

Coupar Angus Infrastructure Report

Working Document

November 2017

Introduction & Context

Coupar Angus is a small town at the centre of Strathmore, situated on the southern side of the River Isla. The town is the centre of a thriving agricultural area where significant employers include a large chicken processing plant and a number of businesses supporting farmers across Strathmore. The settlement has some local facilities and services; however it relies heavily on Blairgowrie and Perth for many amenities.

As a tiered settlement, Coupar Angus plays an important role in the provision of employment and housing land in the Strathmore area. The proximity of the River Isla to the town and a number of small burns gives rise to potential flooding issues, particularly to the north and south of the town; and for this reason only one site has been identified for new housing development, to the east of the town.

There are approximately 1180 residential properties within Coupar Angus (PKC Corporate Address Gazetteer, 2017). With an average household size of 2.24 (based on Census trends) it is estimated that the settlement's current population is 2643.

The Proposed Plan provides land for approximately 102 new houses to be built within the settlements. Based Census trend the average household size for Coupar Angus will fall to 2.22 by 2028. It is estimated that as a result of new development, the population could increase to 2847 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
Coupar Angus	2643	2847	1180	1282

**It should be noted that land for a total of 102 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 102 houses could be occupied by 2028.*

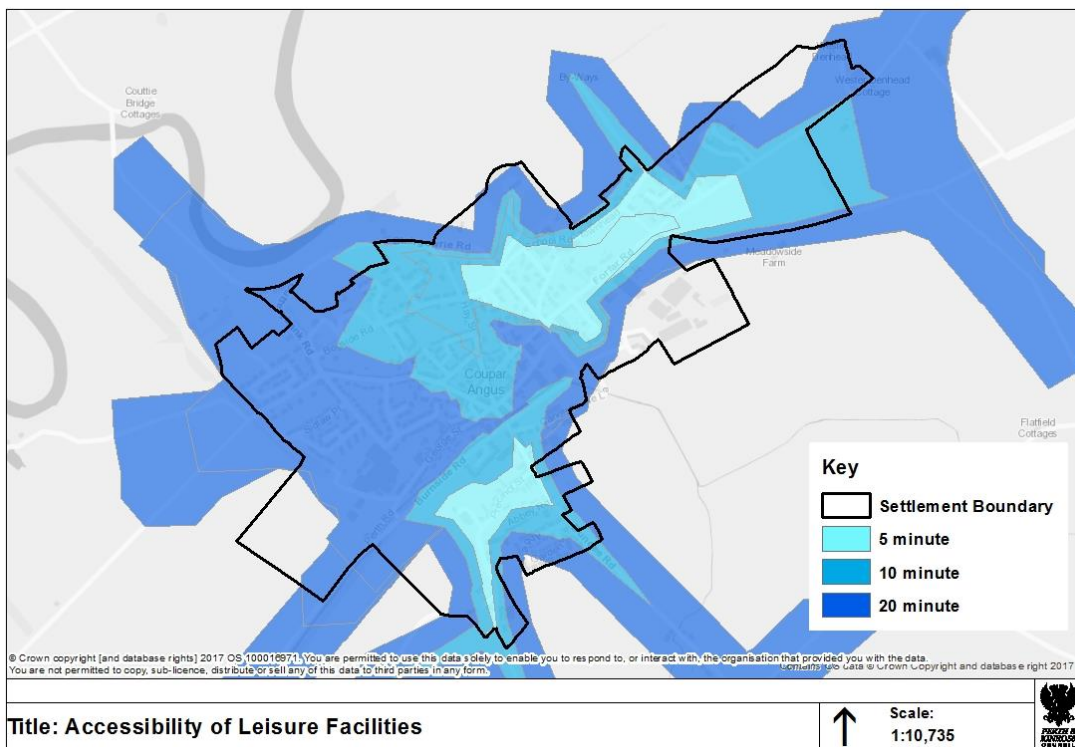
This infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP. This infrastructure capacity assessment will highlight the current infrastructure provisions within Coupar Angus and highlight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

1. Community Facilities and Recreation

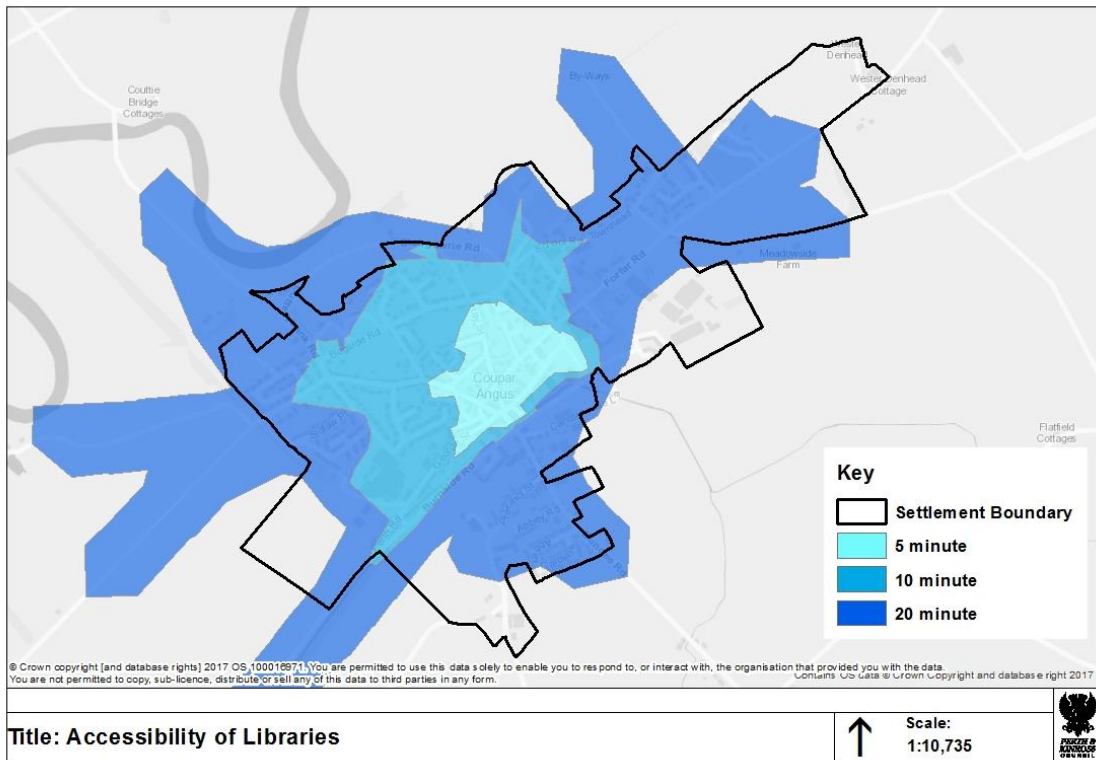
As populations are growing, there is an increased pressure on community facilities and capacity may need to be increased to satisfy the needs of residents. The cultural identity of a town is improved by community facilities being present as they offer opportunities for social interaction and they are 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.

