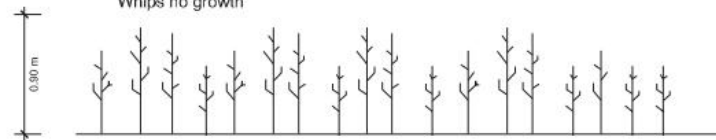
Planting Pattern of whips



Planting Pattern of Species



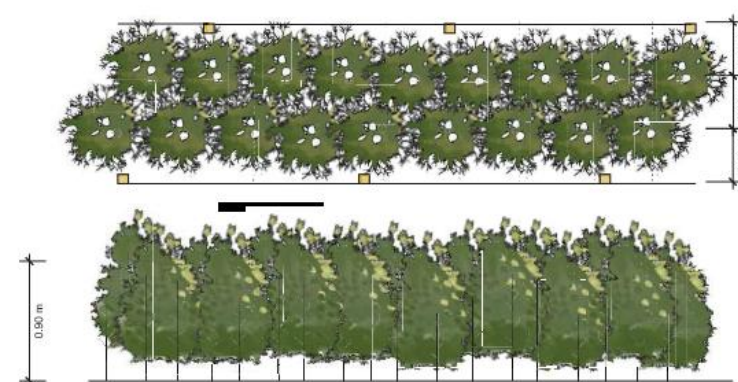
Whips no growth



Whips with initial growth

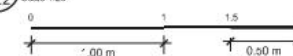


Established Hedge Planting



1 Beech Hedgerow Specification

Scale 1:20



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>Crucifera laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Geum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranesbill	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 holostea</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 ssp. commutata</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
L1.3 NTS



4 Crosswort
L1.3 NTS



7 Wood Cranesbill
L1.3 NTS



2 Giant Bellflower
L1.3 NTS



5 Foxglove
L1.3 NTS



8 St John's Wort
L1.3 NTS



3 Common Knapweed
L1.3 NTS



6 Herb Bennet
L1.3 NTS



9 Field Scabious
L1.3 NTS



ID.C.0097 - Land NW of
Easter Drumathery Farm,
Spittalfield
Client: Mr T Reid - (Robert Reid and Son)

rev. date remark
0 No Revision

Document Date:
07 July, 2023

Document Phase:
Planning Documents

Meadow Seed
Mix (1 of 3)

L1.3

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>Crucifera laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Geum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranesbill	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 holostea</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 ssp. commutata</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
L1.4 NTS



2 Primrose
L1.4 NTS



3 Yellow Rattle
L1.4 NTS



4 Red Campion
L1.4 NTS



5 Hedge Woundwort
L1.4 NTS



6 Greater Stitchwort
L1.4 NTS



7 Wood Sage
L1.4 NTS



8 Upright Hedge Parsley
L1.4 NTS



9 Bush Vetch
L1.4 NTS



ID.C.0097 - Land NW of
Easter Drumathery Farm,
Spittalfield
Client: Mr T Reid - (Robert Reid and Son)

rev. date remark
0 No Revision

Document Date:
07 July, 2023

Document Phase:
Planning Documents

Meadow Seed
Mix (2 of 3)

L1.4

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>Crucifata laevipes</i>	Crosswort	0.5
<i>Digitalis purpurea</i>	Foxglove	1
<i>Geum urbanum</i>	Herb Bennet	2
<i>Geranium sylvaticum</i>	Wood Cranesbill	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 holostea</i>	Greater Stitchwort	0.1
<i>Teucrium scorodonia</i>	Wood Sage	1
<i>Tenella 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. convoluta</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)
L1.5 NTS



4 Wood Meadow Grass (c)
L1.5 NTS



2 Crested Dog's Tail (c)
L1.5 NTS



5 Smooth-stalked Meadow Grass (c)
L1.5 NTS



3 Chewings Fescue (c)
L1.5 NTS



ID.C.0097 - Land NW of
Easter Drumathery Farm,
Spittalfield

Client: Mr T Reid - (Robert Reid and Son)

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Document Date:
07 July, 2023

