

vision & process



Site viewed from Wicks O'Baiglie Road and The Meadows



We seek your comments to help inform and shape the proposals for Local Plan Development Proposal H14 at Bridge of Earn. You are invited to express your views in person through discussion with the team or by completing a feedback form.

Comments can also be submitted via the website <https://scotiabridgeofearn.consultationonline.co.uk/> with the deadline for all comments being the 15th April 2022.

SCOTIA HOMES

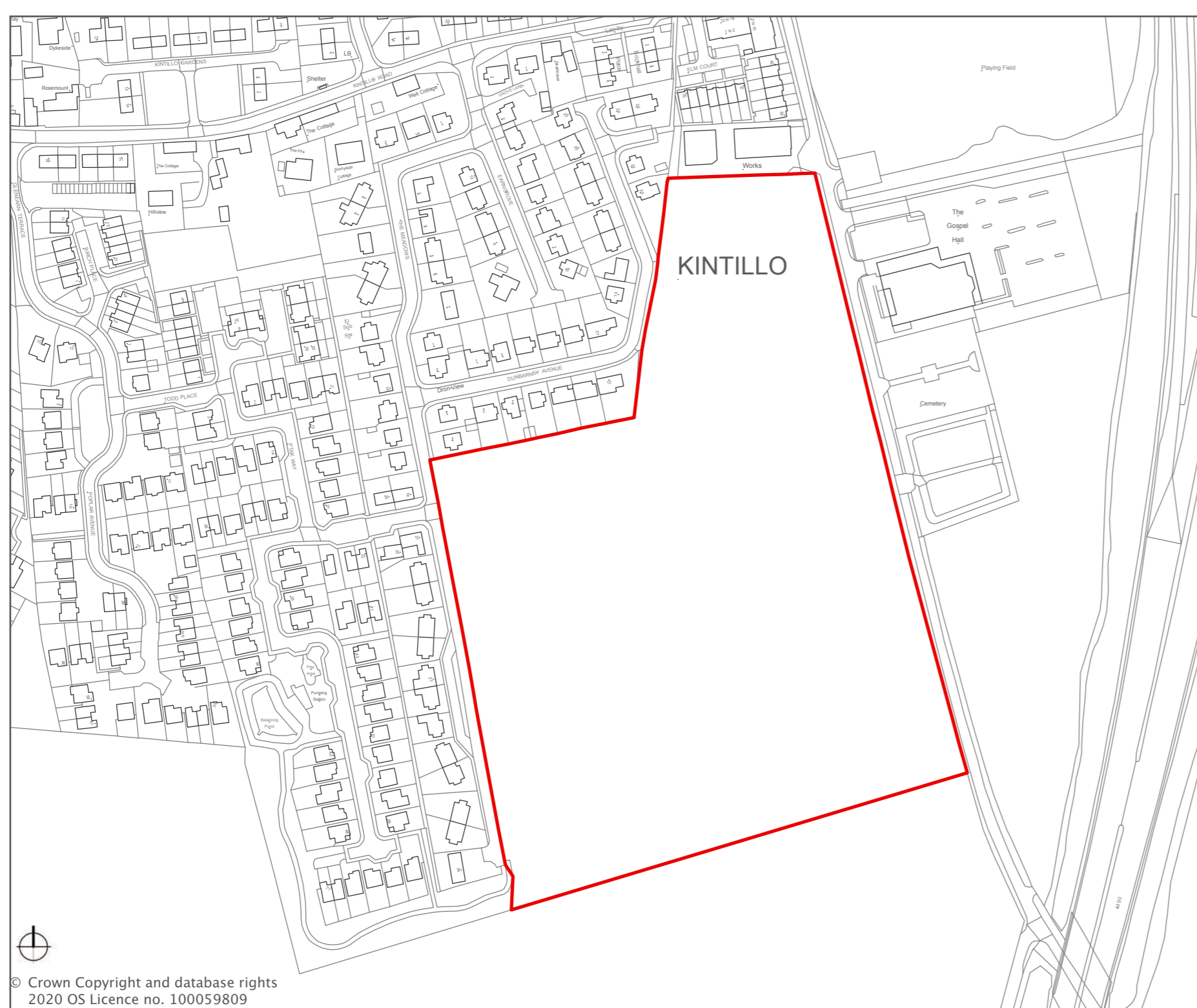
Scotia Homes is a privately owned, multi-award winning property developer based in Ellon, Aberdeenshire, with a smaller regional office in Kingsmuir, Forfar. Scotia has set itself apart by adopting a flexible approach to its developments, having the ability to create both suburban and innovative urban "townbuilding" style developments which prioritise placemaking.