Community sports facility and leisure activities	There are 3 community sport and Leisure facilities in Coupar Angus.
ATMs	There are 3 ATMs in Coupar Angus.
Petrol stations	There is 1 petrol station in Coupar Angus.
Libraries/mobile libraries	There is one library in Coupar Angus.
Community/town halls	There are 7 community halls in Coupar Angus (including church halls and community buildings).
Post Offices	There is one post office in Coupar Angus.
Public Houses	There are 3 public houses in Coupar Angus.
Recycling Points	There are 3 recycling points in Coupar Angus.
Recycling Centres	There are no recycling centres in Coupar Angus.
Council Offices	There are no council offices in Coupar Angus.

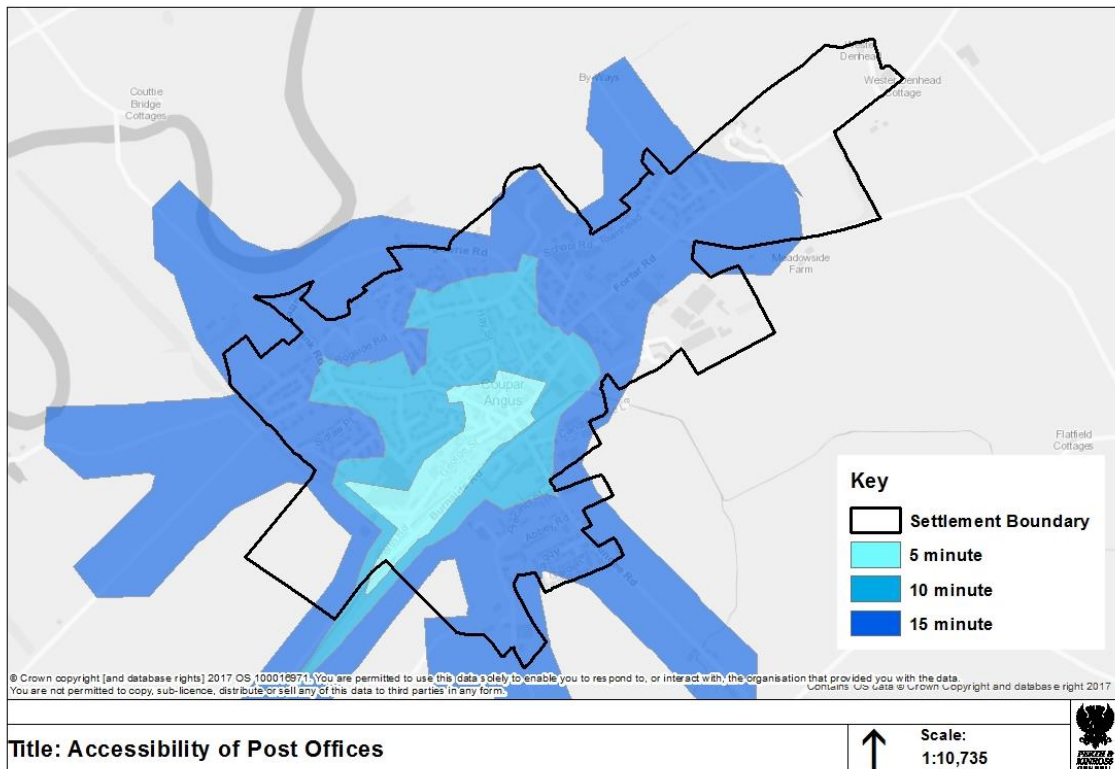
The table above highlights the provision of community facilities within Coupar Angus at the time of the survey in 2015. The maps below show the accessibility of some of these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to services.



1169 households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs). This is 99% of all the households included in this survey.



1161 households are less than 20 minute walk from the nearest library. This is **98%** of all the households included in this survey.



1164 households are less than 20 minute walk from the nearest post office. This is **98%** of all the households included in this survey.

