

Vision for Craigie Hill

Craigie Hill Community Sports Hub concept is based on a new **dynamic inclusive vision** which has been brought about by Craigie Hill Golf Club to ensure the future provision of sporting and community activity for the community of South Perth for many years to come.

The club membership recognise that the future for them as an 18 hole golf course is one which is not sustainable due to their physical landscape causing challenges to existing golfers, but also the change in society and culture around golf itself resulting in fewer members. They did not want to be a Golf Club that was caught 'off guard' or on the 'back foot' and completely fold, leaving nothing for the community. Instead, the Club have been proactive and are looking to find the solution which will bring about a **new era not just for golf, but for many other sports and create a place for family based community activities in South Perth.**

To enable us to secure our future and facilities for the area we have had to look at selling part of our course (the most steep incline areas which are hard to play golf on) for housing and retain the flatter more usable area for a 9 hole golf course to enable a wider range of opportunities for golf - for young players, new players and older people to enjoy. Also, we will retain the 3rd hole hill along with the club house and maximise the Buckie Braes area which the club own and extend their uses for further activity.

Key elements behind this VISION as described in the following boards are to provide the following opportunities:

Outdoors

- A reconfigured 9 hole golf course on the flatter part of the site.
- Creating dynamic mountain bike courses in partnership with Tayside Trails Association through the Buckie Braes and direct biking/walking routes across the course to Magdalene Hill
- Creation of a dynamic mountain bike trials course for coaching and training down the slope at the 3rd hole
- Creation of walking routes across the site for all to enjoy with adventure play areas across the site
- Rearrangement of the car park to investigate opportunities for other sports such as Padel Tennis and multi sports areas.
- Potential outdoor nursery, orienteering, biodiversity and learning areas, green links throughout the area.

Indoors

- The full redevelopment of the clubhouse to create a flexible community focused facility and venue for everyone in the community to enjoy.
- This could include space for dance, martial arts, opportunities for retail, improved changing rooms, function space, training and meeting space and a place for everyone to enjoy



Purpose of the open sessions
We want your ideas on how we can create the best Community Sports Hub in South Perth. What would make you come and use this facility?

This process is the start of a journey for Craigie Hill and it's members into a new era and one which they are excited to be bringing to you for your thoughts to help them deliver this as a sustainable and viable facility for all.



Clubhouse

New Life: New opportunities for the Community of South Perth

Question: Build new or re-design / re-configure the existing?

The answer: We have a big building in good structural condition, which is in the right location for the community to access **BUT** we need to adapt and change it to be attractive, sustainable and provide fit for purpose community, sporting and social facilities.

Craigie Hill GC is now structured as a not-for-profit organisation and it recognises it has the opportunity to become a much greater asset to the community of South Perth, however to do this we need **YOUR HELP** to become a sporting and community hub for everyone.

Many of you may come to the club for events or to use our great restaurant - however its time to become a place **you come regularly** to take part in community or sporting activity – indoor and outdoor:

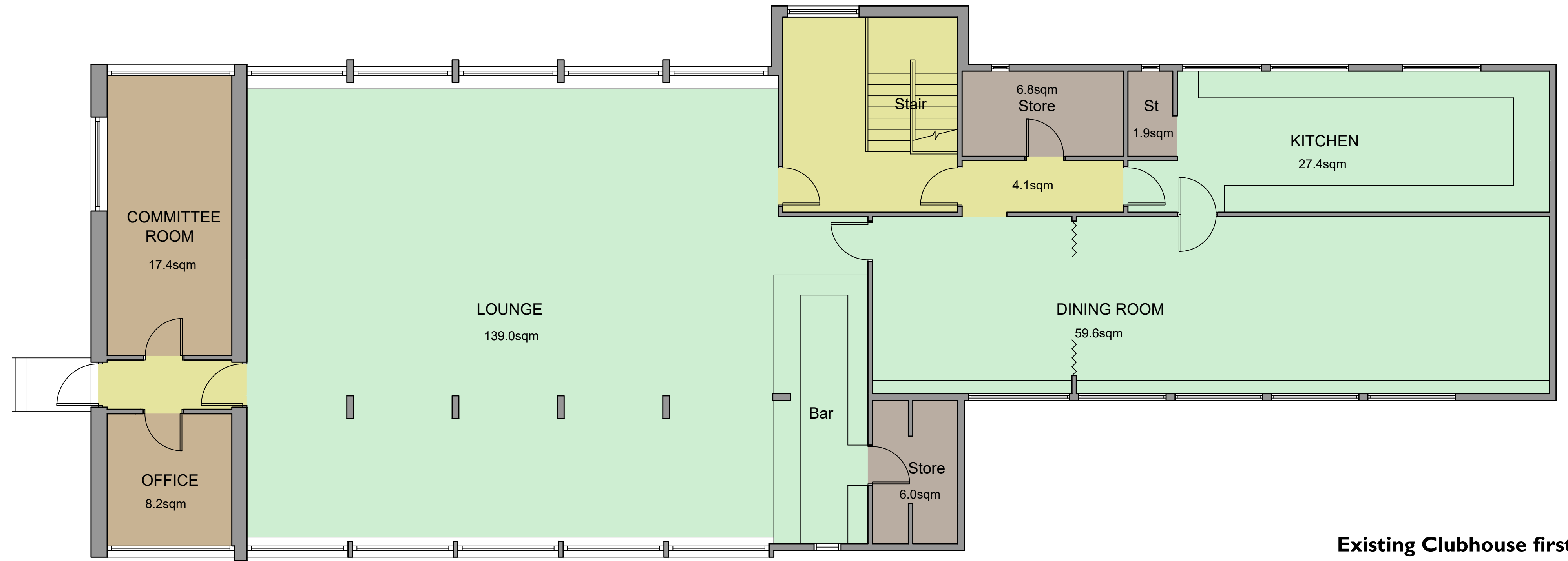
We want to provide what our community needs - so far we have been working with the local Perth and Kinross Community Services team who tell us there are many gaps in provision for local community groups. We want to know more and invite partners to join us in this journey.

We have a big building which we can redesign to meet **YOUR NEEDS** - whether that's a dance studio, indoor play provision, martial arts, meeting spaces, well-being space, works spaces, retail, office space, drop in for coffee space... we want to hear from **YOU**.