Document Phase:
Planning Documents

Meadow Seed
Mix (3 of 3)

L1.5



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.0097 - Land NW of
Easter Drumatherty Farm,
Spittalfield

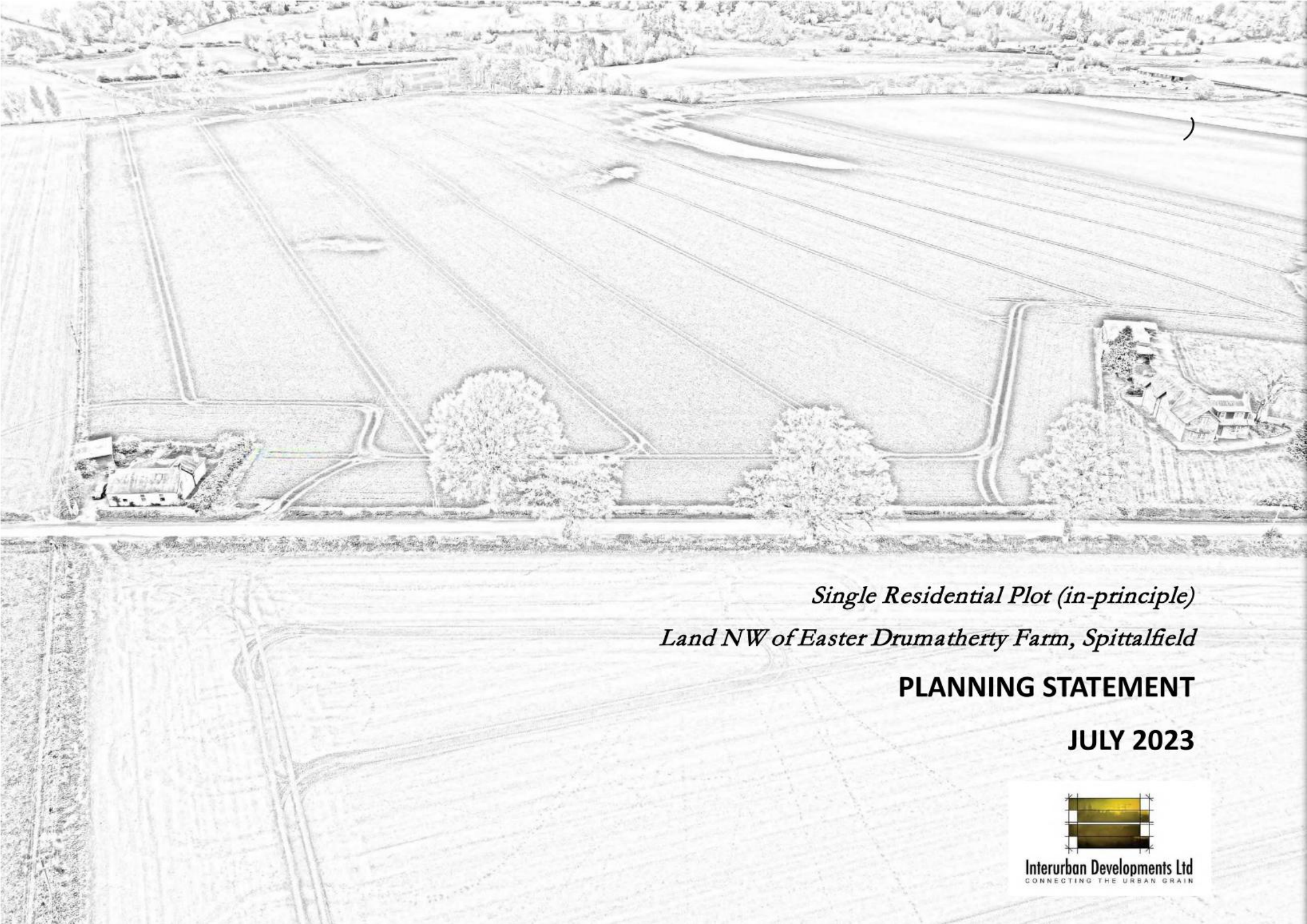
Client: Mr T Reid - (Robert Reid and Son)