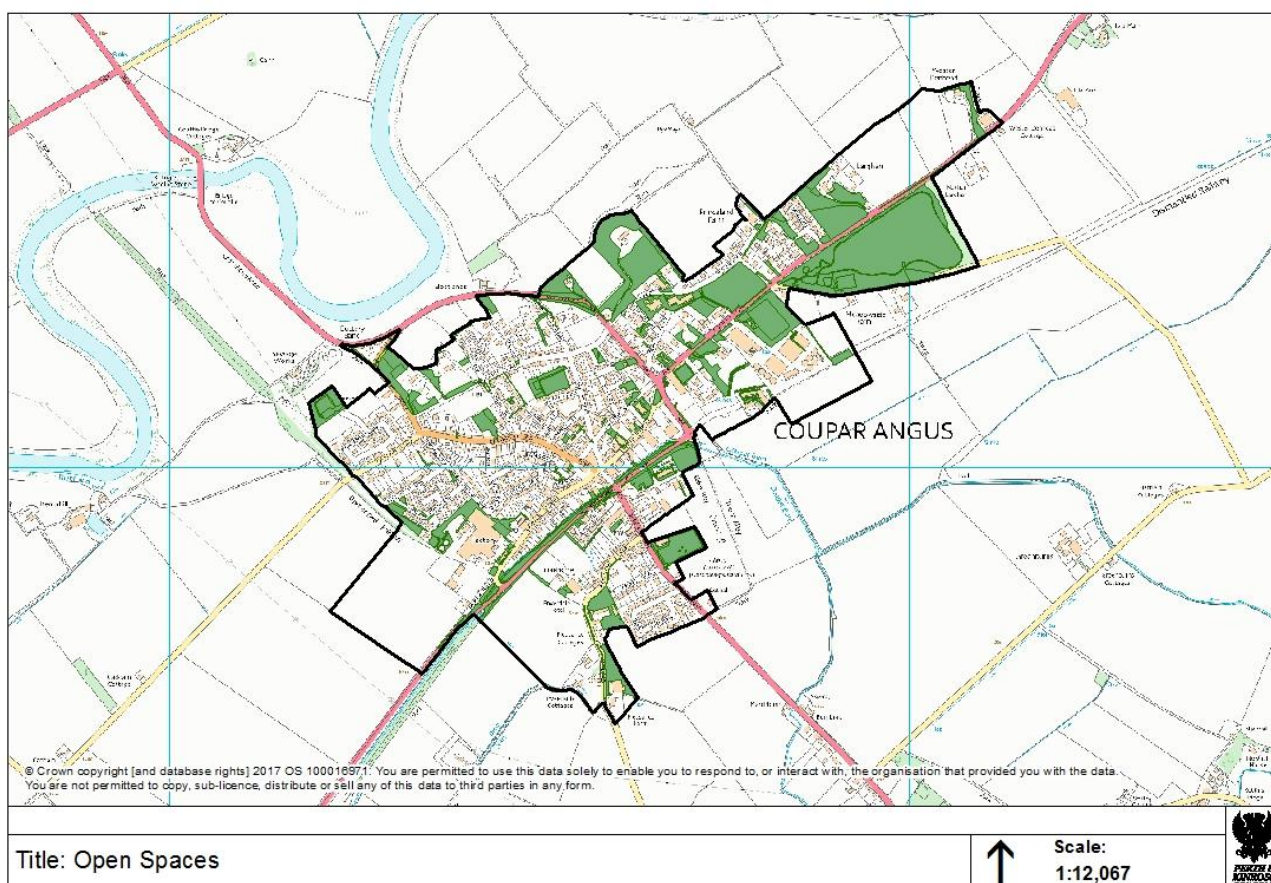
1.1 Implications for the Proposed Plan

The analysis shows that the basic facilities are available in Coupar Angus. Due to its size however the settlement relies on Blairgowrie and Perth to access more specialised services. There are good public transport links to both of these settlements.

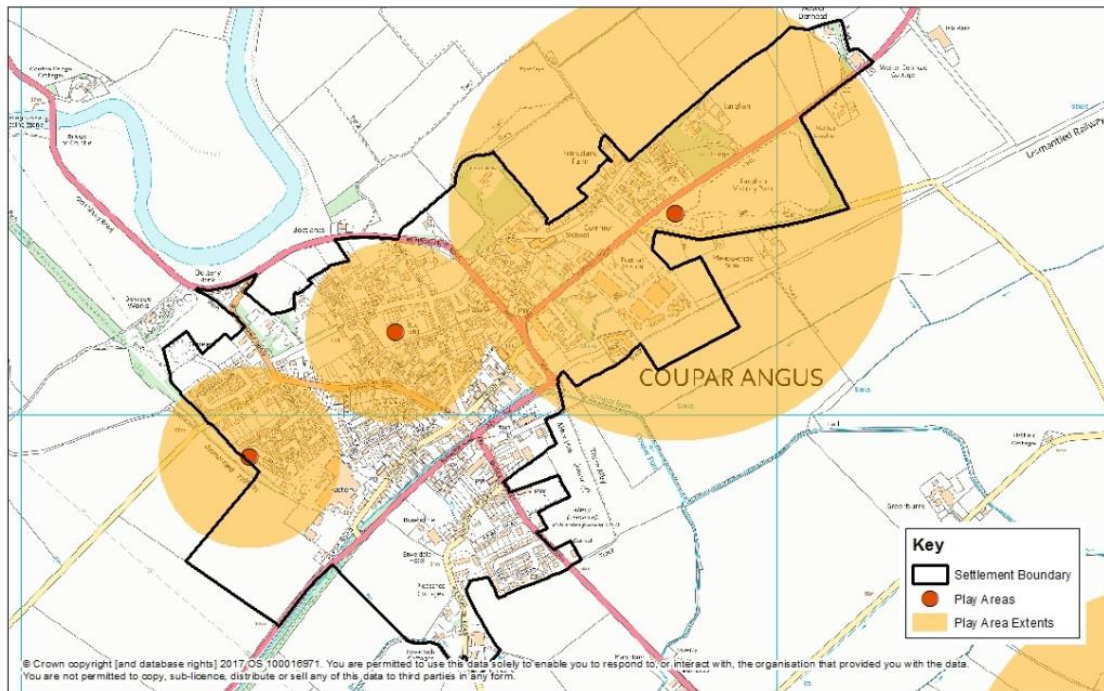
2. Open Space

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 heavily built up urban areas and creates wildlife habits which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents of these settlements. This study will show how accessible the various areas of open space are from different locations in the tiered settlements and whether with the growing population of the settlements, these green spaces need to expand or new sites need to be developed.