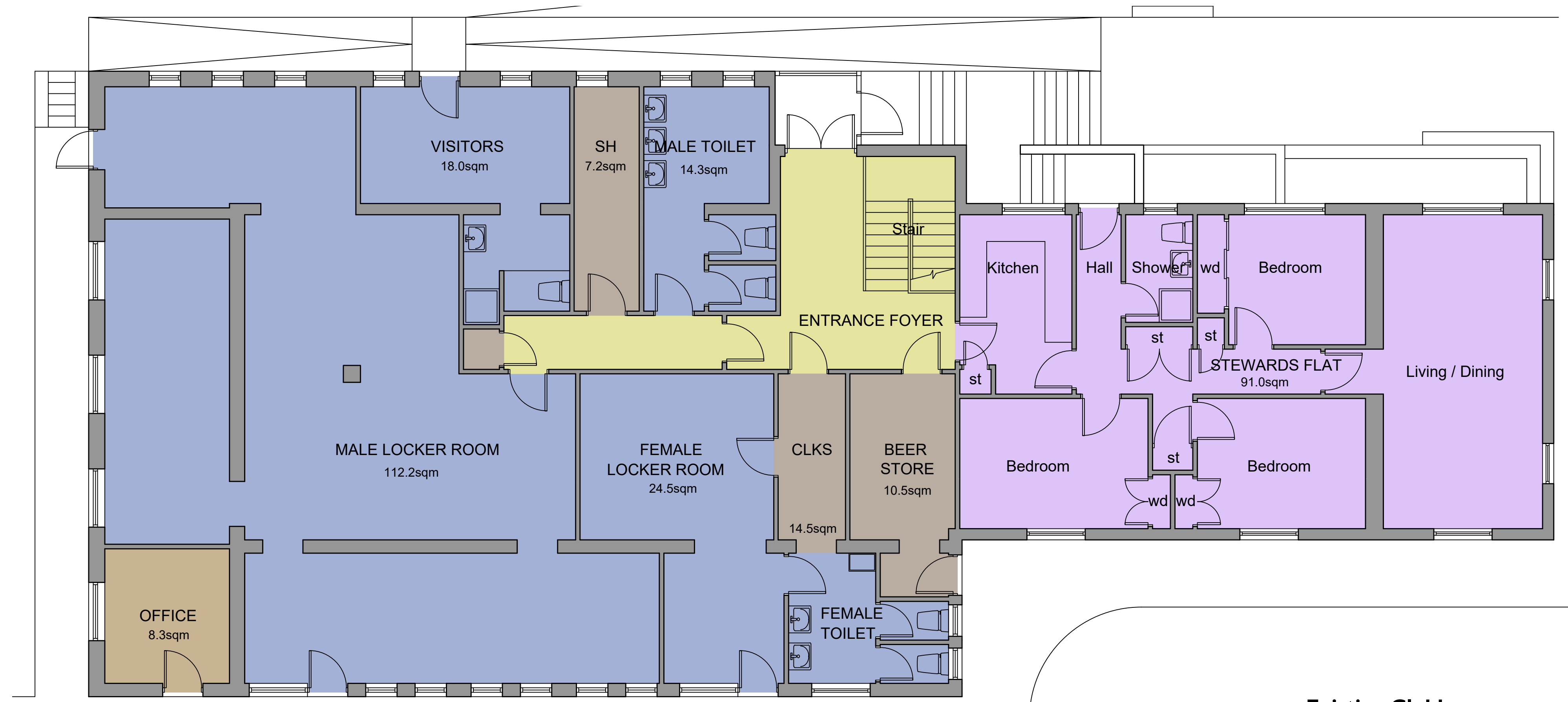
We will, over the next few months come and chat to local groups to find out what your needs are and ask you to help us redesign our building... this is no longer only a golf club – **it's future is a community sports hub indoor and out.** Our core delivery of the restaurant will not go, so don't panic... but we need to redesign the space to make its useful and provide services for our community of all ages.

We want to create a buzzing family-oriented atmosphere where you can come after your walk or ride up the Braes or Magdalene Hill, chill after a game of Padel or get together to do a dance class.

Our place is **YOUR PLACE**... help us make it the **RIGHT PLACE** for you all to want to come and use it.



Existing Clubhouse first floor plan



Existing Clubhouse ground floor plan



“In these challenging financial and changing times for voluntary sports clubs across the nation it is inspiring to see that Craigie Golf Club have grasped the challenge with both hands... become a not for profit organisation and diversifying their strategy, listened to where Golf is heading and embraced community partners to share their land and re-develop their club house based on community need”

Penny Lochhead, Director, PMR Leisure



Bike shop



Mums and Tots Classes



Coffee shop / restaurant / event space

A Revitalised Active Green Infrastructure

The future is **GREEN** and **ACTIVE**

Perceptions around Craigie Hill are about to change.

The opportunity is upon us to create something great for our community - yes a golf course is still here - 9 holes for the future players of all ages and abilities to enjoy. We are very proud of our history and what we have provided for our members for many years. But we are about to enhance and create additional facilities and we are very excited to be partnering others to help us do it.

So we have a big change ahead but we've not done this alone... others are helping and advising us on our journey!

It has been critical that we gained support from our **Governing Body – Scottish Golf** - to our plans and also ensure we looked to align with the direction of Scottish Golf in the future. **sportscotland** are fully engaged in the process ensuring the value of sport is not lost at any time.

The R&A are already leading the way through building dynamic family mixed facilities for golf and other sports in Glasgow and we want to be part of the future of golf being an all-round family friendly and attractive sport for all – not just for middle aged men!

Scottish Golf and the R&A all believe what we are undertaking **IS** the future for Golf and will make us much more sustainable and most importantly attractive to many more people.

Tayside Trails Association – our new partners who we are developing biking trails within Buckie Braes as well as working with us on future plans to develop a full trials course down the third hole on the hill.

We are working closely with the **South Perth Community**

Greenspace Group on how we redevelop our green spaces and P&K Communities team on all aspects of the plans as **we fit fully within their new Physical Activity and Sports Strategy** in terms of our approach and ethos.



Our green spaces - what else will they offer?

Golf

We will realign our course to create a 9 hole course - it will have 2 courses in 1 to play, so still 18 holes of golf. These will be challenging to different ranges of players which is more attractive to all. Most of all this will be family friendly, beginner friendly and of course not take so long to get around so 'time friendly' too, **allowing more people to take up and take part in golf.**

Walkways /cycle routes /play

We are creating walkways/cycleways across our new course to enable the community to walk/cycle from Buckie Braes to St Magdalene's Hill. Creating a selection of routes throughout the whole site is **key to our overall accessibility and placemaking approach** to our course and housing design. Integration of the overall green spaces is paramount to our approach with **adventure play** and pocket parks linking throughout the overall development site. Landscape Designers along with the Ecology team are working hard to ensure the **landscape is protected and enhanced.**



Bike trails (credit: Gary Baker)



Adventure play / zip wire (credit: Gary Baker)



