

Residential Development, Bridge of Earn

Persimmon Homes welcomes you to this consultation event in relation to the proposed residential development located on the land adjacent to The Meadows in Bridge of Earn. We look forward to hearing and considering your views before a planning application is lodged with Perth and Kinross Council.

Introduction

Persimmon Homes propose the development of 115 dwellings, including affordable housing, on land adjacent to The Meadows, with associated roads, public open space and infrastructure. Planning permission has been granted for 110 dwellings on the site; therefore, the principle of residential development has already been fully assessed and approved. Persimmon Homes are submitting a revised planning application which seeks to amend the house types while reflecting the approved development pattern.

This second consultation event follows our initial meeting earlier this month, and provides a summary of the feedback received together with our responses and revised proposals. The purpose of these events is to provide early information on the proposals, answer questions where possible and gather feedback from the community.

Your comments are important and will help shape the development as it progresses. Please give your valued feedback by completing the provided questionnaire, in-person by speaking to one of the team today, or by emailing admin@redlineplanning.com

The Site and Immediate Context

The proposed development site is located to the south of Bridge of Earn, Perthshire, on the land west of Dunbarney Cemetery which is currently used for agricultural purposes. To the east of the site, across Wicks O’Baigle Road lies a variety of mixed use plots including, Dunbarney Cemetery, Gospel Hall, Kintillo park and football pitches. To the west and north of the site lie The Meadows and Dunbarney Avenue, two residential streets that border the site, with a recently completed housing development located further to the west.



Location Plan (Source: Google Earth)

 Proposal of Application Notice Boundary



View of site from South Western Corner along The Meadows (Source: Google Earth)



View of site from Dunbarney Avenue (Source: Google Earth)

Timeline



Your views are important.

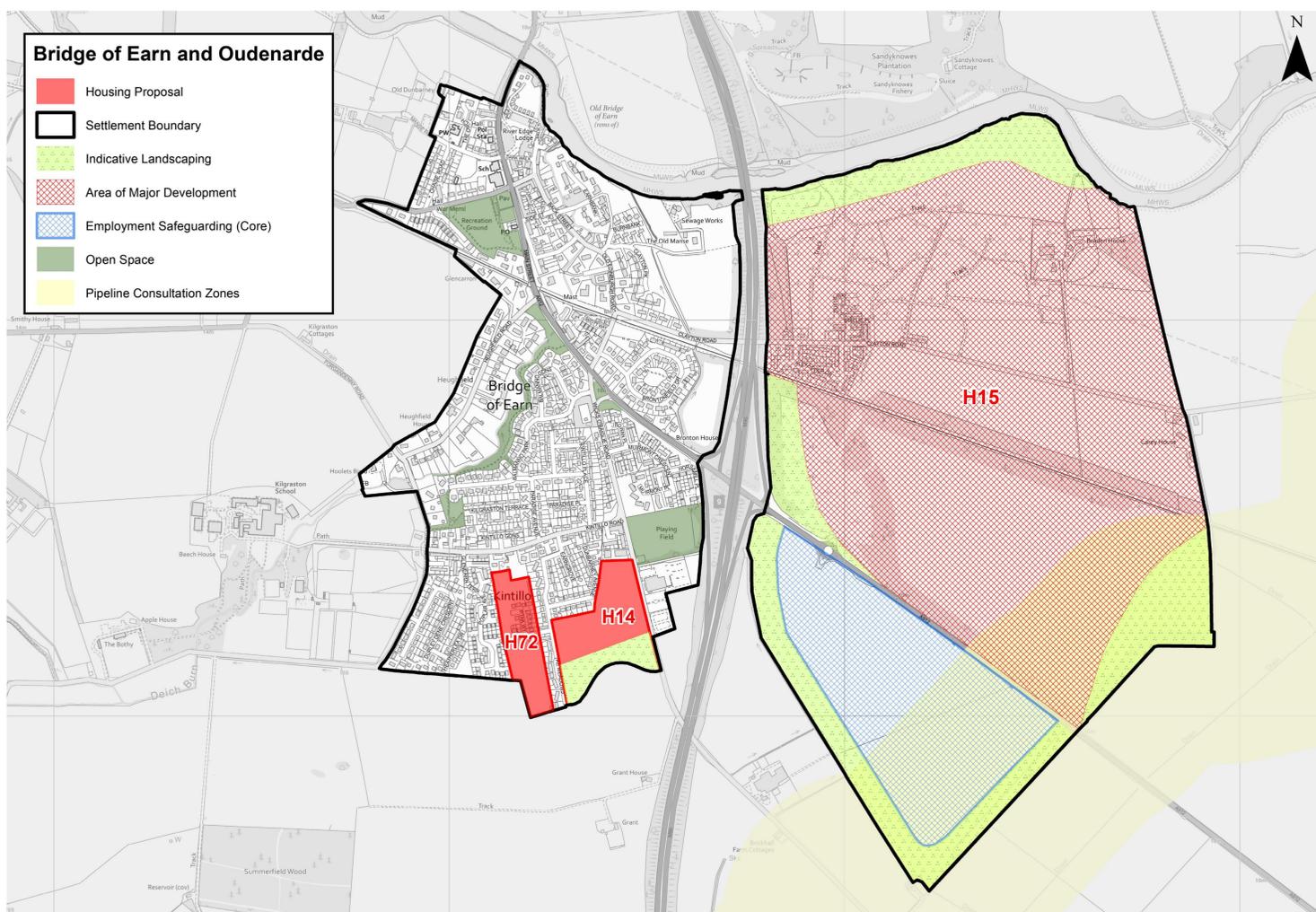
Please complete and return the feedback questionnaire by 16th April 2026