The map below highlights all the open space within Coupar Angus which provides space for outdoor activities or provides visual amenity for residents. The open space provision of the settlement is approximately 27.6 ha which is 11.7 ha/ 1000 people.

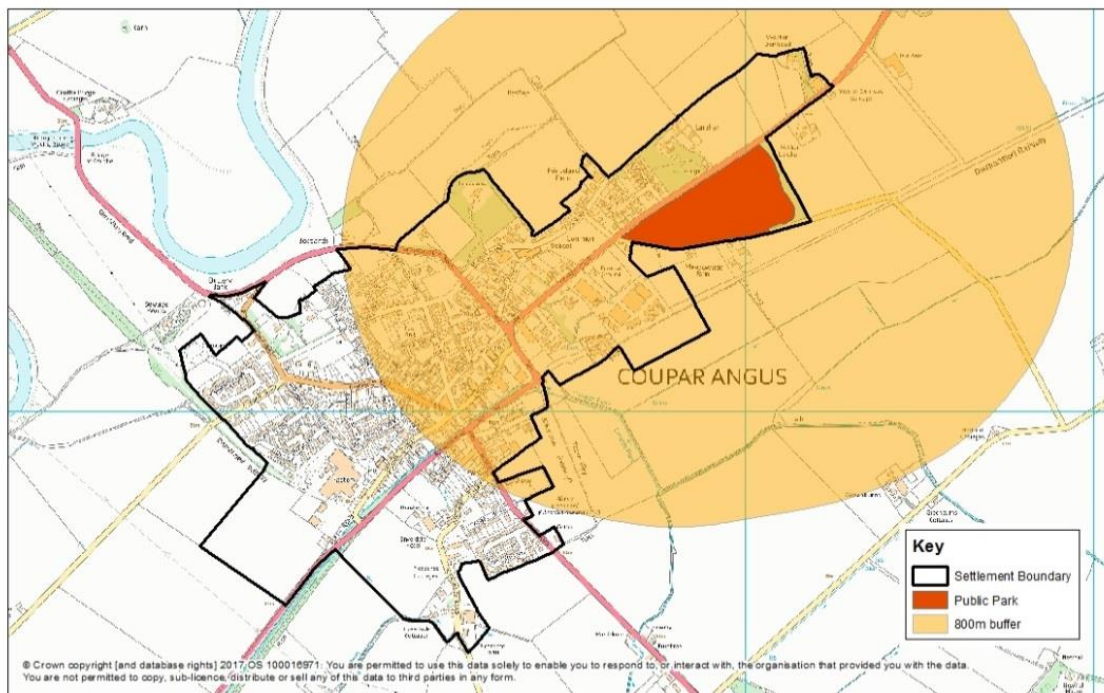


2.1 Accessibility of open spaces



Title: Accessibility of Playgrounds

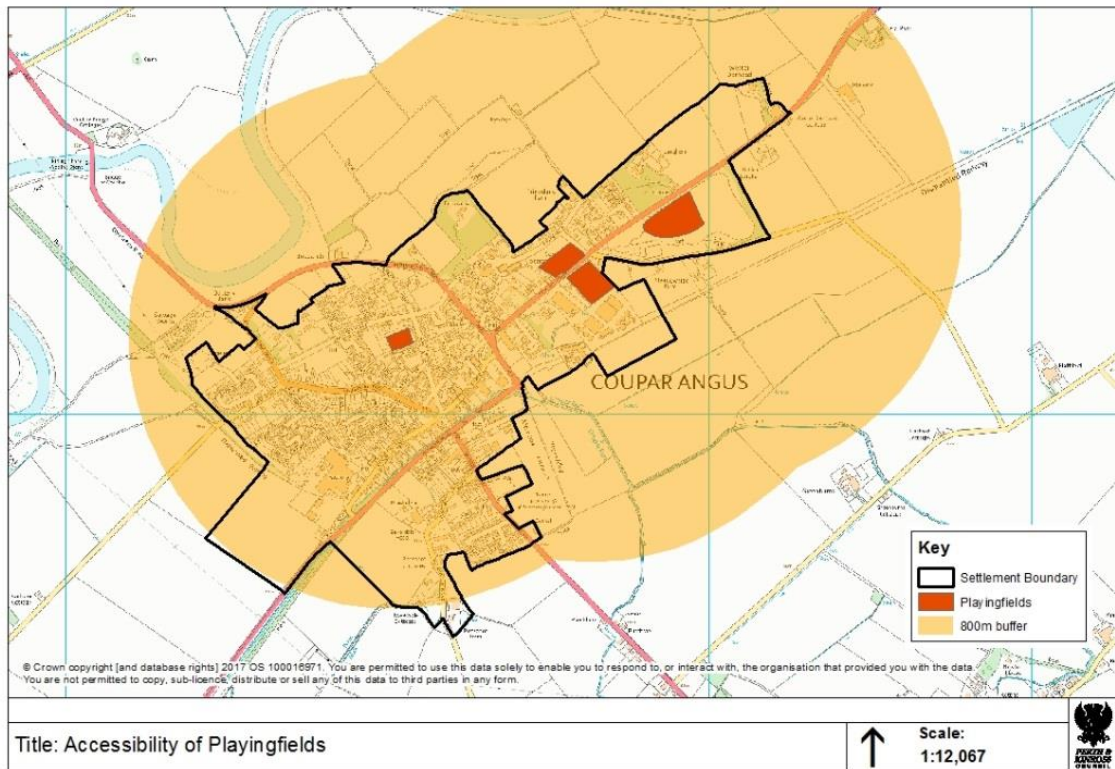
↑ Scale: 1:10,197



Title: Accessibility of Public Parks

↑ Scale: 1:11,076





100% of households are within 10-15 minute walk of a playing field in Coupar Angus.