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Created: 07 July 2023
Updated: N/A
Document Phase:
<Planning Phase>

Site Inspection
Photographs
(Slide A)

A0.1



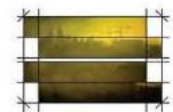
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Single Residential Plot (in-principle)

Land NW of Easter Drumatherty Farm, Spittalfield

PLANNING STATEMENT

JULY 2023



Interurban Developments Ltd
CONNECTING THE URBAN GRAIN

PROJECT DETAILS

Site

Land NW of Easter Drumatherty Farm, Spittalfield

Proposal

Erection of a dwellinghouse with associated infrastructure (in-principle)

Client / Applicant

Mr T Reid

Planning and Development Consultancy

Interurban Developments Ltd

DOCUMENT CONTROL

Issue	Date	Version
1	06.07.2023	Draft 1
2	-	Draft 2
3	07.07.2023	Final

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CONTENTS

Project ambition

The Development Plan

Development Plan Analysis

Conclusion

PROJECT AMBITION

The ambition of the project is to provide a dwellinghouse for an agricultural employee of Robert Reid and Son an established arable farm business that farms over 560ha.

An earlier application for residential development was submitted at this site which sought to comply with Perth and Kinross Council's Housing in the Countryside "infill criterion". This was not supported and following feedback at the Local Review Body meeting the proposal has been amended.

- The size of the residential development has been reduced in scale.
- SAC consulting has provided a report on the framing operation which highlight there is an economic and operational need for the dwelling.
- The setting of the Easter Drumatherty listed building is not affected as the plot size has been reduced.
- The operational need outweighs any conflicts with the prime agricultural land designation.
- The client notes that the concerns regarding flooding and is happy to provide this when the principle of developing the site has been accepted.

The planning statement has been prepared to aid the assessment of the in-principle application and illustrate how the development complies with development plans (National Planning Framework 4 and Perth and Kinross Local Development Plan 2019).

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: -

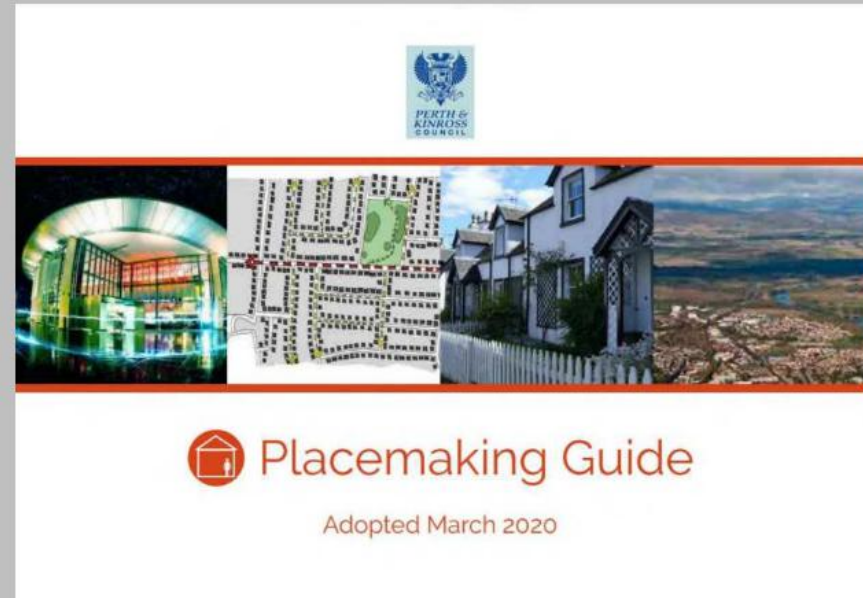
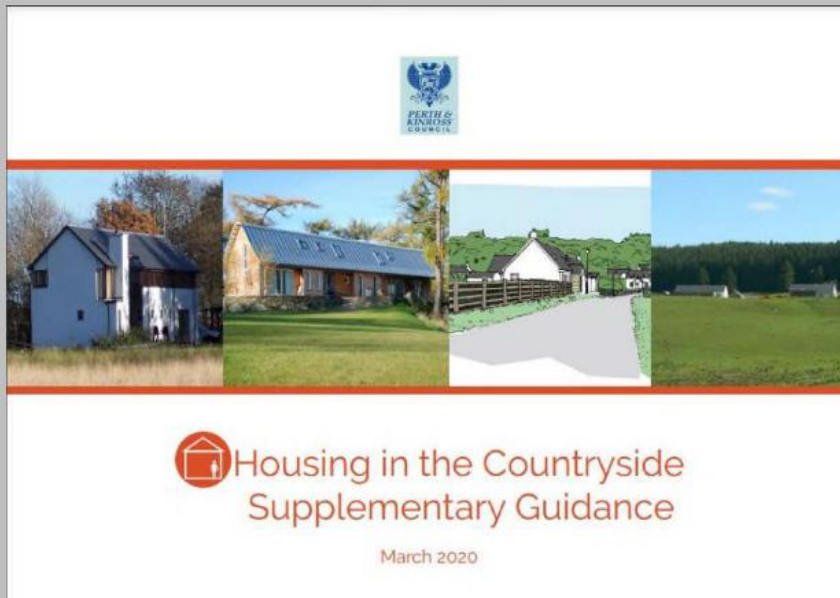
Sustainable Places
Liveable Places
Productive Places