We build approximately 200 new homes per year and have built over 4,000 across 113 sites since the company's formation. We currently employ over 200 staff across the North of Scotland and have contributed £5.6 million in developer contributions from current developments and partner with more than 120 Scottish suppliers.

To date Scotia have predominantly focused on Aberdeen, Aberdeenshire, Moray, Inverness and Angus with there now being an ambition to extend that to include Perth and Kinross.

In order to differentiate itself from other developers, Scotia identified urban design principles as the way forward by creating sustainable neighbourhoods, providing better places for people to live and work.

PROPOSED SITE



PROCESS & TIMESCALE

The intention is to submit the planning application at the end of April 2022. If approved the development would commence in Autumn 2023, with completion programmed for the end of 2026.

Scotia design team for Bridge of Earn:

Urban Design	AREA
Landscape Architecture	RAEBURN FARQUHAR BOWEN
Civil Engineering	GOODSON ASSOCIATES
Planning Consultant	JOHN HANDLEY ASSOCIATES

FEEDBACK FROM FIRST COMMUNITY ENGAGEMENT EVENT

A broad range of comments were received in response to the first on-line event, which was well attended with close to 500 visitors attending. The points below represent a summary of the comments which were received, with some of these being repeated in several responses. These comments, together with all those received in response to the second event will all be set out in the Pre-Application Consultation Report, which will accompany the planning application. There will also be a further opportunity to submit further comments to Perth and Kinross Council when the planning application is submitted.

- 1 Not supportive of vehicular access onto the Meadows, however, if it is required it should be located further to the north on The Meadows.
- 2 The development will result in increased traffic on the adjoining road network, which is already in poor condition.
- 3 Supportive of the creation of a footpath link from Wicks O'Baiglie Road to The Meadows.
- 4 Keen to avoid an access being created onto Dunbarney Avenue.
- 5 Development should include sufficient parking provision to avoid parking on the street.
- 6 Concern over the ability of local services and facilities to accommodate the development with specific reference to healthcare and education.
- 7 A play area should be provided as part of the development, but this should be remote from the SUDS basin.
- 8 Keen to see a green buffer provided along the edge of the Meadows.
- 9 Overlooking the adjoining housing should be avoided.
- 10 Concerns over existing flooding problems in the area and further information to be provided to address this issue.
- 11 Development will impact on the neighbouring cemetery.
- 12 Concern over loss of greenfield site and the associated loss of habitat which would result from this.
- 13 More supporting information should be provided as part of the consultation exercise.
- 14 Support for the development was expressed.

Scotia Homes development at Foveran





View to the west and looking south down Wicks O'Baigle Road



THE SITE IN ITS SETTING

The Tayside Landscape Character Assessment (Land Use Consultants; SNH; 1999) describes Bridge of Earn as lying within the Tayside Lowlands Regional Character Area, in the Broad Valley Lowland LCA (Landscape Character Area). It is bounded immediately to the north by the Lowland Hills LCA and to the south by the Igneous Hills LCA. The Broad Valley Lowlands are characterised by broad straths formed by glacial erosion, undersized rivers, complex local topography caused by glacial deposition, distinctive red soils and red building stone, an influence of large estates (particularly in terms of woodland and policies) and dominance of arable and root crops.

The Meadows site lies on the southern edge of Bridge of Earn, between The Meadows and the Wicks O'Baigle road. It is at the foot of the slope that rises southwards towards the escarpment of the eastern Ochil Hills; the open summits and steep wooded flanks of Glenearn Hill, West Dron Hill, Dron Hill and Balmanno Hill form a commanding skyline to the south, contrasting strongly with the almost flat floodplain of Strathearn in which Bridge of Earn lies.

The valley floor and gentle lower slopes are given to arable farming in large fields with few hedges; there is little enclosure and so views southwards to the Ochils and northwards to Moncrieffe Hill are seen from many places in the village. Woodland cover is limited; significant woodland features are the grounds of Kilgraston House and the Deich Burn to west of Kintillo, Summerfield Wood and strip to the south, and the M90 embankment dominating to the east as it climbs southwards into Glenfarg.

Located at the abrupt transition between village and arable farming, the site environs have low ecological diversity and offer poor habitat connectivity into the wider landscape.