51% of households are within 10-15 minute walk from a public park or garden in Coupar Angus.

63% 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 insufficient cemetery provision as the cemetery is nearly at capacity. Within the Future Cemetery Provision Strategy, Coupar Angus cemetery is identified as an area which needs an expansion as there is a supply of 10 years or less new lair space.

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. However as the allocated housing site is within an appropriate distance from Larghan Park Playground it is suggested that any contribution targets the accessibility and quality of current facilities.
Playing Fields	The audit did not highlight any issue with the provision. No measure is required; any contribution might target the upkeep of current facilities and improve access routes to them.

Public Parks	The study did not highlight any issue with the provision. The allocated housing site is adjacent to the existing park therefore emphasis should be on creating links to this space.
Cemeteries	The study identified need for more cemetery space. Investigations will be conducted to identify a suitable site during the life of the plan.

Table 1. The table summarises the conclusion of the quantity and accessibility audit and the Future Cemetery Strategy.

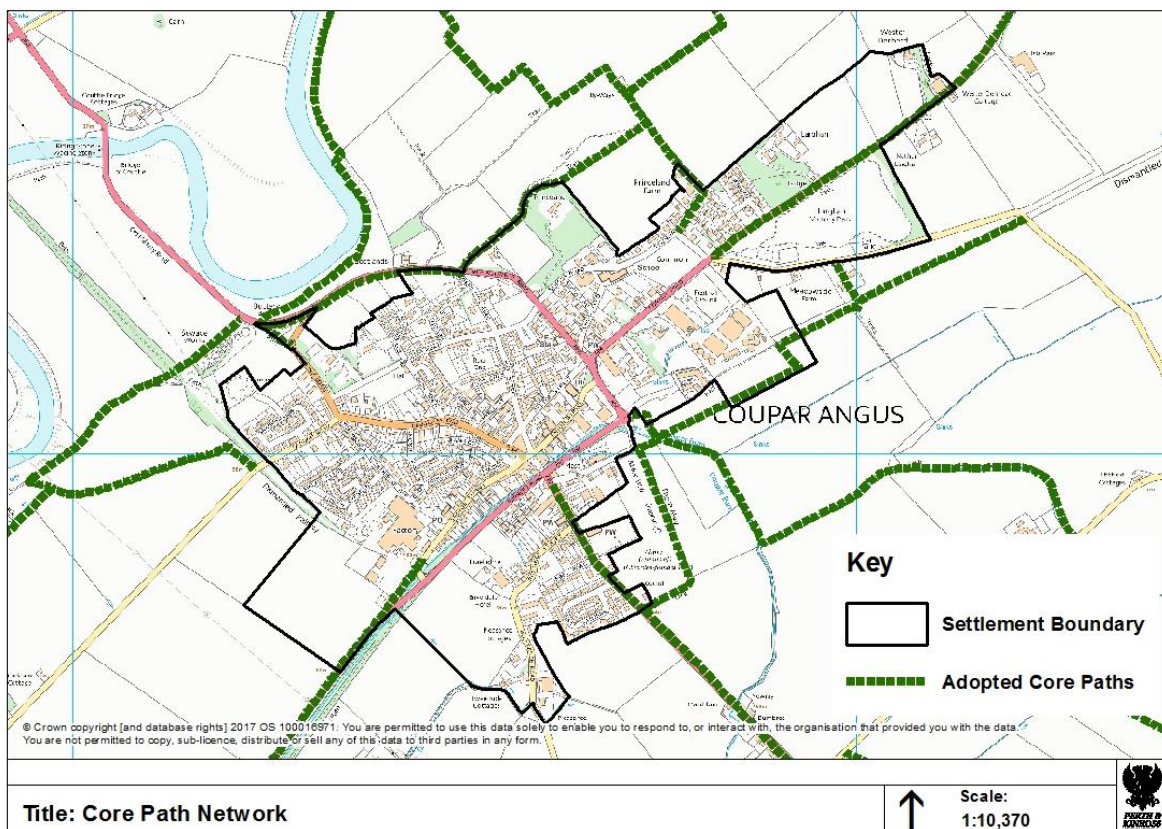
3. Transport

For a towns transport network to be successful there should be efficient transport connections, within the town as well as to the closest cities. An overview of the services available is shown in the report as well as bus stop availabilities.

3.1 Walking

The map below suggests that Coupar Angus, and the surrounding area, has an adequate amount of paths. There might be room extend these walkways, to allow them to join up within the settlement.

The settlement went through a regeneration project in 2013, which created a more pedestrian friendly environment.. The aim of this project was to encourage markets to visit the town and play host to the Horse Fair. This involved the refurbishment of many areas and whilst completing this, parking spaces were removed.