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Planning History

The site sits within the allocated site H14 of the Perth and Kinross LDP (adopted 2019). The H14 site is allocated for 67 - 104 units and notes the following site-specific developer requirements:

- A landscape framework is required. Development to be contained north of the ridge line and a suitable boundary treatment to create village edge, enhance biodiversity and create new habitats.
- Connections and enhancement to be made to the existing core path network are required. In particular, vehicles and pedestrian links are required to Old Edinburgh Road and The Meadows.
- Phased site development to reflect the construction of the new school at Oudenarde.
- Drainage Impact Assessment will be required, including an assessment of any consequent impacts on adjacent properties at Dunbarney Avenue.



Timeline



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Approved Planning Application 22/00817/FLM

In 2022, a detailed planning application was submitted for 110 dwellings on the site by Scotia Homes. This application outlined the proposal of a walkable, contemporary neighbourhood that is a “re-interpretation of historical rural architecture, designed to contribute positively to the creation of a sense of space” (Area, 2022).

The application was approved by Perth and Kinross Council in August 2024.



Previously Approved Layout (Source: Perth and Kinross Council © Area 2022)

Approved Planning Application 24/01328/FLL

In 2024, Scotia Homes submitted applications across three phases to amend the approved house types.

The applications for Phases 2 and 3 have subsequently been withdrawn. Persimmon Homes is now progressing delivery of the site and will submit a revised planning application seeking to amend the house types while maintaining the approved development pattern.



Previously Approved Phase 1 Layout (application reference: 24/01328/FLL)

Timeline



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Public Comments Following First Consultation Event:

We held our first pre-application consultation event for the Persimmon Homes proposals for The Meadows on 5th March. The event was well by c.80 local residents together with local political stakeholders. A variety of responses were received, relating to the potential impact on the development on near neighbours bounding the development; potential access constraints as a result of parking on the Meadows; concerns relating to surface and foul water drainage; comment in respect of design of the properties and concerns about the impact of the development on local services/facilities (esp. school and lack of GP).

A summary of the main points raised, and our responses are provided below.

Public Comment	Our Response
The site boundary is incorrect and extends onto land outwith Persimmons ownership	Persimmon have reviewed the legal title and reduced the red line to reflect their ownership. The correct red line boundary is now shown.
Existing residents on Dunbarney Avenue have concerns about visual impact/overlooking/loss of light. It is their preference that proposed housing in this location should be single storey, or that the development layout is amended to include a landscape strip/increase distance between properties.	The site layout has been amended in this location to remove properties which back onto houses on Dunbarney Avenue. We have instead included a road along the boundary with single storey houses now fronting this to the south.
Comments provided about standing water in field and concerns over potential flooding post development. Some residents at 17-21 and 20 Dunbarney Road explained problems with existing drainage network (soakaways and not connected to mains sewer) which result in extensive on-street flooding in severe rainfall events.	Proposals will reflect previous permission, which required all surface water within the site to be captured and attenuated on site before discharging to Deich Burn. Foul water will be pumped to Perth City Waste Water Treatment Works, in agreement with Scottish Water. Persimmon engineers are also reviewing opportunity to install connection to SUDS from properties on Dunbarney Avenue to provide some betterment to existing residents.
Queries about the size and style of housing to be developed.	A schedule of accommodation, together with images and layouts of some of the house types proposed are provided in these revised proposals.
Concerns over the capacity of Dunbarney Primary School to accommodate the proposed development.	Perth & Kinross Council's education team will be a statutory consultee on the planning application. A financial contribution may be required to mitigate education impact.
Concern that there is no GP locally.	At present there is no policy requirement for developer contributions toward health and social care infrastructure provision within Perth and Kinross. This reflects the terms of previous permissions on the site.
Concern about number of vehicles which the development will create, with the potential to add to existing traffic problems in the area when combined with existing on street parking. Particular comments provided in relation to parking around the secondary access onto the Meadows, and potential conflict between users.	The proposals have been amended to remove the vehicular access onto The Meadows. Active travel connections will be retained onto The Meadows at various points, with vehicular access to the new development taken from Wicks O' Baiglie Road only.
Concern about construction traffic impact.	Wicks O' Baiglie Road will be the main access for all construction traffic. A planning condition will be likely attached to any permission requiring the route, timing of construction traffic to be agreed, road cleaning etc to be agreed.