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 38: Environment and Conservation 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 Policy 27A: Listed Buildings
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 52: New Development and Flooding Policy 53: Water Environment and Drainage

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



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 to front of site consisting of hedgerow and oak tree. Ability to strengthen proposed curtilage by undertaking native hedge planting with meadow strip margin with a focus on bio-diversity improvement. See A1.4 – Block Plan Proposed Indicative and L1.2 specification.</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 existing oak tree and hedge resource.</p> <p>Ability to take account of local bio-diversity action plan. Install bat boxes/or swift boxes as part of the scheme’s bio-diversity enhancement as well as establishing links to existing green infrastructure/hedging.</p>
<p>NPF4 Policy 4: Natural places</p>	<p>Policy 38: Environment and Conservation Policy 39: Landscape</p>	<p>Due to intervening distance and requirement for foul drainage to meet building control and SEPA requirements proposal is not considered to affect any designated site identified under PKC Policy 38: Environment and Conservation or NPF4 Policy 4.</p> <p>New landscape green infrastructure can be integrated into layout to comply with PKC Policy 39.</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 (National Scale). Minor encroachment into agricultural field. Can be justified under other policies, operational need and landscape enhancement.</p>

NPF4 Policy 6: Forestry, woodland and trees	Policy 40: Forestry, Woodland and Trees	<p>There is an existing tree resource, on the site. The proposed indicative layout has taken cognisance of this single tree and the layout incorporates a construction off set.</p> <p>Hedgerow specification incorporated into plans to meet aims of Tayside Landscape Character Assessment.</p>
NPF4 Policy 7: Historic assets and places	Policy 26: Scheduled Monuments and Archaeology	<p>No Scheduled Ancient Monuments affected by the proposal.</p> <p>The reduced plot does not affect the setting of the category C Listed Buildings Easter Drumatherty. Archaeological potential of the area is noted and an evaluation can be secured by conditional control.</p>
NPF4 Policy 11: Energy	Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development Policy 33: Renewable and Low-Carbon Energy	<p>Ability to install forms of renewable, low-carbon and zero emissions technologies as part of detailed design.</p> <p>Indicative positioning house also seeks to maximise solar gain.</p>
NPF4 Policy 13: Sustainable transport	Policy 60: Transport Standards and Accessibility Requirements	<p>Detailed design/Layout can incorporate 2 car parking spaces within layout.</p> <p>Detailed design/Layout can incorporate secure cycle storage as part of scheme.</p> <p>Access and sightline visibility at the existing site access is good and meets National Roads Development Guide as per earlier transport planning consultation response on 22/01650/FLL</p>
NPF4 Policy 14: Design, quality and place	Policy 1A: Placemaking Policy 1B: Placemaking Policy 2: Design Statements	<p>A1.4 – Block Plan Proposed (Indicative) illustrates how the site could be brought forward to comply with Design and Placemaking Policies. The reduced plot is considered to be comparable in size to neighbouring plots and as consequence respects the prevailing character of this area.</p> <p>Design Statement can accompany detailed application to illustrate compliance with six qualities of successful places. Annex D of National Planning Framework 4.</p>