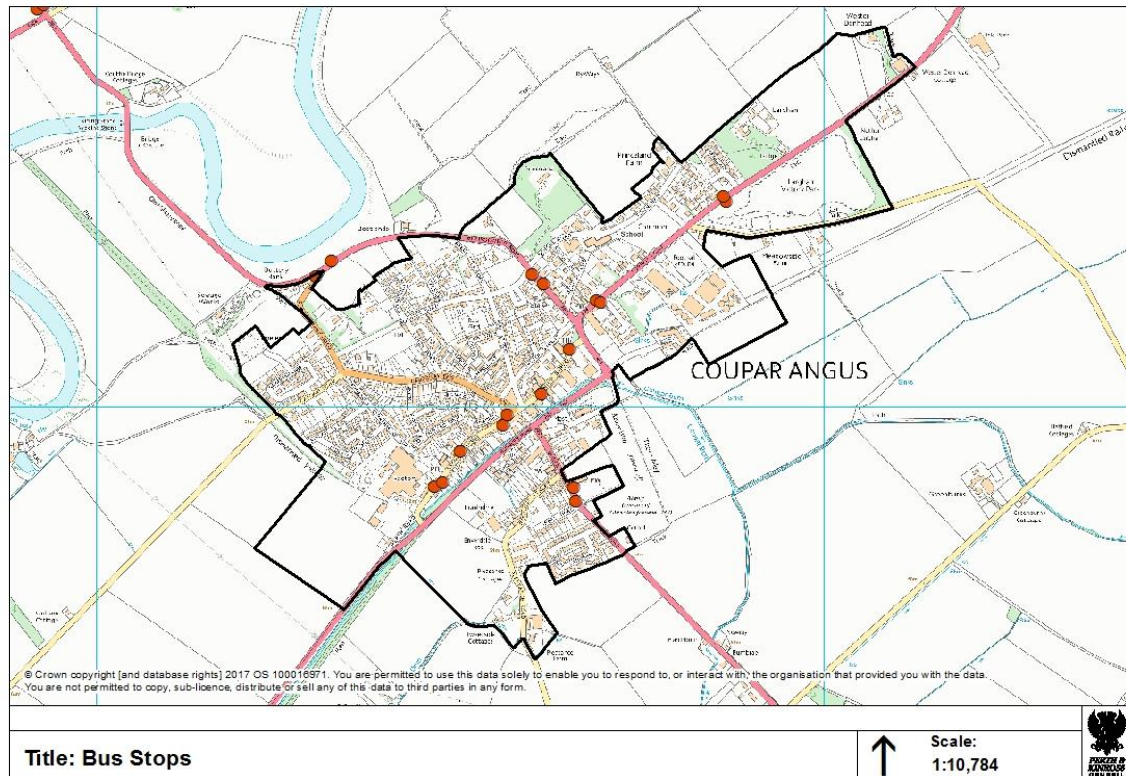


3.2 Cycling

Coupar Angus 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

The service 57 provides buses into Perth from Coupar Angus, with services every half hour and frequent morning service for commuters. The journey time to Perth is approximately 30 minutes. Additionally there is the 59 service, which runs from Dundee to Coupar Angus however this is not as regular with services every two hours and no Sunday service. The journey time to Dundee is approximately 40 minutes. The service 57 has a late night service with the latest bus running from Perth to Coupar Angus at 22:40.

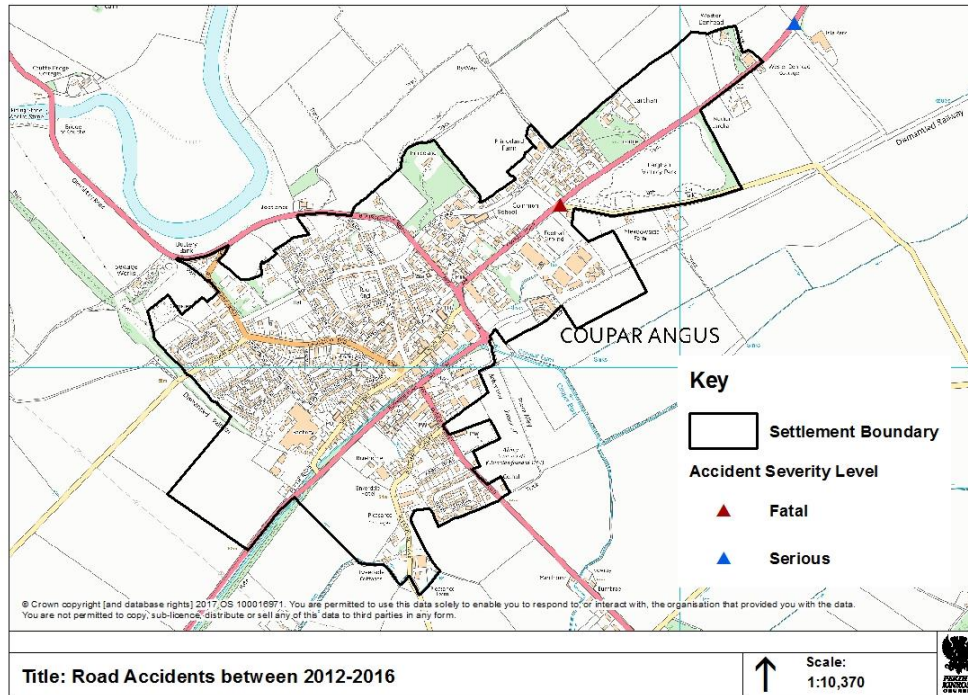


3.4. Road Capacity

The current transport network has sufficient capacity in Coupar Angus, and there are no known issues in the area.

3.5 Accident Records

The map below shows accidents in Coupar Angus over a four year period. There has been one accident between 2012 and 2016 which was fatal. The Proposed Plan states that traffic calming measure should be incorporated at the allocated Larghan site. Trend within the council area show a decreasing in the number of traffic accidents.