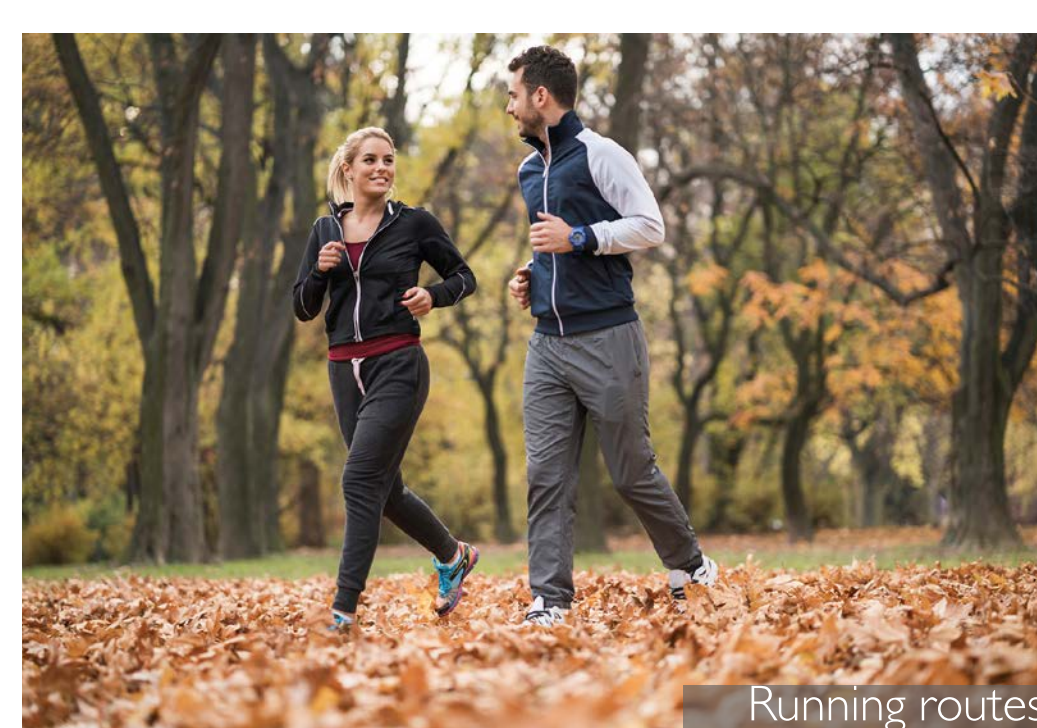
Outdoor spaces



Bike trails - credit: Ian Potter



Walking routes



Running routes



Padel tennis

Mountain bikes and trails

Through our new partnership with Tayside Trails Association they are developing two stages of exciting biking experiences for all ages and abilities. We hope to bring a regional biking facility to the site for training and coaching for schools, and bike riders of all ages and abilities.

Padel Tennis

We are looking at other outdoor sports we can accommodate on site to help broaden the opportunities at Craigie Hill. Padel is the fastest growing sport and easy to play for anyone from 5-95! A fully inclusive and all age new sport for everyone to enjoy.



Golf Course redevelopment

GOLF a new Horizon for Craigie Hill Golf Club

Craigie Hill Golf Club Objective:

'To provide Golf to existing and a new generation of members along with sharing it's new facilities with it's wider community promoting sport, physical activity, health and well-being to all'

Craigie Hill to everyone is the home of the Golf course and sits between the green landscape of Magdalene Hill and Buckie Braes. It's a community Club, which **has served its local community** in the heart of South Perth **since 1911.**

Our proposed new 9-hole course is an **exciting new era** for us as a club - we are looking forward to our new and improved facilities which will provide:

- A reconfigured new 9-hole course with 18 hole options
- A new starter box/halfway house at the new first hole
- A new short game and putting practice area
- A buggy safe route up to the 1st hole
- For the first time an attractive course environment for juniors, ladies and beginners to enjoy.
- A redeveloped and community based clubhouse - good food and good new company

We, as a club, see the new era as exciting and leading a pathway for other clubs like us who recognise the change that is happening in the wider Scottish Golf landscape.

"At Scottish Golf our vision is to make golf Scotland's game for everyone and the ambitions shown by Craigie Hill, with its proposed redevelopment to a nine-hole facility which will offer wider community options beyond that of golf align to our strategic goals."

