

Alyth & New Alyth Infrastructure Report

Working Document

November 2017

Introduction & Context

Alyth & New Alyth is situated under the hill of Alyth, five miles northeast of Blairgowrie. The heart of Alyth centres around the market square which provides essential services for residents. However, Alyth relies to a large extent on Blairgowrie for accessing shops and other facilities. Alyth plays an important role in the economic growth and accommodation of population in the Strathmore and the Glens area, particularly in sustaining the existing community.

The settlement has some community facilities, a library, a tennis court and three golf clubs. The primary school is currently under a large refurbishment project which will provide the town with new sporting facilities. There are a few independent shops and services to support the local community. The town centre is identified within the adopted Local Development Plan, where policies seek to encourage the retention of town centre uses to continued viability and vitality. The plan also shows the retention of existing employment land in the south of the town as well as a small proposed expansion which seeks to provide opportunities for sustainable economic growth within an accessible location.

There are approximately 1362 residential properties within Alyth & New Alyth (PKC Corporate Address Gazetteer, 2017). With an average household size of 2.02 (based on Census trends) it is estimated that the settlement's current population is 2751. The Proposed Plan provides land for approximately 240 new houses to be built within the settlements and there are another 37 houses under construction at time of this study.

Therefore in total, 277 houses within Alyth & New Alyth could potentially be built by 2028. Based Census trend the average household size for the settlement will fall to 1.91 by 2028. It is estimated that as a result of new development, the population could increase to 3130 by 2028, assuming that all properties are occupied.*

Area	Current population estimate	Population estimate by 2028	Current residential properties estimate	Residential properties estimate by 2028
Alyth & New Alyth	2751	3130	1362	1639

**It should be noted that land for a total of 277 houses is allocated market evidence suggest a slower build rate which is likely to result in the housing land supply lasting well beyond 2028. This will be regularly monitored however for the purposes of this report it is assumed that 277 houses could be occupied by 2028.*

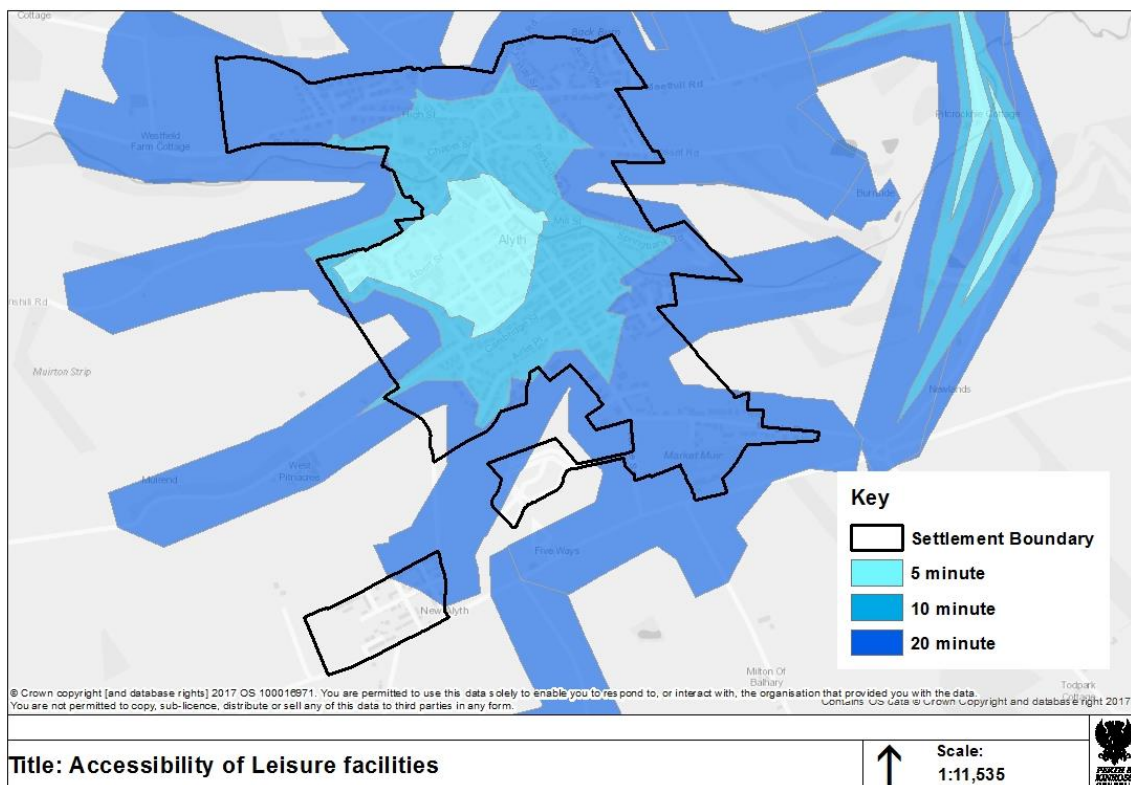
This infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP. This infrastructure capacity assessment will highlight the current infrastructure provisions within Alyth & New Alyth and highlight any shortfalls which could be addressed through the LDP or supplementary guidance.