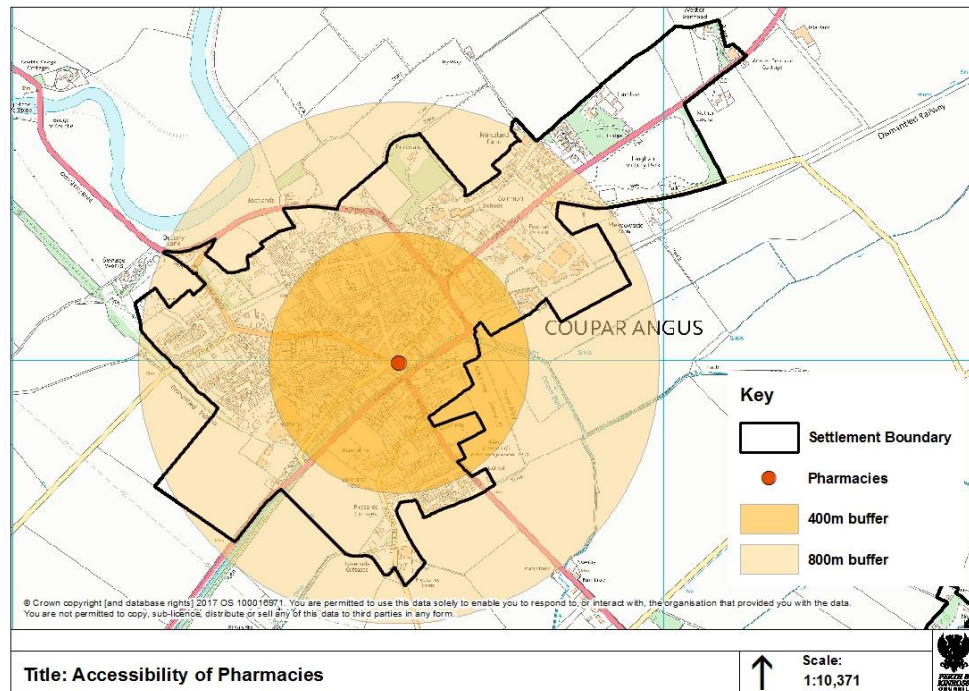
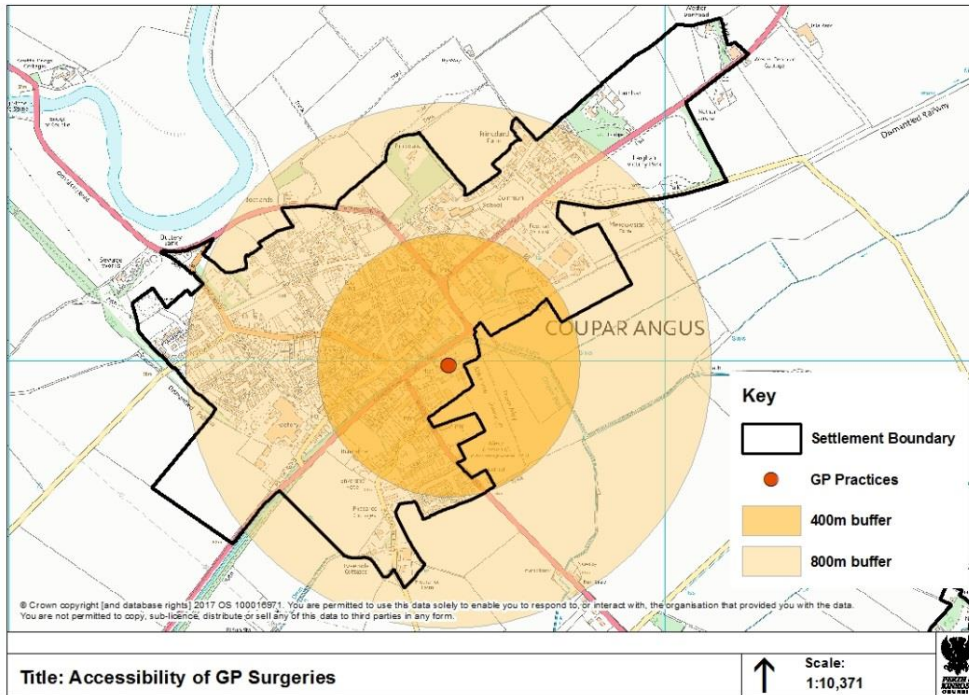
3.7 Parking

There is one car park in the settlement as well as on street parking and there have been no significant issues raised in Coupar Angus with regards to car parking.

4. Health

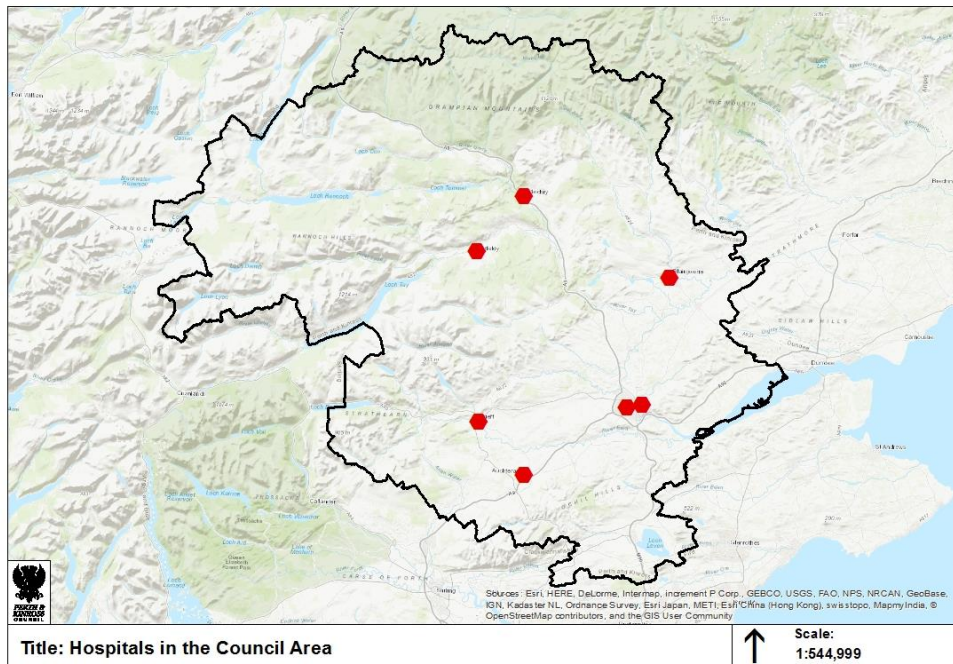
For a community to thrive it is essential that they have access to healthcare. The council works closely with partners in the NHS to ensure that this can be delivered and that consideration is given to the impact of future development on existing services.