Karin Sharp, Chief Operating Officer, Scottish Golf

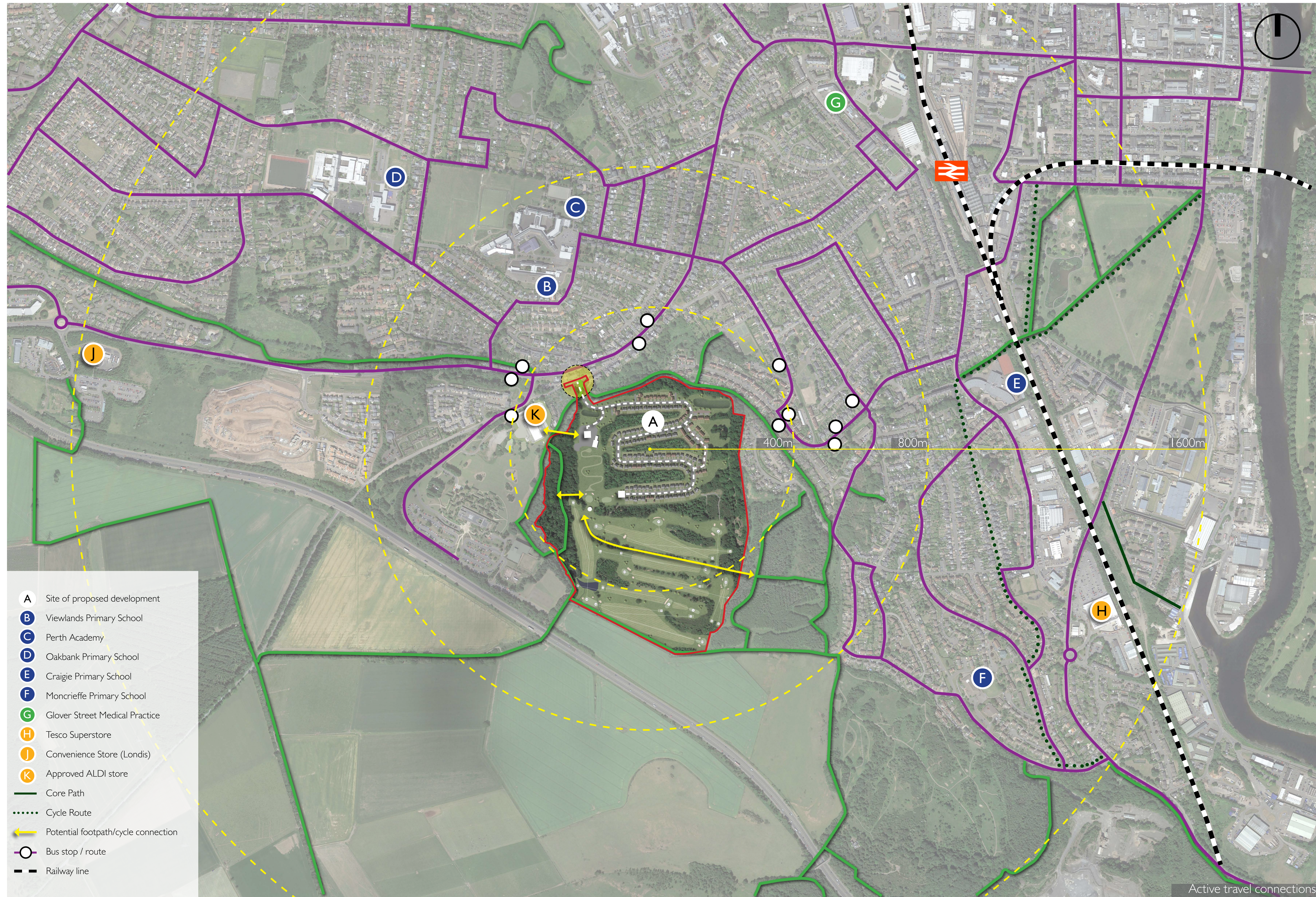
Proposed re-configured course layout



Image credit: Gary Baker

Golf Support

We have been delighted by the support we have had from Scottish Golf and The R&A as they recognise that the future for golf is to make it more accessible to all and we are fully committed to this journey and excited to being part of the ground breaking new era for golf. Juniors and non-golfers struggle with our existing course. Our new 9-hole course will still offer excitement to experienced golfers but importantly will provide a suitable and dynamic course and facilities for new players to enjoy and learn on.



Active Travel & Connectivity

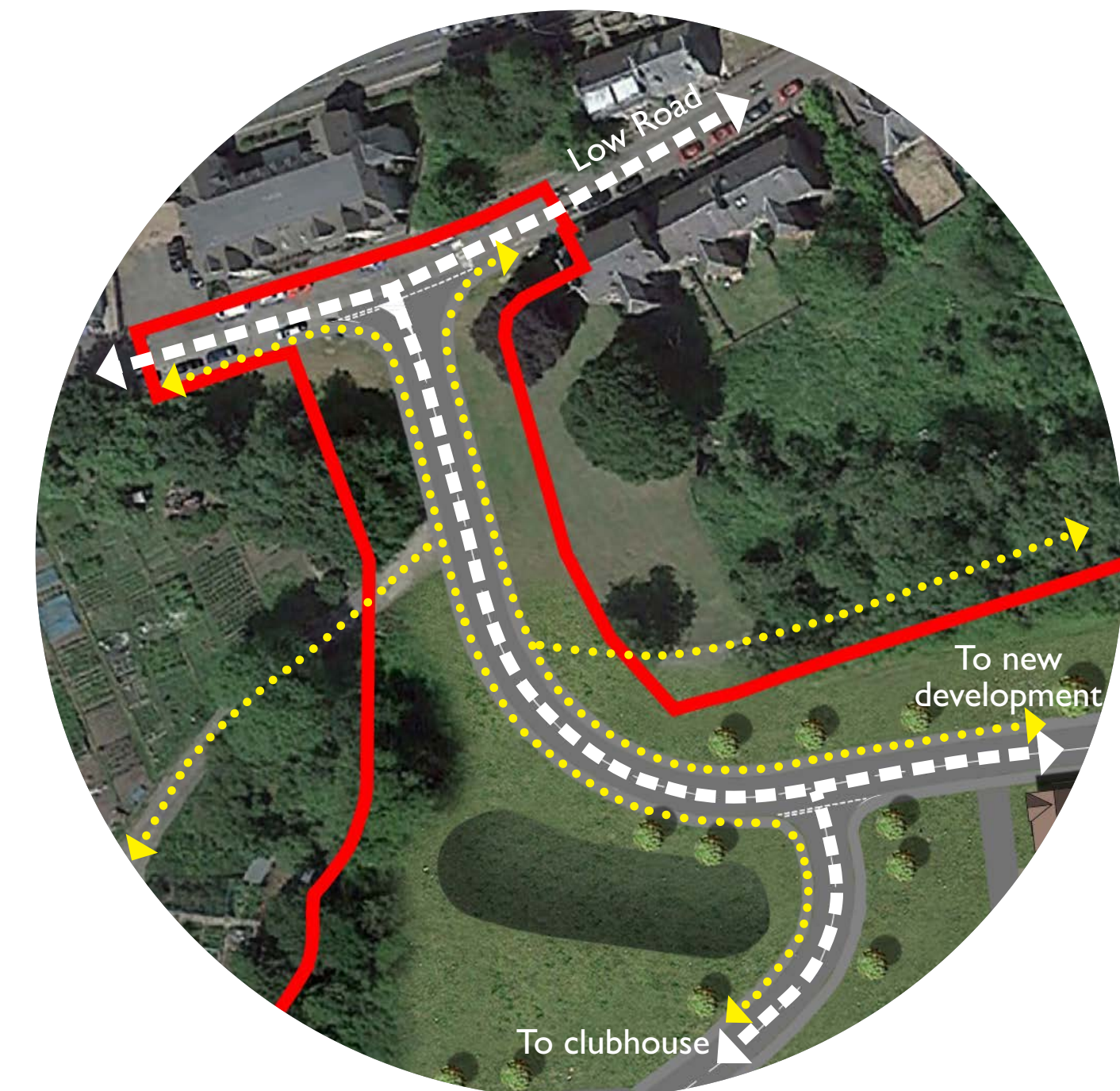
- Pedestrian movement and access **will be our priority throughout the overall** site development, with multiple footway and footpath links proposed connecting to the surrounding areas with cycle and footpath routes to enjoy for an active lifestyle.
- The site benefits already from being **adjacent to the well-established local pedestrian** and cycle active travel corridors that surround the northern edges encouraging walking and cycling modes linking to the south Perth established cycle routes.
- Fully accessible routes throughout the development site will **be part of our strategy for all to enjoy the green spaces** and physical activity offering for the outdoors.
- Vehicular access into the development will be via an improved Craigie Hill Golf Course access road onto Low Road with footways to **enable connections with the existing provision** on Glasgow Road for access to local bus services, schooling, and other local amenities.
- Car parking will be provided in Perth and Kinross guidelines with an **emphasis on minimising use of private cars.**
- There will be **minimal impact on junctions** of Necessity Brae / Low Road and Glasgow Road / Low Road.



Active trails



Bike trails



Improved site access

'TTA are excited to be involved in this project. The new trail(s) will be a very welcome addition for the south side of the city, especially due to the direct access from the nearby core path network.'