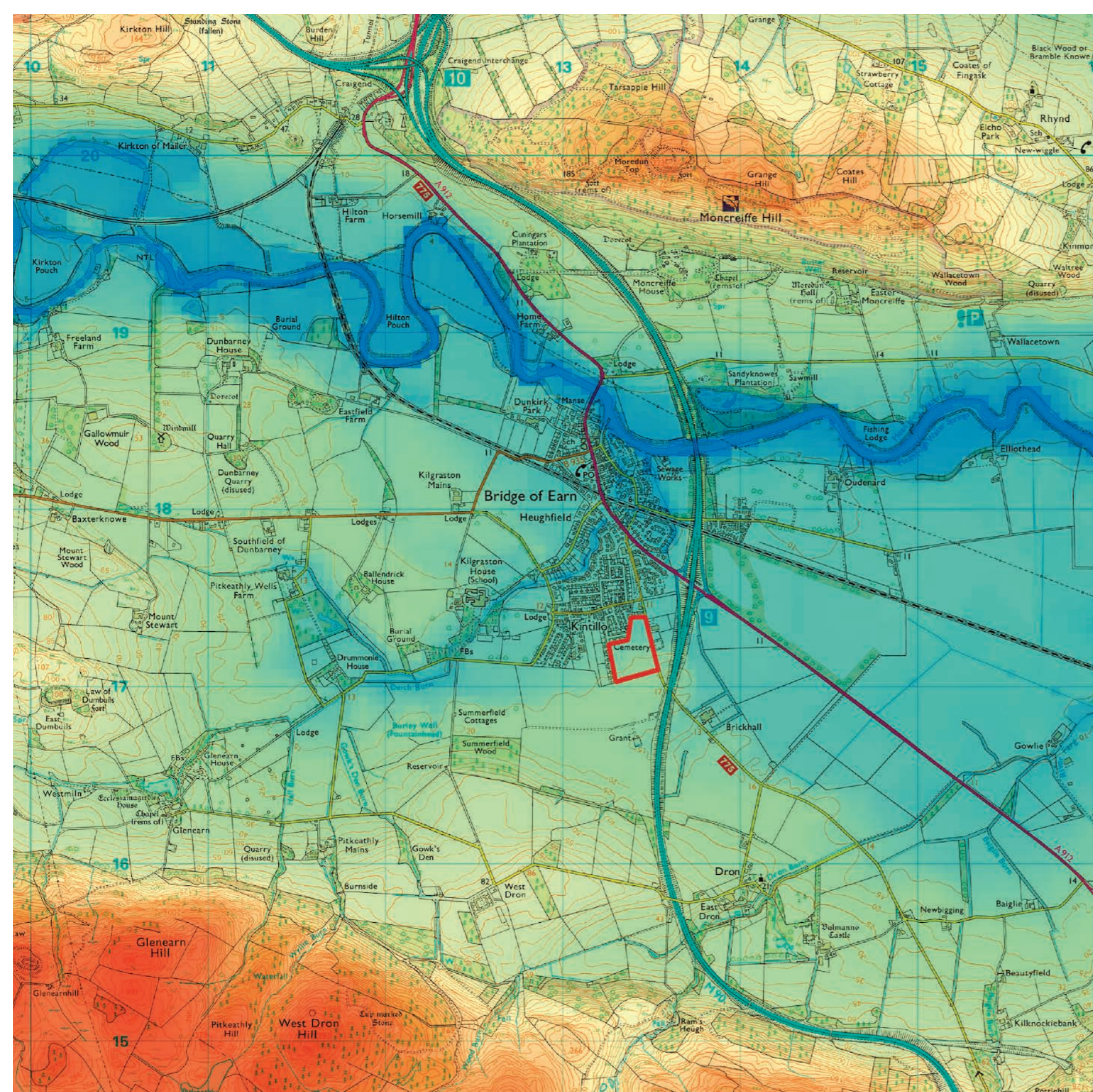
The site largely consists of an agricultural field, with an area of uncultivated ground with grass and ruderal plants in the lower northern part where wet ground conditions have made it unsuited for agricultural use. The western boundary along the Meadows is open, with scattered self-seeded trees and shrubs; the ground level drops down into the site from this quiet residential road.

To the east, the boundary along the Wicks O'Baigle Road is defined by a timber post and wire fence; towards the north end there is a native hedgerow and some occasional self-seeded shrubs.