1. Community Facilities and Recreation

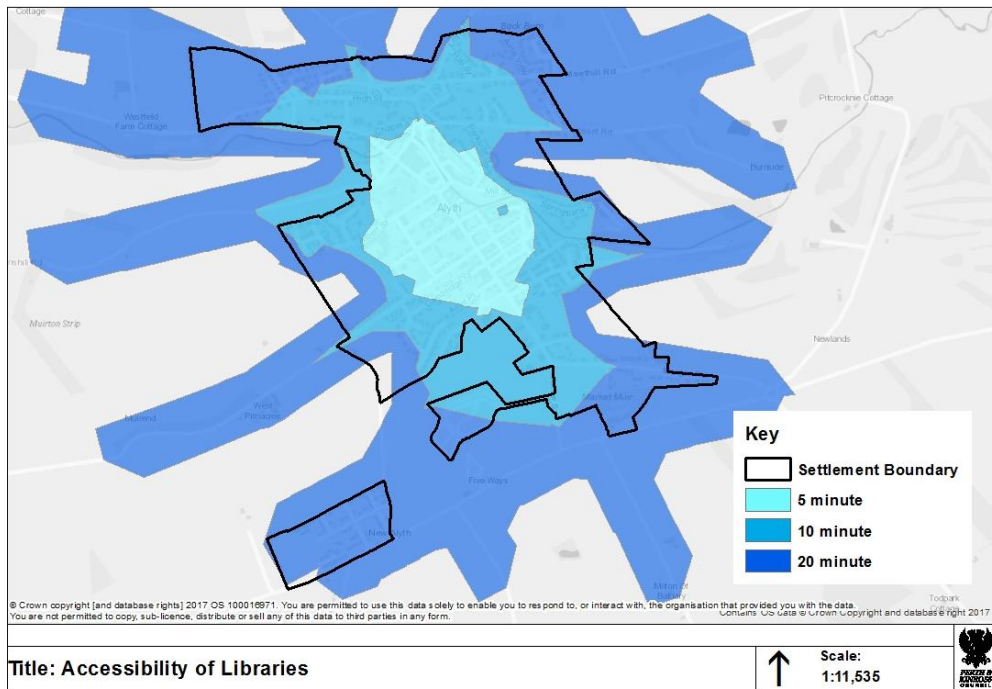
As populations are growing, there is an increased pressure on community facilities and capacity may need to be increased to satisfy the needs residents. The cultural identity of a town is improved by community facilities being present as they offer opportunities for social interaction and they are important for local identity. This report will show the key local amenities in each town as well as their accessibility from different residential areas within the settlement.

The table below highlights the provision of community facilities within Alyth & New Alyth at the time of the survey in 2015. The maps show the accessibility of some these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to some of the key services.

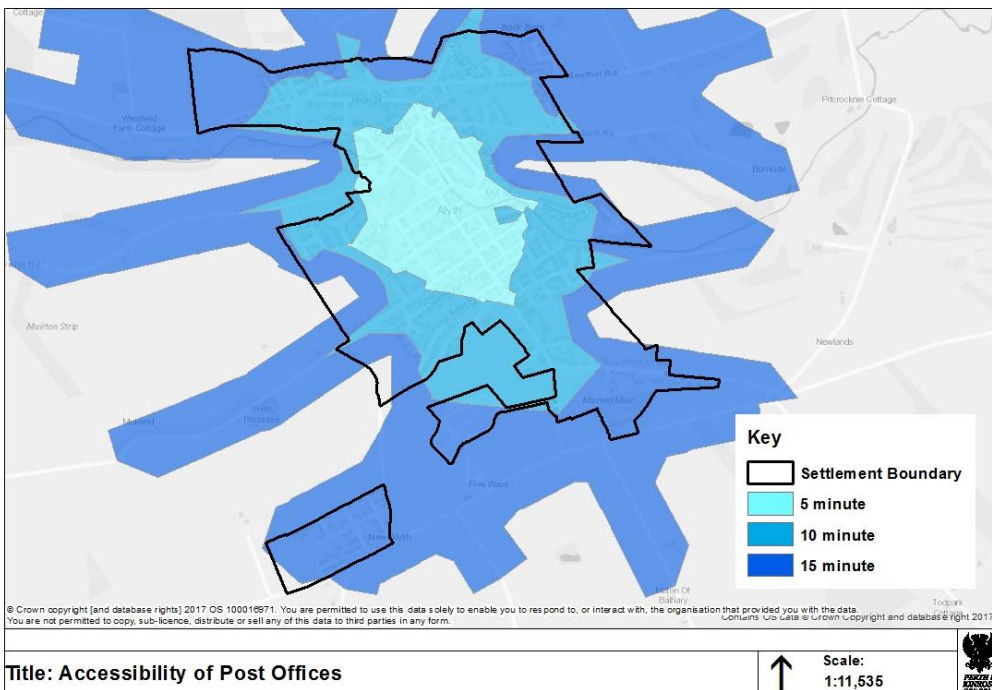
Community sports facility and leisure activities	There are 2 community sport and Leisure facilities in Alyth including the golf centres outwit the settlement boundary.
ATMs	There is 1 ATM in Alyth.
Petrol stations	There are no petrol stations in Alyth.
Libraries/mobile libraries	There is one library in Alyth.
Community/town hall	There are 6 community halls in Alyth (including church halls and community buildings).
Post Offices	There is one post office in Alyth.
Public Houses & Hotels	There are 6 public houses & hotels in Alyth.
Recycling Points	There are no recycling points in Alyth.
Recycling Centres	There are no recycling centres in Alyth.
Council Offices	There are no council offices in Alyth.



1298 households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs). This is **95%** of all the households included in this survey.