<p>NPF4 Policy 17: Rural homes</p>	<p>Policy 6: Settlement Boundaries Policy 19: Housing in the Countryside</p>	<p>Site out with settlement boundary.</p> <p>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.</p> <p>LDP2 identifies six categories of rural housing that will be supported: -</p> <ol style="list-style-type: none"> 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 <p><u>Economic Activity/Operational Need (New houses in the countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance: -</u></p> <p>A SAC Consulting report accompanies this submission which highlights that there is an economic and operational need for the dwelling house.</p> <p>Operational need and succession planning is supported by NPF4 Policy 17: Rural homes (see criterion v).</p> <p>The Economic Activity criterion associated with category 3 of the LDP2 Rural Housing Policy and the Housing in the Countryside SPG is also met.</p>
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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. Surface water can be dealt with by soakaway or integrated into swale.
S NPF4 Policy 22: Flood risk and water management	Policy 53: Water Environment and Drainage	Flooding: - If the principle of the development can be supported by the Planning Authority, then our client will instruct a Flood Risk Assessment. Foul: -Private foul drainage can be incorporated into site curtilage to fully adhere to building regulation and SEPA CAR requirements. Surface Water: - Surface water can be dealt with by soakaway. Water Supply: - Proposed connection to Scottish Water Infrastructure
NPF4 Policy 29: Rural development	Policy 6: Settlement Boundaries	Out with Settlement boundary but proposal meets an operational need and is 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 in line with bio-diversity SPG.

CONCLUSION

The decision maker must remember that development plan policy is not an end in itself but a means to the end of coherent and reasonably predictable decision-making in the public interest. Often there will be policies that conflict with each other and the underlying aims of the policies and development plan as a whole need to be considered and balanced.

This Planning Statement supports the proposal by taking account of client's project ambition and illustrating its relationship the adopted development plans (National Planning Framework 4 and Perth and Kinross Local Development Plan 2019). In this case, Interurban's view, is the proposed scheme meets the underlying aims of the Development Plan, there are no other material considerations that would indicate otherwise which tips this balance clearly in support of the proposal. Accordingly, it is requested that the Planning Authority grant consent (with conditional control) as ultimately there are no justifiable grounds for withholding permission.

Planning Justification Report Robert Reid & Son

Prepared for: Robert Reid & Son

Prepared by: SAC Consulting

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Date: July 2023



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Reviewed by:

Ailsa Taylor

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INTRODUCTION

This report has been prepared at the request of the Robert Reid & Son to supplement a planning application for the construction of a dwelling house at Gourdie Farm, Spittalfield.

Information about the farm business policy and factors that would support the proposed permanent dwelling house were gathered by Annette Marshall, SAC Consulting (Perth), in discussion with Graham Reid, a partner in the business.

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

The need for the justification for the permanent dwelling house is based around the existing agricultural business.

SUMMARY AND CONCLUSION

Robert Reid and Son is an established business who farms and owns the lands of Gourdie Farm and Coupar Grange Farm alongside farming additional land. The business of Robert Reid and Son is a partnership between Graham Reid, his wife and parents. The proposed dwelling house is for his son, Taylor, so he can move out of the family home whilst maintaining and increasing his involvement at Gourdie farm. For work and social reasons Graham Reid spends significant amounts of time away from Gourdie and therefore the responsibility of running the farm is with Taylor.

Robert Reid and son is an arable business growing cereal, oilseeds, potatoes and carrots over 560ha. They are a long-established farm who have a range of modern machinery and employ three members of staff as well as Taylor.