The northern boundary is defined by the garden fences of homes on Dunbarney Avenue and a chain-link fence of the industrial unit on Wicks O'Baigle Road. There are garden shrubs and some self-seeded shrubs scattered along this edge.

The extent of the southern boundary of the site is not currently defined on the ground; it lies along the north slope of a very slight crest in the field, roughly aligned with the southernmost house of The Meadows.

TERRAIN MAP



ACCESS

The northern part of the site is currently used by dog-walkers, but otherwise offers little for access by local people. There are no core path routes on the site; the closest lies 1km to the west – route EARN/141 that climbs onto Dron Hill via Summerfield Wood and West Dron. The Wicks O'Baigle Road forms National Cycle Network route 775 between Perth and Milnathort; this part is an on-road route with no specific provision for cycles.

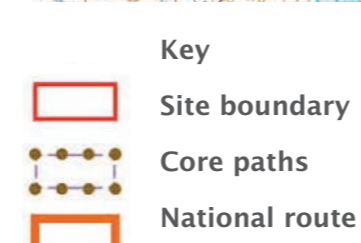
OPPORTUNITIES FOR POSITIVE LANDSCAPE CHANGE

The guidance in the Tayside Landscape Character Assessment seeks to maintain the contrast between the rich lowland landscapes and those neighbouring areas of harsh upland and enclosed glen. To achieve this, new proposals should

- Seek to conserve and restore the characteristic landscape of hedged fields, field boundary trees, avenues and policy woodlands.
- Explore the opportunities to increase woodland cover by creating new woodland belts, particularly where there is need to screen development.
- Encourage new development to reinforce the existing settlement pattern, focus on market towns and smaller villages.
- New residential development should respond to the morphology of existing settlements (e.g. nucleated market settlements, grid-iron 19th century new villages).
- Retain and manage surviving pockets of native birch woodland.
- Examine the potential to create an integrated pattern of new small woodlands and woodland belts in the most open areas.

There is an opportunity at The Meadows to contribute positively to the landscape structure and ecological diversity by planting woodland and trees to define edges, planting native hedgerows at the site boundaries, incorporating wetland habitat as part of a surface water drainage system, and creating diverse meadow areas.

PATH NETWORK



strategic response



Views of the wider landscape from the site



Based upon best practice urban design principles the masterplan responds to the urban qualities of traditional settlements. Designed to integrate welcoming streets that support quality of life and to create attractive public open spaces with views out to the countryside.

The buildings are a contemporary re-interpretation of historical rural architecture, designed to contribute positively to the creation of a sense of place.



SITE CONSTRAINTS & ANALYSIS DIAGRAM



STRATEGY DIAGRAM

SITE & CONSTRAINTS

The site is located within the existing settlement boundary to the south of Bridge of Earn. The local plan anticipates vehicular and pedestrian links to the Meadows from Wicks O'Baigle Road and a boundary treatment to create a village edge, enhance biodiversity and create new habitats.

Currently in agricultural use, the site falls gently towards the north east corner where it borders Wicks O'Baigle Road. Historic maps show a railway line cutting across the field, however this is no longer evident.

A mix of uses including the Catalyst Events studio and workshop, Kintillo Park and football pitches, Gospel Hall and Kintillo Cemetery are located on Wicks O'Baigle Road, whilst further east is the M90. Established housing along The Meadows and Dunbarney Avenue frame the site to the west with the recently completed Ogilvie Homes development beyond this. To the south is open farmland with panoramic views to the wider landscape.

URBAN DESIGN STRATEGY

- Principal street follows alignment of old railway line and is oriented on the view to Dron Hill.
- An interconnected network of smaller residential streets respond to desire lines and existing contours of the site to make a walkable neighbourhood.
- Vehicular access from Wicks O'Baigle Road with secondary access from The Meadows.
- East-west pedestrian routes link Wicks O'Baigle Road with Dunbarney Avenue in the north and through the southern parkland to The Meadows.
- Houses designed to overlook streets, footpaths and open spaces to ensure passive surveillance.
- SUDS integrated with the landscape design.
- Open spaces to provide wildlife habitat and enhance biodiversity.

Looking west across the site towards Dunbarney Avenue



View north to Catalyst Events studio and workshop



The Meadows looking north



THE MEADOWS, BRIDGE OF EARN
masterplan



MASTERPLAN

PLACEMAKING

A network of streets ensures a walkable neighbourhood. These streets will be characterised by small hedged front gardens, rural scaled buildings and an intimate village form that brings frontages closer together. This enclosure and the proximity of front doors to the street helps to reduce vehicle speeds thereby encouraging active lifestyles and community activity. Kitchen windows are orientated to overlook the streets.