100% of households included in this survey are less than 20 minute walk from the library in Alyth & New Alyth.



100% of households included in this survey are less than 20 minute walk from the post office in Alyth & New Alyth.

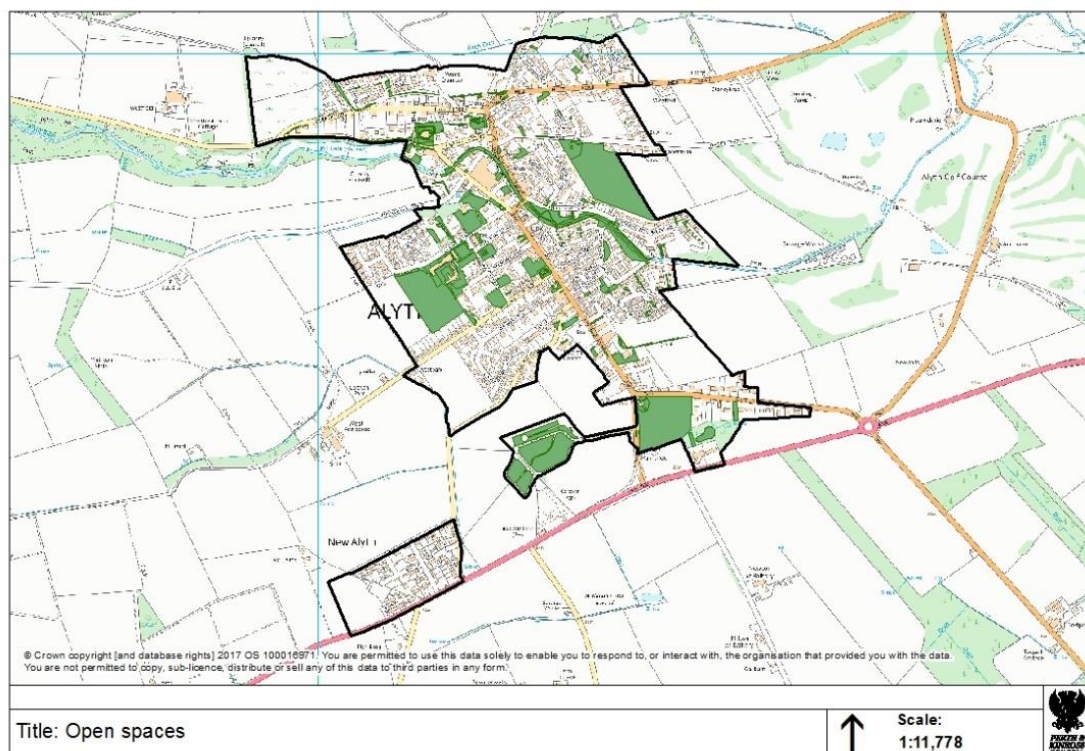
1.1. Implications for the Proposed Plan

The analysis shows that residents have access to a library and post office facility as well as some sport facilities. Alyth & New Alyth is served by sufficient community halls and public houses however the settlement does not provide council facilities such as offices and recycling centres/points. These services alongside a number of leisure facilities can be accessed in Blairgowrie & Rattray which is approximately 15 minutes by car and 20 minutes by bus.

