

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	75
Housing Completions 2000-2007	0
Primary School Capacity/Secondary School Capacity	72% / 47%
Water Capacity	Spare capacity
Sewerage Capacity	Spare capacity

Prospects

Pittentrail is a small village in the parish of Rogart, sustaining important local facilities, including a shop, hall and rail halt.

The former auction mart offers scope for redevelopment. The site is in the centre of the village and is a prime location for a mix of housing, business and community uses.

In addition the area around MacDonald Place is within a settlement development area which will allow scope for some infill development within that boundary. No specific sites have been allocated here, however a variety of house types and styles would be welcomed.

Development Factors

- Low downward emission design street lights;
- Development proposals will have regard to the proximity of the Birchwood Ancient Woodland;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.

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Deleted: <#>Developments require connection to public sewerage system.¶

Site Allocations

Site Reference	Site Area	Location	Housing Capacity	Developer Requirements
MU1 (H/B/C)	1.3ha	Mart and adjoining land	10 units	Acceptable uses – Housing, Business and Community; <u>contamination assessment required; This site may be at risk from flooding. Flood risk assessment will be required; built development to avoid flood risk area.</u>

Deleted: A Flood Risk Assessment should be submitted with any planning application.

(Housing capacities are indicative only and given on the basis of likely development densities.)