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Revised Development Proposals

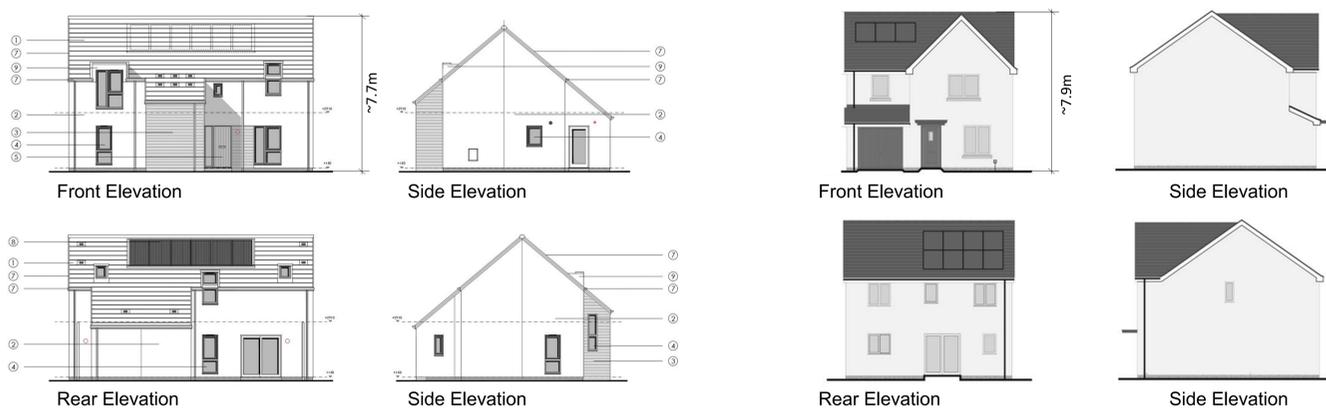
Following feedback received at the first public consultation event, the following key changes were made to the site layout plan, in order to address significant concerns:

- Removal of vehicular access from The Meadows whilst ensuring permeability via active travel links
- Removal of rear gardens backing onto existing properties along Dunbarney Avenue
- Plots to the south of Dunbarney Avenue relocated and changed to bungalows
- Site boundary adjusted as per title deeds
- Landscape buffer along The Meadows increased
- Existing Flooding along Dunbarney Avenue to be analysed and addressed through proposed SUDS



Indicative Proposed Layout

- Site Boundary
- Secondary Streets
- Primary Loop Road
- Dual Aspect Units



Previously Approved HT135 House Type (source: PKC Planning Portal 22/00817/FLM)

Proposed Maree House Type Elevations (for further information on proposed house types please refer to the booklet provided)

Timeline

- Planning Application May 2026
- Planning Approval October 2026
- Section 75 Agreement November 2026
- Technical Consents January 2027
- Development Start February 2027

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Next Steps

Residential Development, Bridge of Earn

We welcome your thoughts

Thank you for attending our exhibition of Persimmon's plans for the new residential development in Bridge of Earn. Please let us know your thoughts on these proposals. Now is the time to have your say, and your views are very important to us. Please speak to a member of the project team if you have any specific questions and ensure that you complete a feedback form or provide your thoughts on the proposals by emailing admin@redlineplanning.com.

Copies of our consultation boards and further information will be available on our website www.persimmonbridgeofearn.com.

Completing a feedback form:

Please ask a member of the team for assistance if required

Email:

admin@redlineplanning.com

In writing to:

Redline Planning
Gamekeepers, Glen Rd, Dunblane
Perthshire, FK15 0HR

Consultation Deadline:

Please provide any feedback by 16th April 2026

Next Steps

Feedback received during these public consultation events will be used to inform the development proposals and Planning Application that will be submitted to Perth and Kinross Council for consideration in May. Once this application is validated, you will have the opportunity to submit comments directly to Perth and Kinross Council.

Please note: Comments made at this stage are not representations to the Planning Authority in respect of a Planning Application. On submission of a Planning Application there will be an opportunity to make formal representations to the Planning Authority at that time.



Persimmon Homes Residential Development



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Timeline



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