2. Open Space

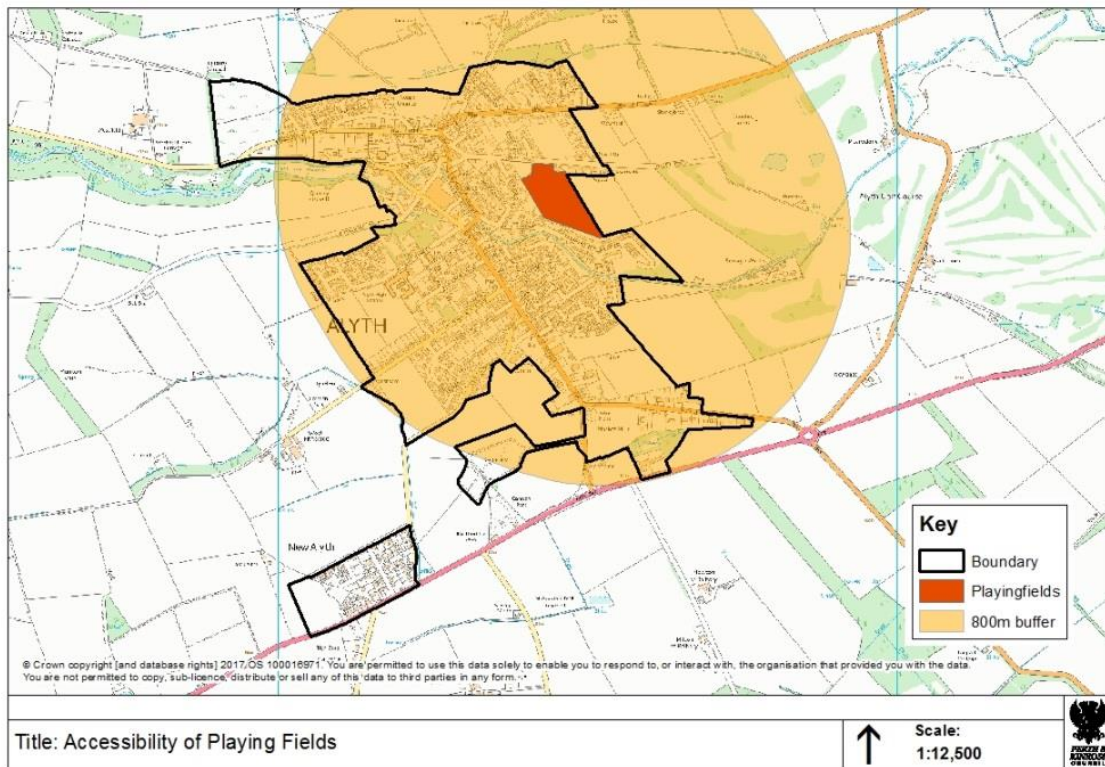
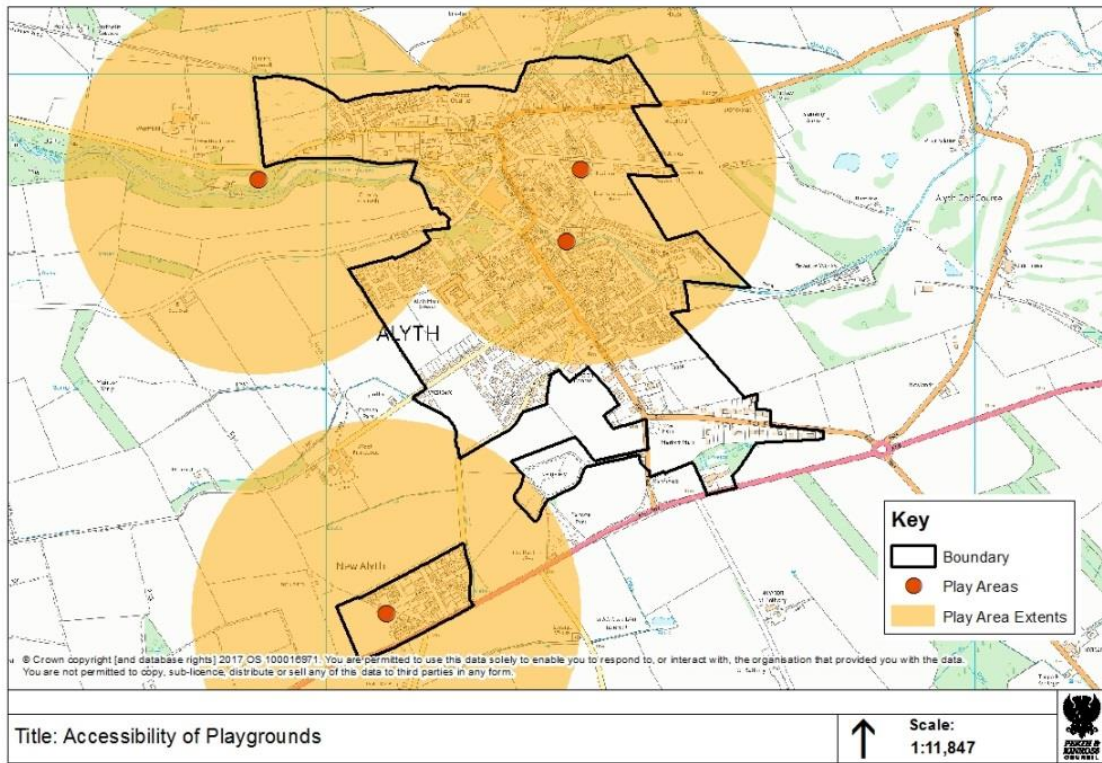
Open space is crucial within a settlement and adds value to the community for both recreational and amenity purposes. The natural environment is a valued national asset offering a wide range of opportunities for enjoyment. Open Space makes a positive contribution to quality of life by breaking up the built up urban areas and creates wildlife habitats which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents. This study will comment on the suitability of the current open space provision in the face of population growth and highlight any shortfall which needs to be addressed.

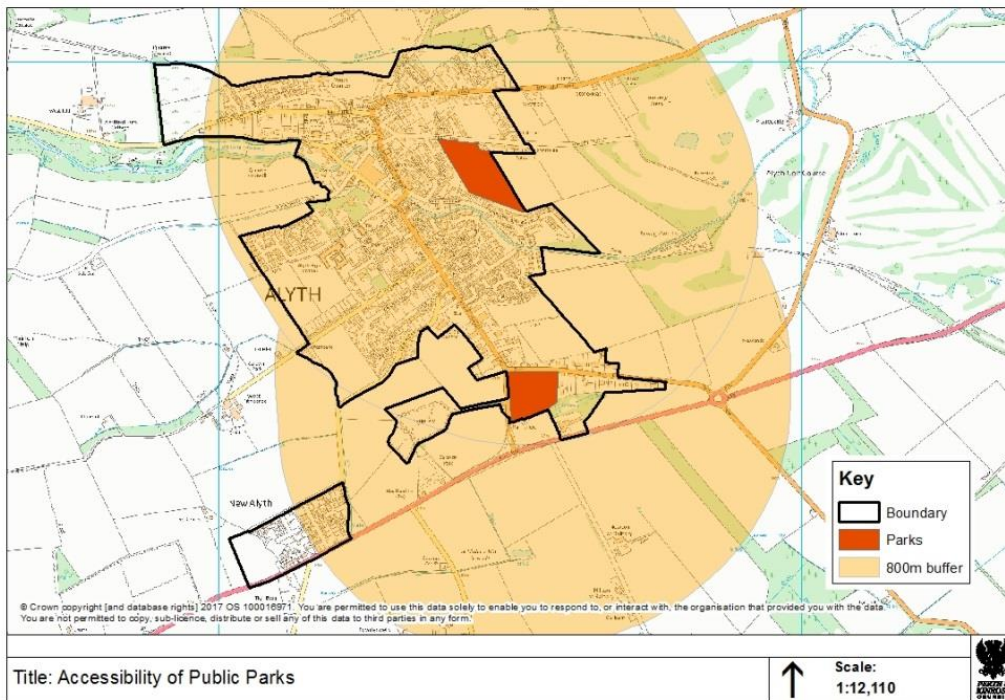
The map below highlights all the open space within Alyth & New Alyth which provides space for outdoor activities or visual amenity for residents. The open space provision of the settlement is approximately 17.2 ha which is 7.1 ha/ 1000 people.