There is currently no vacant accommodation on-site or any buildings which could be renovated to meet the farms operational requirements. The rented-out properties provide an essential income source separate to the agricultural income to provide sustainability to the business.

The proposed site will be in view of the access road to Gourdie farm and will allow visibility for visitors to the farm to be monitored and allow easy access to the farm. The location of the proposed dwelling house does not pose any harmful threats or have a significant visual disturbance to the environment and surrounding landscape.

The estimated annual labour requirement of Robert Reid and Son arable operations currently is 13 labour units.

It is considered essential for business efficiency, security, and health and safety that there is an additional dwelling house at Gourdie. This report fully supports the erection of a dwelling house

BACKGROUND INFORMATION

Robert Reid and Son is an established business who farms and owns the lands of Gourdie Farm, Spittalfield and Coupar Grange Farm, Coupar Angus. They also contract farm and rent in additional land in the local area.

The business of Robert Reid and Son is a partnership. The partners are Graham Reid, (52), his wife Sharon (51), father William (83) and mother Maureen (81). Both William and Maureen are retired from the business. At present Graham Reid oversees the day to day running of the business alongside his son Taylor (22). For work and social reasons Graham Reid spends significant amounts of time away from Gourdie and therefore the responsibility of running the farm is with Taylor. As time passes Taylor will be given more and more responsibility before ultimately taking over the business. The business employs three full time employees who all own their own houses.

Robert Reid & Son is an arable farm. The arable land which they farmed in the 2023 harvest extends to 560ha with cereals, oilseed rape, potatoes and carrots grown. They carry out all field operations with nothing contracted out. The grassland is rented out to farmers. In addition to the practical elements of the farming enterprises, Graham and Taylor Reid must manage and maintain all associated records for finances, farm assurance, food safety and cross compliance.

At Gourdie the business owns the farmhouse and 3 rented out properties. Graham Reid and his wife Sharon and Taylor live in the farmhouse. Taylor has reached the age that he is ready to move out to live independently of his parents. There are also 4 rented out houses at Coupar Grange. These all have established long-term tenants who could not be evicted.

The rental income from the properties provides a diversified income stream which ensures the sustainability of the business. The volatility of commodity

costs, unknown sale value of products and reliance of weather can mean that the profit from agriculture can fluctuate annually. Rental provides another income stream outside agriculture and at an annual income of over £50,000 annually, the rental income assists to ensure the financial viability of the business.

Therefore, a new dwelling house is proposed allow Taylor to move out of the family home whilst allowing him to live on site to be in control when Graham is away and in time take over the running of the business to ensure that succession is a smooth process.

The proposed site is in view of the only access road to Gourdie. The land at the proposed site has no environmental significance (e.g. SSSI) and there are no scheduled monuments nearby. Therefore, there would be no loss of any environmental or historic features.

LABOUR REQUIREMENTS FOR ROBERT REID & SON

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from (October 2014), and information on harvest 2023 areas farmed by the business, the labour profile for the current farming enterprises of Robert Reid & Son is shown below.

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

Robert Reid & Son Labour Profile Calculation

	AREA	HOURS	TOTAL
CROPS	(Ha)	(/Ha/Yr)	(Hours)
Winter Wheat	111.21	18	2,001.8
Winter Barley	57.5	18	1,035.0
Spring Barley	201.1	18	3,619.8
Winter Oilseed Rape	89.75	16	1,436.0
Potatoes	65.6	110	7,216.0
Carrots	34.8	280	9,744.0
Total	559.96		25,052.6
Total Hours			25,052.6
1 Labour Unit			1,900.0
Robert Reid & Son Labour Unit Requirement			13

Robert Reid and Son have a labour requirement of 13 full time equivalents according to the Standard Labour Data. This calculation does not allow for the travelling distance between the units, or the ever-increasing administrative tasks required by farming businesses for regulation or accountancy purposes.

THE NEED FOR ON-SITE ACCOMMODATION

Business Control

The business is well established and has been the passion of the Reid family for generations with the family showing strong business acumen. To continue this it is vital that Taylor, as the future of the business, can live within the farming block to be easily accessible for the assistance with the day to day running and decision-making processes involved in running an agricultural business.