Building elevations and hedges are used to define spaces, create enclosure and to help contain car parking. Boundaries to open spaces will be designed to enhance passive surveillance and create a positive landscape edge.

A simple palette of materials will unify streetscape and landscape design with the architecture.

Sketches prepared for a similar Scotia development illustrating:

1. Houses addressing a primary street.
2. Houses and boundaries designed to allow overlooking of the landscape.
3. Integrating SUDS with the streetscape and landscape design.



MODERN VERNACULAR

House designs are a contemporary re-interpretation of historic forms designed to both compliment the local area and contribute positively to the creation of a renewed sense of place. A mix of house types is proposed with 25% affordable which will be indistinguishable from other tenures.

Houses are designed with a lower eaves height so that the proportion, gable width and roof pitch has a cohesive character fitting to the rural nature of the area and the scale of traditional rural buildings.

Passive low energy design through good day-lighting, careful orientation of large windows and natural ventilation. Externally rainwater would be collected or used in gardens. Permeable surface materials such as permeable paving or gravel will be used in non-adoptable parking areas. The broader sustainability of the dwellings will be enhanced through the inclusion of renewable energy technologies, together with provision of communal electric vehicle charging points within the development.

landscape

A NEW LANDSCAPE – AIMS

The Meadows development will form a new southern edge to Kintillo and so it is vital that a robust and attractive boundary is created against the farmed landscape beyond. Yet, this boundary should offer integration, not just a barrier; views in and out are important but should be controlled within a strong structure. The proposed landscape will embed new homes within a setting that complements and enhances the local landscape character. It will be a robust, multi-functional landscape that provides an attractive range of opportunities for outdoor enjoyment and for biodiversity. This landscape will anchor the development whilst performing nature-based solutions, including:

- A place to play, walk and sit out in comfort
- An attractive foreground to views over the surrounding countryside
- A place for people to mix with nature
- A landscape through which rainwater flows, is absorbed and contributes to richness
- A landscape that shelters, defines boundaries and privacy, and feels safe for everyone to use



The Meadows Tree planting Mixed shrub & tree planting Mixed hedge

1 THE MEADOWS BOUNDARY



Mixed shrub & tree planting Mixed hedge Rear garden

2 DUNBARNEY AVENUE BOUNDARY



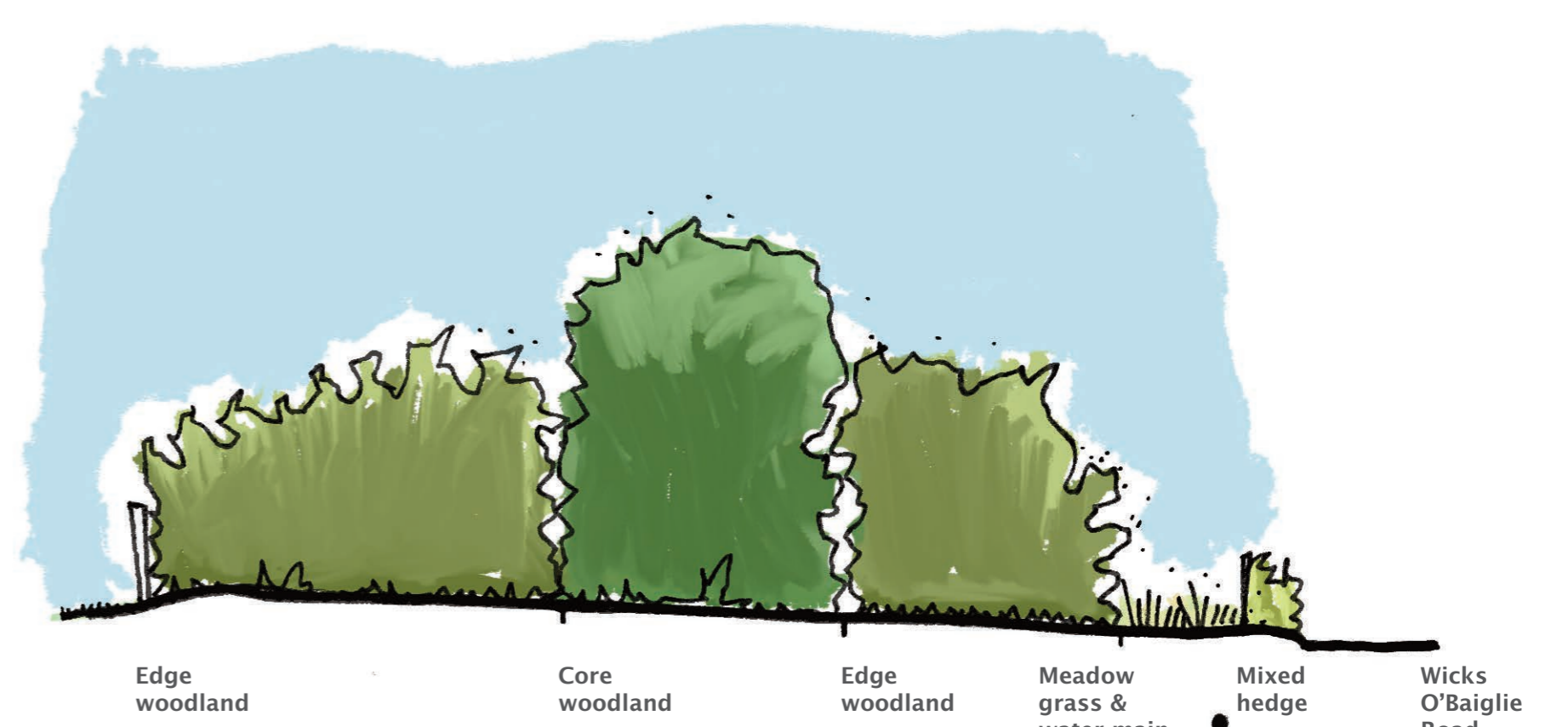
Beech hedge Tree planting Swale Footpath Street Footpath