In order to further develop our understanding of the provision of functional open spaces within the council area, an Open Space Audit has been developed examining the supply of playgrounds, playing fields and public parks.

2.1 Accessibility to Open Spaces





93% of households are within 10-15 minute walk of a playing field in Alyth & New Alyth. Besides the highlighted pitches, small kickabouts and the Primary School playing field also provides access to this function.

97% of households are within 10-15 minute walk from a public park or garden in in Alyth & New Alyth.

91% of households are within a distance from playgrounds which is considered to be appropriate for children at target ages.

2.2 Cemetery Provision

There is sufficient cemetery provision within the settlement; the cemetery has recently been expanded and has sufficient capacity for future expansion.

2.3 Implications for the Proposed Plan

The Proposed Plan safeguards existing open spaces such as playgrounds, playing fields, parks and cemeteries. The study also highlighted where there is a need for improvement in order to meet existing as well as future demand:

Playgrounds	Currently the provision of playgrounds is slightly below the standard and an additional 0.061 ha would be required to offset the impact of growth. A new play area as part of housing development can make up for this deficit and provide access for new households.
Playing Fields	The audit did not highlight any issues with the provision. The addition of a small kickabout area/sevanaside may be justified if demand from the community is demonstrated.
Public Parks	The audit did not highlight any issues with the provision. Contribution from new development may target accessibility and the quality of existing open spaces.

Cemeteries	The study did not highlight any issues with the provision
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Table 1. The table summarises the conclusion of the quantity and accessibility audit and the Future Cemetery Strategy.

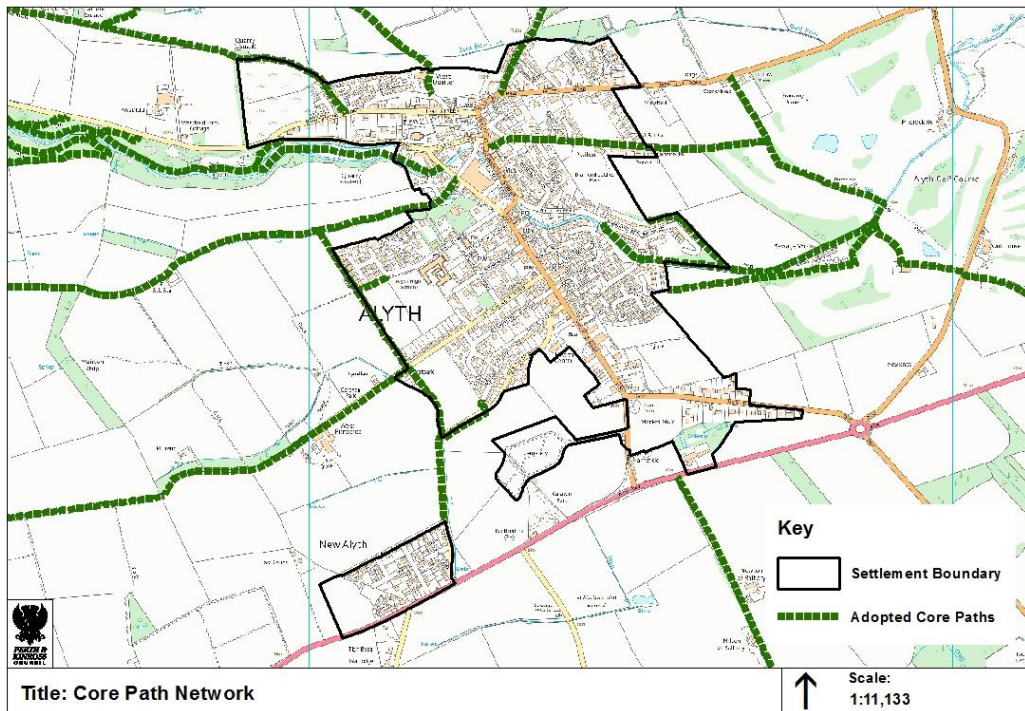
3. Transport

This section aims to comment on the active and public transport networks in settlements. Furthermore, it will examine the capacity of the road network as well as the parking provision of towns.

3.1. Walking

The map below suggests highlights that there is a good provision of core paths within Alyth and the surrounding areas. The Proposed plan requires new development to create new linkages to the Core Path network where possible.

In the centre of the town, the Town Centre Regeneration Project will bring improvements that support walking and cycling. A new traffic management system is planned to re-route buses and remove an access road along the north west side of the square in order to create space for wider pedestrian pavements and a frontage to buildings.