Efficiency

Having an additional person on-site is essential to conduct aspects of running the farm business e.g. taking delivery of supplies such as large quantities of fertiliser or chemicals and generally monitor who comes onto the site. Over 1,000 tonnes of potatoes, the majority of the carrots and grain are loaded onto lorries during antisocial hours so they are available for Monday mornings or next day deliveries. Having Taylor on site reduces the burden on Graham and allows this process to be done more efficiently. Lorries can come in unannounced and living on site allows this to be dealt with swiftly and efficiently.

There is a grain dryer at Gourdie. The business produces over 3,500 tonnes of grain annually. Taylor living on site will allow him to assist in the burden of grain drying which can go for 24 hours per day, reducing the time wet grain is sitting which will improve the quality of the product.

Having the dwelling house on-site will allow for more time available for Graham and Taylor to plan crop rotations, manage staff and allow time to do a business review resulting in a more profitable and sustainable business.

Security

Security is a hugely important consideration for this business. Opportunist theft and vandalism are ever increasing incidents in the rural area. These incidents result in much aggravation and add to the daily operations of the business but

are also a severe financial burden. As the business is a large-scale cereal, potato and carrot grower, they have a significant level of high value machinery present on site making them very attractive to thieves. They also store large volumes of fertiliser and chemicals due to the scale of their operation which must be safe guarded.

There is a core path which runs through the land and the middle of the farm buildings. This is frequently used by walkers and members of the public. This increases the risk of Gourdie being subject to rural crime incidents. There have been incidents of fly tipping and fuel theft at Gourdie.

The proposed site for the dwelling would overlook the main farm entrance thereby hugely increasing the security of the site. Machinery, vehicles and equipment must be safe guarded and if there was an additional dwelling located on the farming unit, in a house visible from the roadside, then this would create a deterrent and massively assist with preventing equipment, vehicles and fertiliser being stolen or vandalised.

Animal Welfare

Although the grassland is rented out Graham and Taylor Reid have a duty of care of the animals which are grazed on their land. Some of the grassland is within a flood plain and in periods of heavy rain have been known to flood. Therefore, animals need to be moved at short notice and this responsibility lies with the business.

Health and Safety

With the increasing awareness by the public of their access rights to the countryside there is the potential for safety problems on the farm resulting from people not fully understanding their responsibilities in the countryside. Therefore, additional onsite accommodation is essential to allow better control of people entering the farmland and farm buildings and ensure that they do not compromise their safety. The main risks at Gourdie include large machinery such as tractors and telehandlers, in particular as there is a core path through the middle of the steading.

These risks are all manageable when there is appropriate staff onsite to help educate people and to direct people away from and from causing potential harmful situations.

Visitors to farms sometimes arrive unannounced and it is essential someone is on hand at all times to supervise them within operational areas if invited or divert them away if not.

Alternative Accommodation

There are no vacant dwelling houses within the farming unit nor are there any buildings available for conversion that could be utilised for accommodation to meet the farms operational requirements.

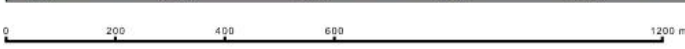
No dwelling houses or plots of land have been sold by the business in the last 5 years. Houses have not been considered anywhere else in the locality as the issue that needs to be resolved is lack of accommodation on-site.

Summary

Each of the aforementioned potential hazards will be kept to an absolute minimum by the erection of a permanent dwelling house. This ensures that essential knowledge of the daily operations is always available on-site and that the business can operate under safe guidelines and best practice. This application will allow for family succession. This is considered essential to allow the business to expand and remain a sustainable enterprise.



- 1 - Gourdie Farm House
- 2 - No 1 Gourdie Cottages
- 3 - No 2 Gourdie Cottages
- 4 - Dorran Bungalow



Parcel Boundary

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- 1 - Mudhall House
- 2 - No 1 Bendochy Cottage
- 3 - No 2 Bendochy Cottage
- 4 - Easter Myreriggs Cottage



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