The redevelopment of the clubhouse, with its easy access to the trunk road network, will provide an ideal base for things like outdoor 1st aid training and MTB leadership & coaching courses as well as a host of other community uses.'

Ian Holden, TTA Trail Co-ordinator for Perth



Residential Development

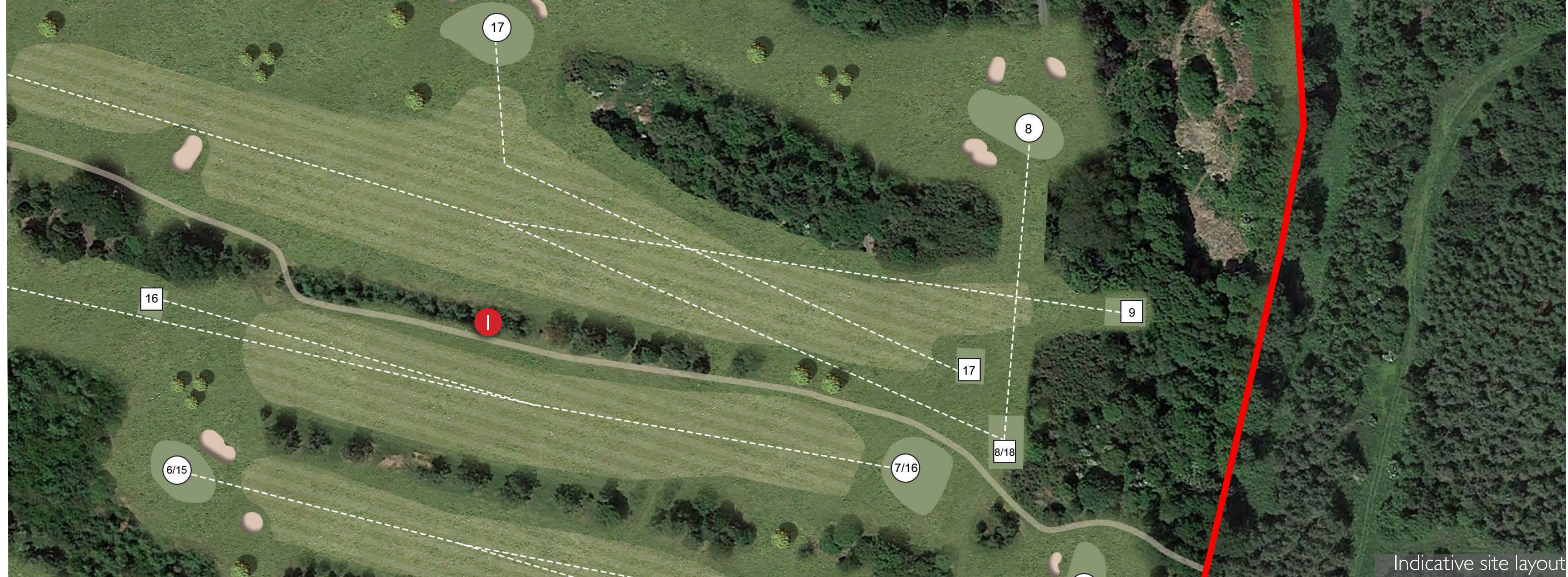
The Club is proposing to release the northern section (the hill) for residential development.

This proposed residential element is essential to ensure the long-term financial security of the Club and **to facilitate the delivery of a reconfigured** course to create a 9-hole golf course and deliver the sports and community hub.

It is proposed that the northern section of the site will be brought forward for circa 200 residential units with associated site access, infrastructure, open space and landscaping. The design **will have placemaking embedded in its approach** delivering a mix of private and affordable (25%) homes to the location.

The residential element will be delivered by Kilmac Ltd as Development Partner to Craigie Hill Golf Club.

The development has the potential to accommodate **a range of housing which will suit the widest section of the market.** This will include a provision of affordable homes **in line with Perth and Kinross guidelines.** New pedestrian **links will be formed to areas of open space and the surrounding core path network.** This will ensure the development is fully permeable and accessible for all, thereby encouraging active travel modes over vehicular use.



Site Sustainability

The site will deliver enhanced biodiversity in its rural and sporting setting.

This will compliment what will be quality energy efficient homes that will offer improved family living and will be built to levels of sustainability in line with Scottish Building Regulations.





Planning

Current Planning Policy Position

The adopted Development Plan comprises of:

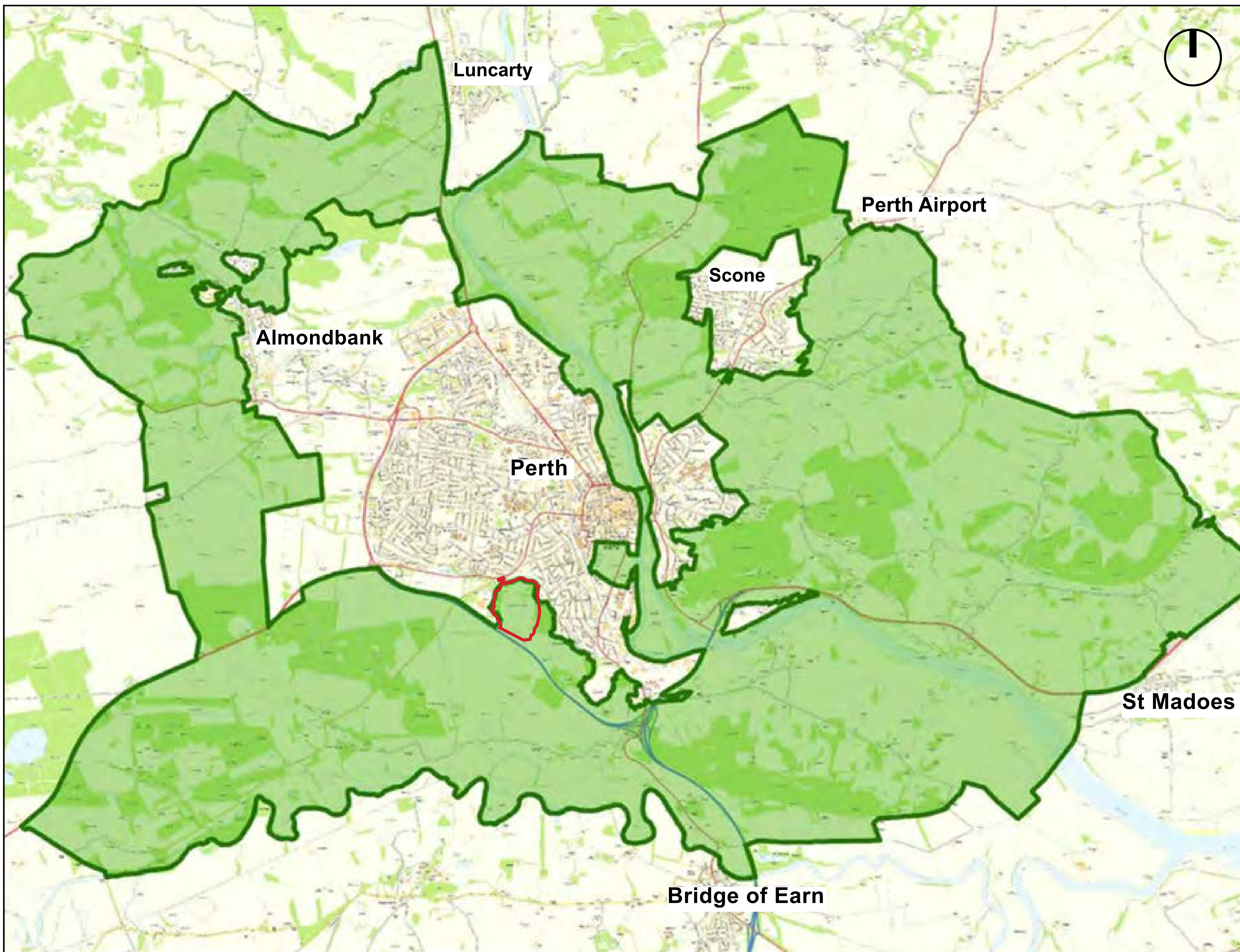
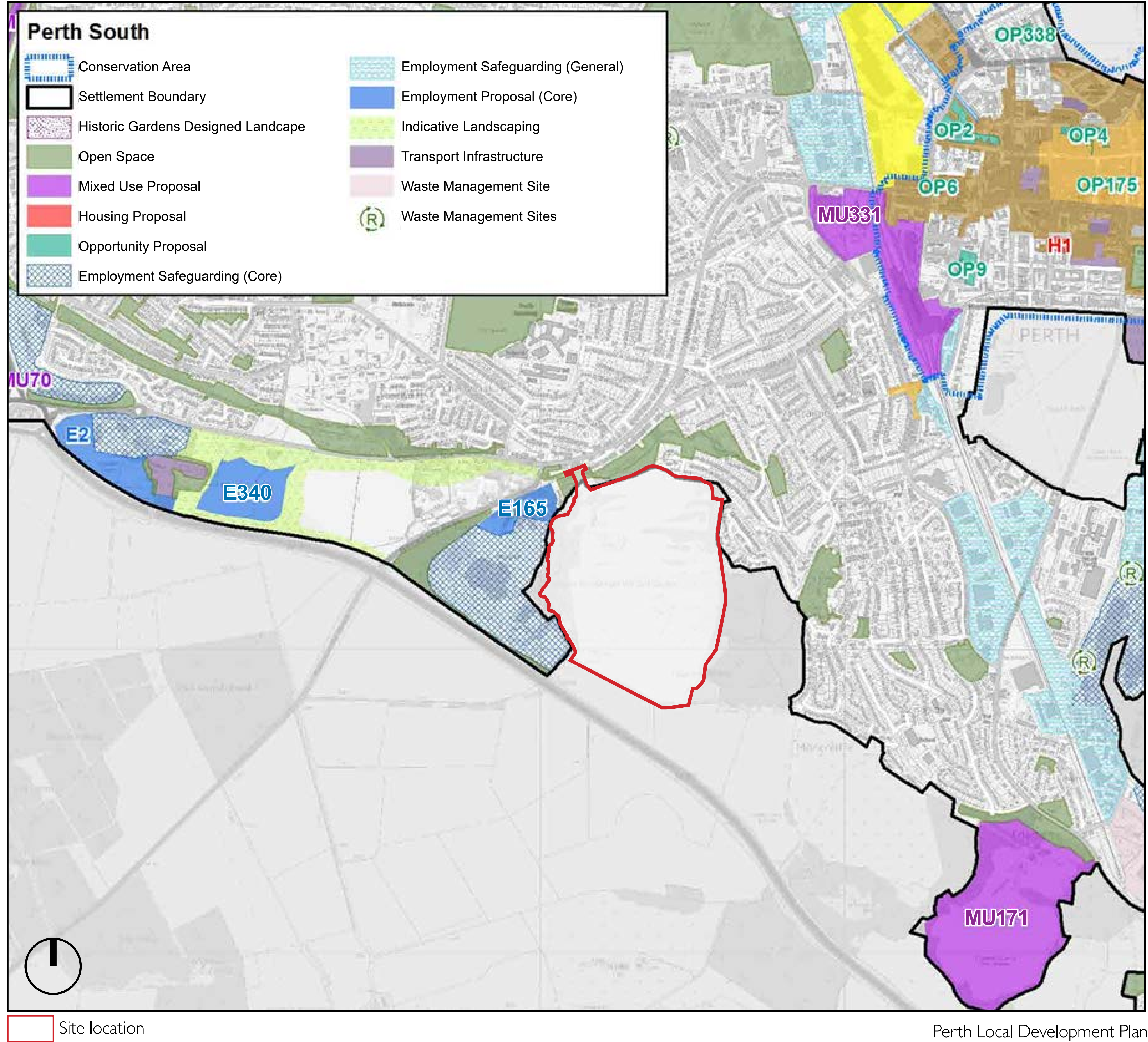
- National Planning Framework 4 (adopted February 2023)
- Perth and Kinross Local Development Plan (adopted November 2019)

Perth and Kinross Local Development Plan

Craigie Hill Golf Club is located outwith the settlement **boundary of Perth and within the Green Belt**. The reconfiguration of the existing golf course to create a 9-hole course, enhanced outdoor recreation provision and the re-development of the existing club house into a new community hub building for sport and community use, **all fully align with Perth and Kinross Council's aim of improving public access to the recreation and outdoor sport, as part of their Green Belt policy.**

The proposed residential element is required to facilitate the golf course reconfiguration and proposed sport and community elements of the development.

The residential element will also ensure the long-term financial viability of the Club and will deliver 25% affordable housing units, in accordance with Perth and Kinross Council's affordable housing policy.



National Planning Framework 4

Policy 8 of the Scottish Government National Planning Framework 4 relates to Green Belts. **This national policy supports outdoor recreation, play and sport or leisure developments within the Green Belt,** that provide opportunities for access to the open countryside (including routes of active travel and core paths).

Due to the context and location of the site, the following detailed assessments will be prepared and submitted in support of the application:

- Low Carbon Statement;
- Transport Assessment;
- Landscape and Visual Impact Assessment;
- Landscaping Plan;
- Cultural Heritage and Archaeology Assessment;
- Socio-Economic Assessment;
- Phase 1 Ground Investigation;
- Flood Risk Assessment;
- Drainage Impact Assessment;
- Phase 1 Ecological Assessment and Preliminary Bat Roost Survey;
- Biodiversity Net Gain Report;
- Arboricultural Report; and
- Design and Access Statement.