3.2 Cycling

Alyth is not directly connected to the national cycle route however the street network within the town provides good cycling connectivity. In addition, new developments will be required to provide suitable cycling provision within the development (including parking).

3.3 Public Transport

Alyth is well connected to Perth and Dundee by the 57 service, which provides an hourly service in both directions. The journey times are approximately 60 minutes to Perth and 45 minutes to Dundee. The last bus (Monday to Friday) gets into Alyth at 23:05. On Sundays, there are limited services, where the buses run every 2-3 hours.

3.4 Road capacity

Many of the streets within Alyth are narrow and can create local “pinch points” however there is no issue with the overall capacity of the local road network in and around Alyth.

3.5 Accident Records

The study analysed accident records between 2012 and 2016 and in this time period there has been no fatal or serious traffic accident in Alyth & New Alyth.

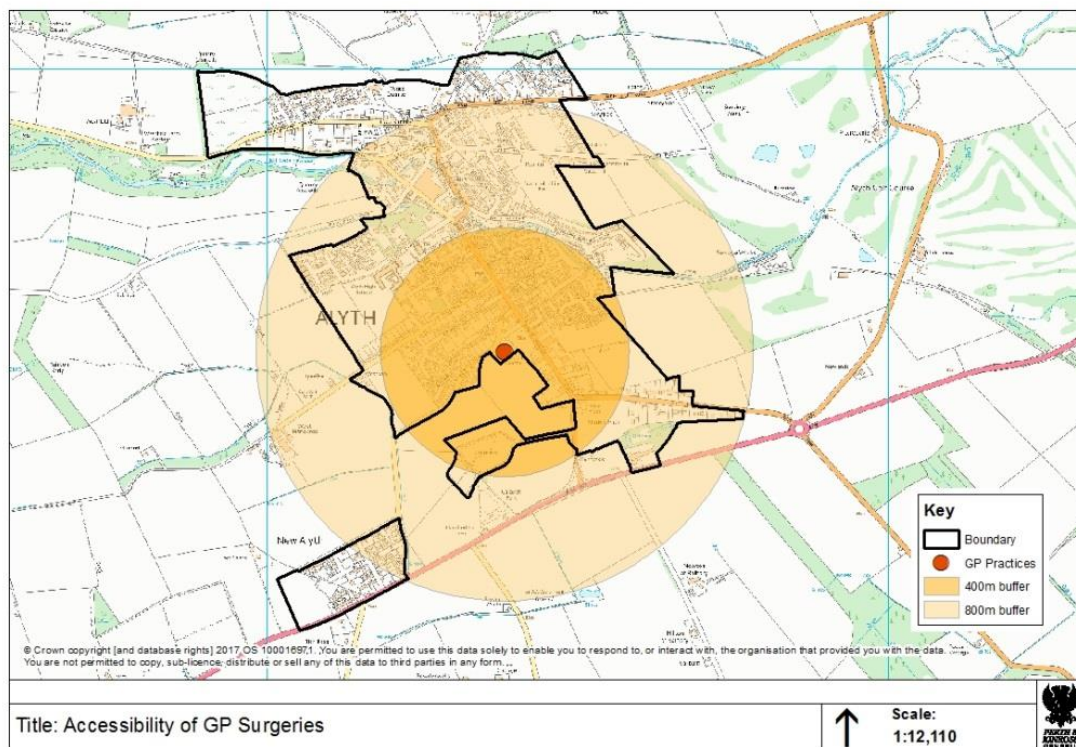
3.6 Parking Provision

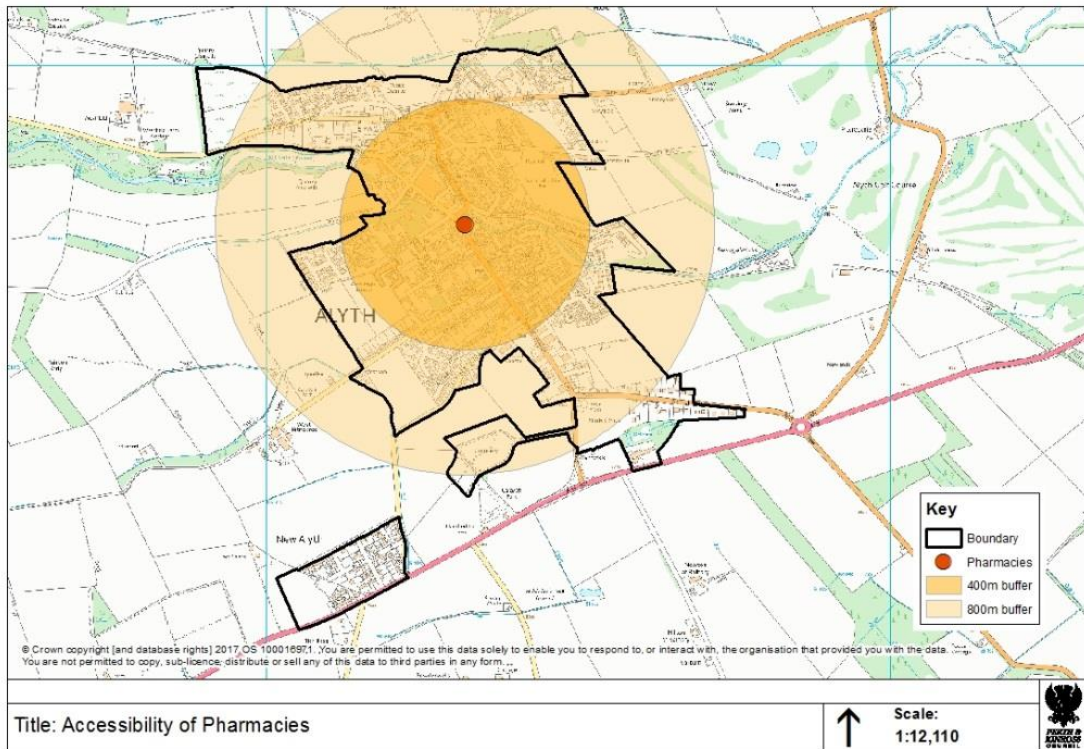
There is a car park around the market square in Alyth and also sufficient on street parking. The regeneration project will improve this facility and also introduce electric vehicle charging facilities.

