

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	75
Housing Completions 2000-2007	0
Primary School Capacity/Secondary School Capacity (Roll/Physical 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.

Site Allocations

Site Reference	Site Area	Location	Housing Capacity	Developer Requirements
MU 1 (H/B/C)	1.3 ha	Mart and adjoining land	10 units	Acceptable uses – Housing, Business and Community; contamination assessment required; This site may be at risk from flooding. Flood risk assessment will be required; built development to avoid flood risk area.

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