In addition to the above assessments, a Supporting Planning Statement and a Pre-Application Consultation Report will also be submitted.

Flooding & Drainage

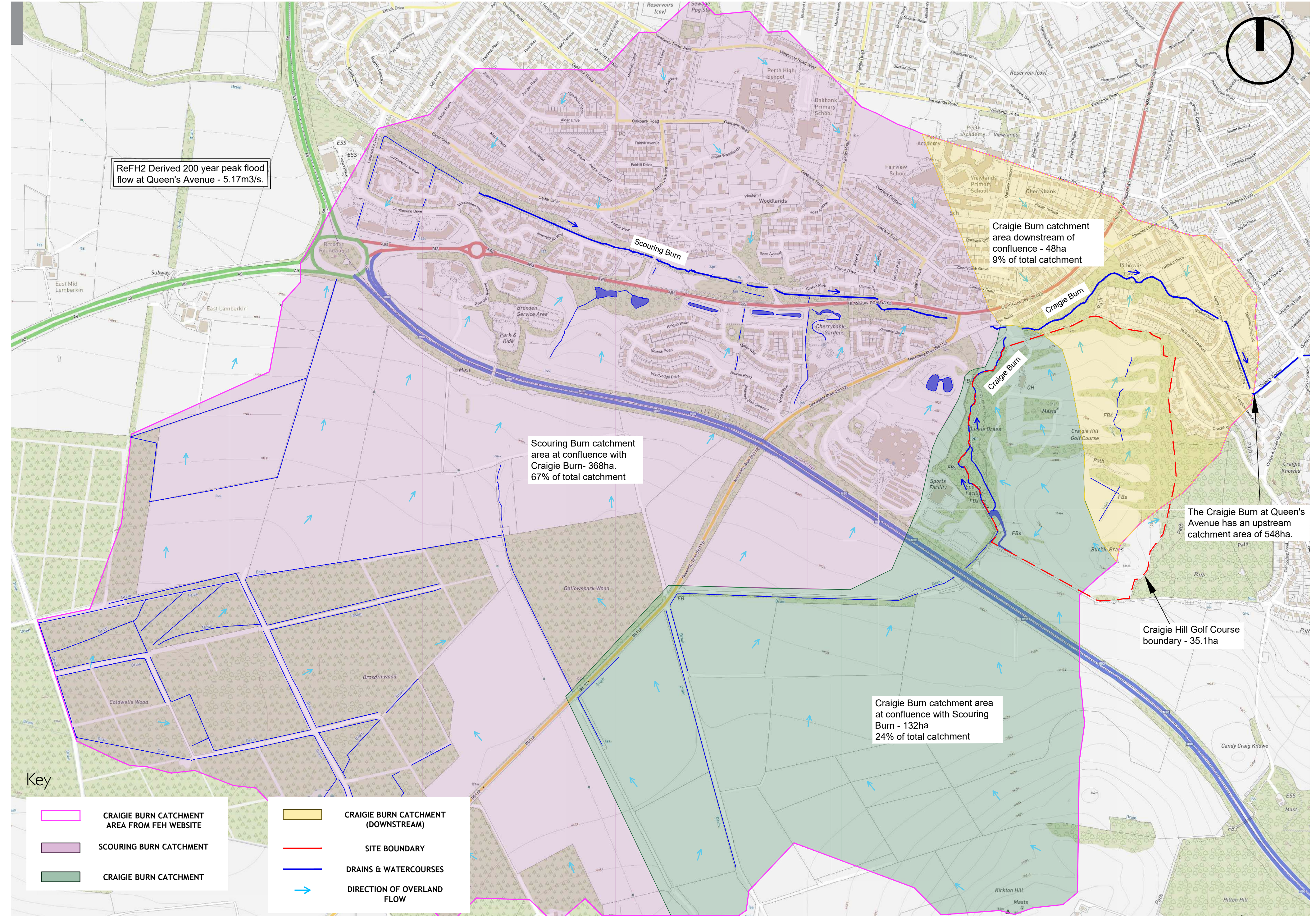
The Craigie Hill team have **Flooding and Drainage at the heart of its redevelopment proposals and will not hide from public perception.** The Club and its development partner Kilmac attended a Flood Forum in October 2022 and spoke openly about the redevelopment plans, where public perception believes that new development will contribute to the existing burn Network Flooding. This is not the case!

We are very serious about addressing this perception head on. We acknowledge the impacts of flooding and in this regard are formally engaging with not only statutory bodies, but local flood action groups to involve them directly in the sites design development and will undertake regular meetings and sharing of key information throughout the design process.

Yes, the development site falls within the Craigie Burn Watercourse catchment, however, the **development site occupies an elevated position** relative to the Craigie Burn at Low Road, sitting in excess of 7m higher than the watercourse.

In-line with National and Perth and Kinross Council guidance no development will take place within the Functional Floodplain of the Craigie Burn. This ensures that the development will not have a detrimental impact on the floodplains ability to store or convey flood flows and therefore will not increase flood risk to downstream properties.

If the site impacts on flooding, then in simple terms the governing bodies will not consent development. We are open to challenge and have at this early stage instructed design engineers to run calculations on catchment and flooding and we are **happy for any group outwith Perth and Kinross, SW and or SEPA to assess our findings.** This is **critically important to ensure that our findings are tested to clear potential objections to our proposals,** based on perception and wrong information on the impact of flooding through new development.