4. Health

For a community to thrive it is essential that they have access to healthcare. The council works closely with partners in the NHS to ensure that this can be delivered and that consideration is given to the impact of future development on existing services.

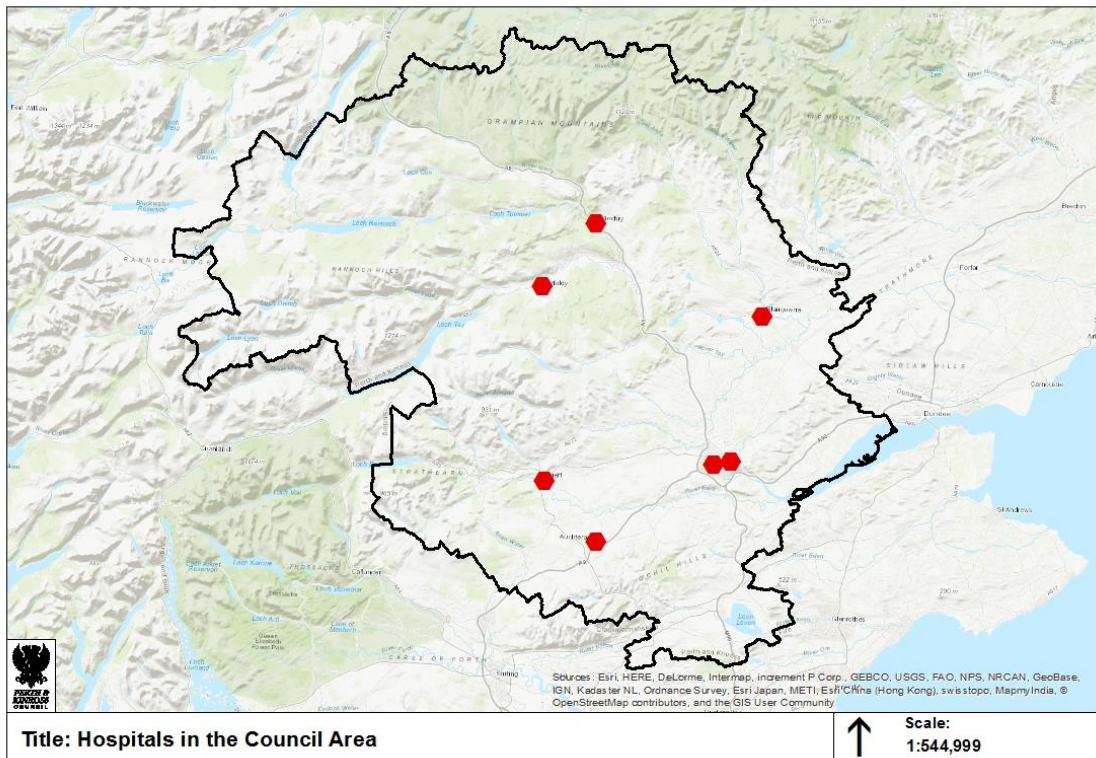
Within Alyth there is **one pharmacy as well as a GP surgery** located at Alyth Health Centre. This GP surgery has capacity and there are no plans for development, re-location or closure of this facility. The map below highlights access to these facilities





The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **80%** of households are less than 10 minute walk away from a pharmacy. In case of GP surgeries, **91%** of households are less than 10 minute walk away.

There is also currently one dentist within Alyth providing NHS services. However it is important to note that dentists operate a private business and are out with the control of the NHS.



Alyth Health Centre provides a number of basic services and undertakes minor surgeries. Alyth is well connected to both Perth and Dundee where hospitals treat more serious conditions.

5. Education

In order to support future growth in a settlement it is essential to have sufficient education provision. Through the School Estates Plan the Council seeks to accommodate this future growth taking account of population projections and future housing levels through the Local Development Plan. The Council has adopted Supplementary Planning Guidance on Developer Contributions which secures contributions from new residential development within the catchments of primary schools with a projected capacity constraint. The guidance provides an annual update relating to the likely impact of future identified housing on the school estate.

Alyth Primary School is within the catchment of Blairgowrie High school which does not have an identified capacity constraint.

A new primary school has been completed in Alyth which includes capacity for expansion to accommodate future development needs.

6. Retail and Employment

Both retail and employment are significant aspects of the development of any town or village. Both retail and employment are significant aspects of the development of any town or village. Perth and Kinross Council complete an annual Employment Land Audit which provides information on how much land there is available, where it is and whether it is available for development which allows us to assess the employment land uptake in the areas and establish whether or not there is a need to provide more employment land to facilitate economic growth in the area.