3 SPINE ROAD



Front garden Hedge Footpath Street Visitor parking Footpath Front garden

4 EASTERN AVENUE



5 WICKS O'BAIGLE ROAD BOUNDARY

A NEW LANDSCAPE – DESIGN

The Landscape Framework includes generous areas of greenspace which will take the form of a rainwater garden area in the northern portion of the site ('SUDS' or Sustainable Urban Drainage System, is the label for landscape features that absorb, store and cleanse rainwater run-off to benefit nature and reduce flood risk), planted to encourage wildlife and recreational use. This will be linked by a blue/green corridor along the western boundary, taking the form of an open swale to facilitate drainage and enhance biodiversity, including native aquatic species, wildflowers and trees. The eastern boundary will be defined by a woodland belt that will be a habitat corridor and serve to screen the M90 from view. The key open space will be on the south side of the new housing; a park that connects between the Meadows and the Wicks O'Baigle Road, designed to provide play, seating and open grass spaces amongst stands of trees and woodland. There will be wildflower meadow and also edible landscape of fruit bushes and orchard apple trees that help forge a strong connection between residents and their local landscape. The parkland will be populated with local species of trees and shrubs including oak, beech, cherry, hazel, hawthorn, guelder rose and holly, together with ornamental trees chosen for their attractive blossom, fruit and foliage. Pollinator-friendly planting and seeding will support invertebrates, as well as beautiful wildflowers for people to enjoy. The aim will be to create an attractive southern boundary to the site that provides a balance of enclosure and views into the wider landscape; a space that encourages people to enjoy nature, and one that improves as it matures. Compared to the current built edge to Kintillo, the proposals will create a much stronger and more diverse landscape structure, with habitat connectivity.

Connecting through the heart of the scheme, running between the raingarden wetland in the north and the park in the south, will be a swale street with an avenue of trees above a generous diverse verge with wetland. This green street will highlight the view out to Dron Hill.

A HOME FOR WILDLIFE

Ecological enhancement measures will be laid out in an associated Biodiversity Action Plan, which will accompany the planning application. As well as the diverse planting and seeding to be undertaken in creating the new landscape, this plan will include specific measures to support wildlife, such as provision of nesting boxes for birds, including swifts, and bats and the creation of Hedgehog Highways linking through all of the gardens.

LANDSCAPE MAINTENANCE

The long-term management of the new landscape will be critical to success, and so a Landscape and Biodiversity Management Plan will be included in the planning application. This plan will clearly set out what landscape maintenance and management operations will be undertaken where, when and with what frequency. The developer will work with the local authority to agree responsibilities for each area of the site so that a seamless approach is achieved and the different vegetation types establish and thrive into the future.