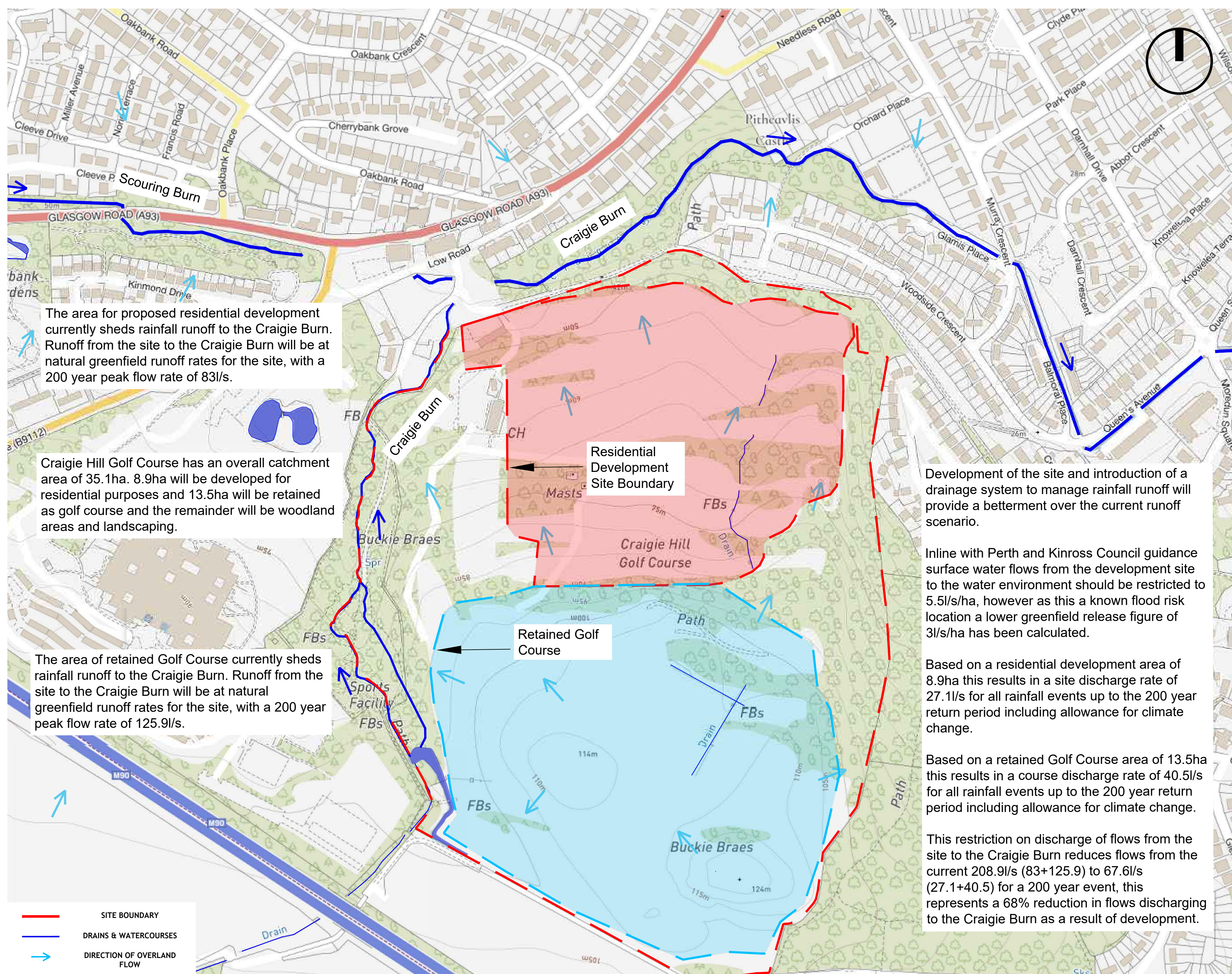
Catchment area plan



Golf course



Golf course



Overland flow plan

Pre-development position

- At present rainfall landing on the site currently drains to the Craigie Burn **uncontrolled** either via direct runoff or via drainage ditches within the golf course and rainfall runoff from the golf course currently contributes towards flooding in the Craigie Burn.
- Rainfall runoff from the site will currently be at the greenfield run-off rate.

Post Development outcome

- Development of the site and reconfiguration of the golf course provides an opportunity to control rainfall runoff from the site helping to reduce flood risk downstream.
- When calculated the reduction in runoff under the 200 year storm event represents a **68% reduction in discharge flow rate post development.**
- Flows in **excess of the discharge limits** will be stored on site within **SUDS detention ponds** and slowly released to the watercourse as the storm passes.
- The reduction in peak discharge from the site coupled with attenuation of rainfall runoff to the watercourse therefore has a positive impact on flood risk downstream of the site.
- In summary, a well-designed drainage system on this development will bring about positive impacts on the flood risk from this land due to greenfield run off.**

Event summary

Thank you for attending Craigie Hill Golf Club's first series of engagement events.

We welcome your thoughts on this proposed sports and community focused development. We look forward to continuing to engage with you in relation to the design of this proposed development to deliver this exciting opportunity for Perth.

If you wish to comment on the proposed development, there are feedback forms available.

PLEASE NOTE: Your feedback and comments on these proposals are to Craigie Hill Golf Club as the Applicant and not to Perth and Kinross Council.

Any comments you make at this stage are therefore not a formal representation to the future planning application. Such representations should be made directly to Perth and Kinross Council once the planning application has been submitted.

Please give us your feedback help us shape our future for our community - if you represent an organisation who needs new home or new facilities, please get in touch with our team below or use the QR code to visit the web:

Craigie Hill Golf Club
Email address: info@craigiehillsportsandcommunityhub.co.uk



'The direction of travel within the project, certainly aligns with our strategic vision for the game and we shall happily stay connected and support where we can as things progress.'

Karin Sharp, Chief Operating Officer, Scottish Golf



QR code



Indoor classes



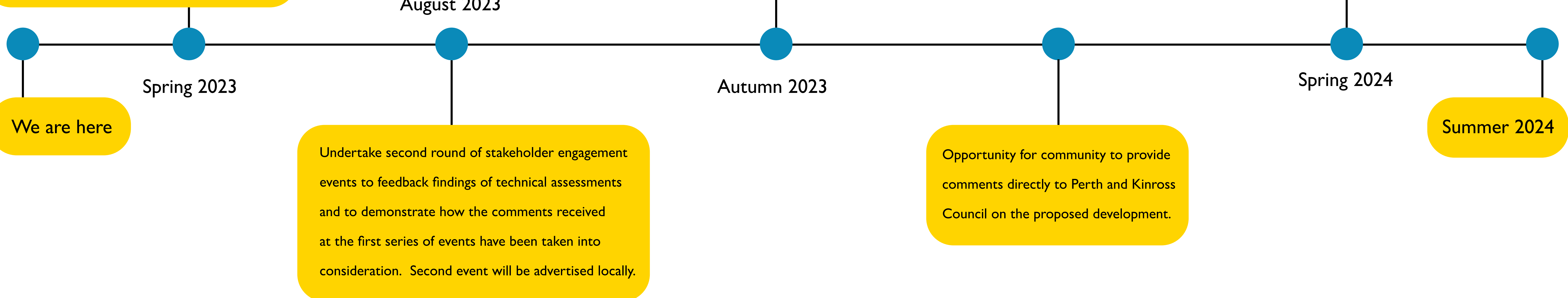
Bike trails (credit: Ian Potter)



Golf course (credit: Gary Baker)

Next Steps

Consider feedback received at these engagement events and continue ongoing stakeholder engagement. Progress design of development and technical assessments to take into consideration feedback received.



Golf



New bike trail



Padel tennis



Active travel routes



Indoor classes



Kids play



Play trails



Adventure play