This report shows that there is a total of 0.45 hectares of employment land within Alyth. The site has also been allocated in the current plan. The take up of employment land in the area will be closely monitored to establish whether or not there is a need for further site allocations.

To measure Retail Capacity within Perth and Kinross a Retail Capacity Study was undertaken in 2015. This study concluded that there were 9 convenience and 7 comparison retailers in Alyth at the time. There is no assumption requiring more retail floorspace in Alyth.

7. Energy and Water

It is important that all new and existing development can be served by key infrastructure including electricity, gas and water treatment works. The analysis below suggests that the exiting community is well served but that there may be a need for improvements to facilitate future growth.

7.1 Water Network Capacity

There is sufficient capacity at the water works in Alyth.

7.2 Waste Water network Capacity

Capacity at Alyth's Waste Water Treatment Works is very limited. An investment project has been instigated for these works. All developments will be required to connect to the public drainage system.

7.3 Is the opportunity to connect to the national grid?

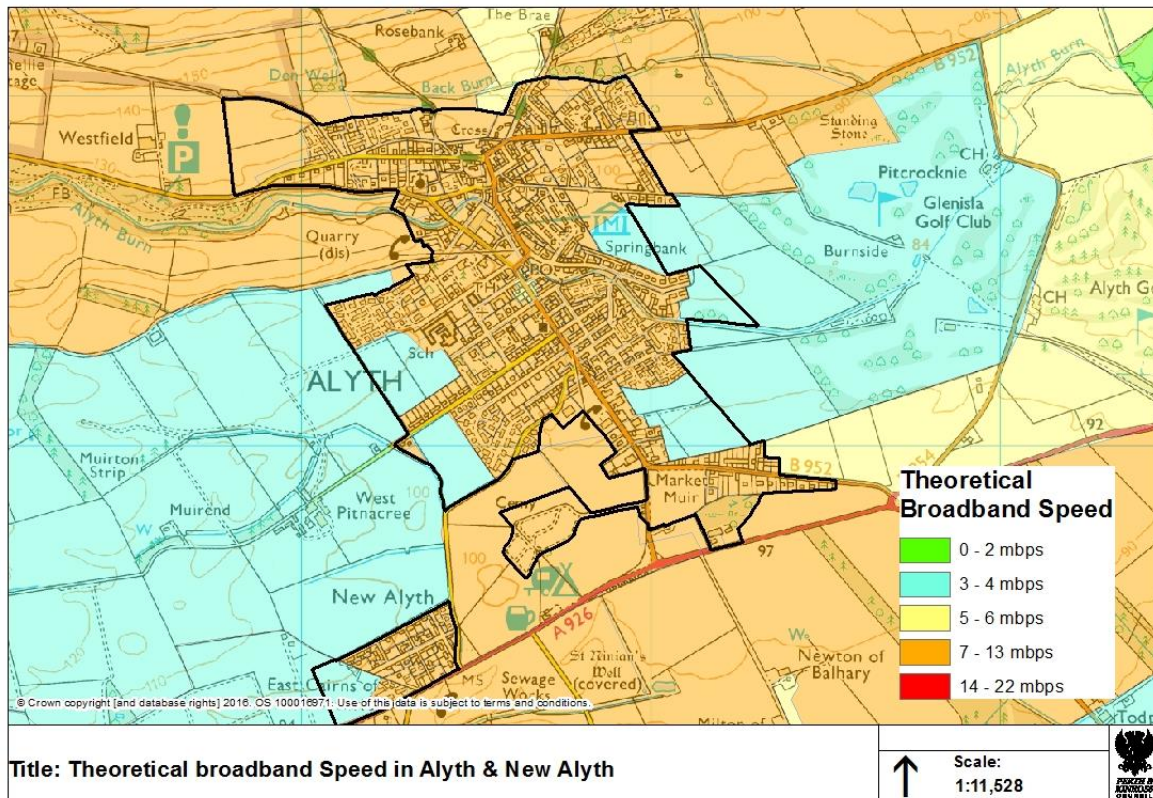
Properties within Alyth are connected to the national grid.

7.4 Is the opportunity to connect to gas supply?

Most properties within Alyth are served by gas mains.

7.5 Access to High Speed Broadband

Fibre broadband has been deployed within Alyth. The vast majority of premises will be covered, although not necessarily all (Digital Scotland, Scottish Government). The map shows that the settlement has 7-13mbps speed on all built up areas.



Conclusions

Alyth has a number of facilities, functional open spaces as well as shops however due to its size it naturally relies on larger settlement like Blairgowrie, Perth and Dundee for work and more specialised goods and services. The transport links are good to these settlements and it is assumed that the road capacity will also be able to accommodate for new development. Likewise, Alyth Primary School also has capacity for new pupils. The study did not highlight any major shortfall that would have to be mitigated in order to facilitate growth.

SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • Basic facilities are available to locals • The burn is an attractive element of the town • There are a number of functional open spaces that provide opportunity for sports and play • Golf courses & clubs attract visitors • Basic community facilities have capacity e.g. GP surgery, school • Good public transport connection to Perth and Dundee 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Reliance on larger towns for employment, shopping & specialist services
<p>Opportunities</p> <ul style="list-style-type: none"> • Enhanced green infrastructure by new development • Maintain the character of Alyth as a vibrant small town 	<p>Threats</p> <p>n/a</p>