Within Coupar Angus there is **one pharmacy as well as a GP surgery**. 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 this surgery.



The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **98%** of households are within a 10-15 minute and 66% are within a 5-7 minute radius from pharmacies. In case of GPs, **98%** of households are within 10-15 minute radius and 51% are within a 5-7 minute radius from surgeries. Those living further away from these facilities may access it by public transport as there is a frequent bus service running through the settlement.

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



The closest hospital to Coupar Angus is the Blairgowrie Community Hospital where minor illnesses and injuries can be treated. With more serious issues patients are likely to be treated in Perth or Dundee with both settlements being approximately 30 minute drive away.

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.

Blairgowrie High School and Coupar Angus Primary School have capacity to support future projected levels of growth.

6. Retail and Employment

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 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.

The Proposed Plan allocates a total of 10.3 hectares of employment land within Coupar Angus and both sites are marketable with minor constraints. They are however closely linked to the existing adjoining businesses and may not be available for general release. The same sites have been allocated in the adopted plan. The take up of allocated sites will be closely monitored to establish whether or not there is a need for further employment land within the area.

To measure Retail Capacity within Perth and Kinross a Retail Capacity Study was undertaken in 2016. This investigated whether or not there was a need for more land to be allocated for retail uses and contained the town

centre health checks. This study concluded that 26% of the current retail floor space is vacant and there is no requirement for significantly more retail floorspace in Coupar Angus.

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 Coupar Angus.

7.2 Waste Water Network Capacity

There is sufficient capacity within Coupar Angus water works. All developments will be required to connect to the public drainage system.

7.3 Is the opportunity to connect to the national grid?

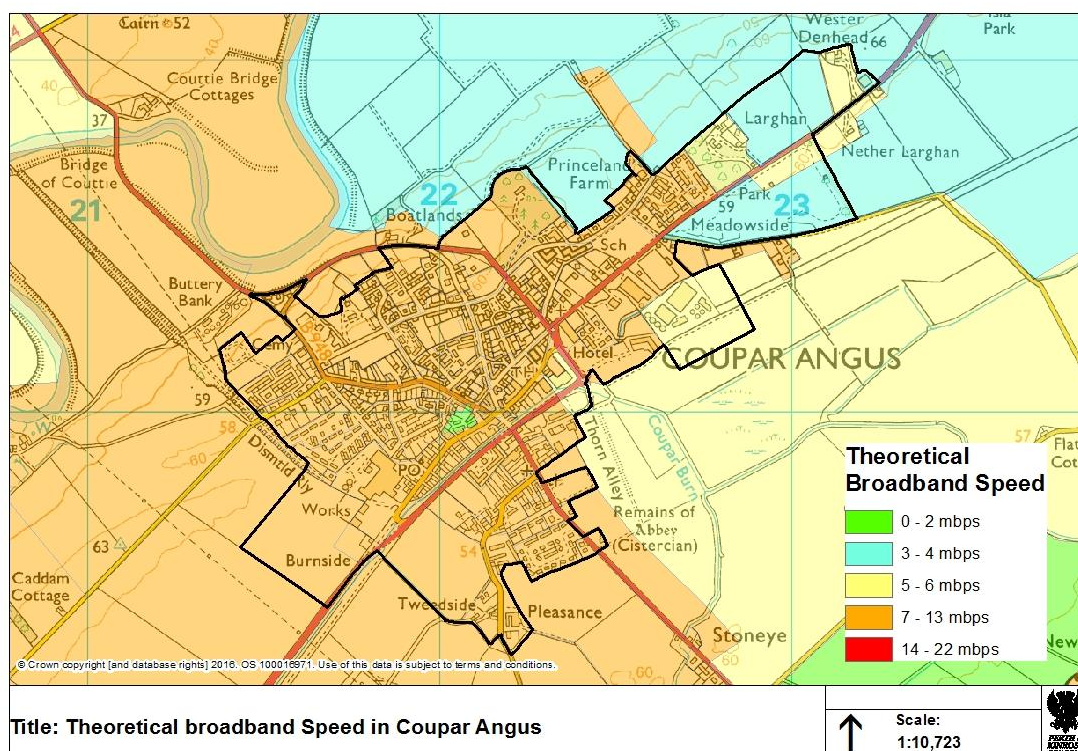
Properties within Coupar Angus are connected to the national grid.

7.4 Is the opportunity to connect to gas supply?

Most properties within Coupar Angus are served by gas mains.

7.5 Access to High Speed Broadband

Fibre broadband has been deployed within Coupar Angus. The vast majority of premises will be covered, although not necessarily all (Digital Scotland, Scottish Government). The map shows that Coupar Angus has 7-13mbps speed on most locations with some areas having slightly lower capacity.



Conclusion

Coupar Angus has basic community facilities with a limited leisure and shopping provision. For specialist services and employment, the settlement relies on Blairgowrie, Perth and Dundee. The town has good public transport connections to Perth while services to Dundee are significantly scarcer. Coupar Angus has adequate open space provision and residents can access the countryside through a network of Core Paths. The study did not highlight any significant issues which may be caused by growth envisaged in the Proposed Plan.

SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • Basic facilities are available to locals • There are a number of functional open spaces that provide opportunity for sports and play • Basic community facilities have capacity e.g. GP surgery, school • Good public transport connection to Perth 	<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"> • Maintain the character of Coupar Angus as a vibrant small town 	<p>Threats</p> <p>n/a</p>