



# Auchterarder Paths Network

## Path Improvement Feasibility Study



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# 1 INTRODUCTION

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This feasibility study was commissioned by the Auchterarder Community Sports Association (ACSA) to provide guidance on improving the core path network in and around the town of Auchterarder in the Strathearn area of Perth and Kinross.

This study was prepared during the spring and summer of 2015 by Andrew Barrie and Bid Strachan of the Perth and Kinross Countryside Trust.

## 1.1 Perth and Kinross Countryside Trust

The Perth and Kinross Countryside Trust (PKCT) is an independent charity working across the whole of Perth and Kinross to make the countryside accessible to everyone and encourage people to care for it; for the benefit of the countryside, the people who live there and the people who visit.

PKCT's work is grouped into four Flagship Projects which deliver environmental, social and economic benefits across large areas of Perth and Kinross. These Flagship Projects are: Perthshire Big Tree Country, The Cateran Trail, The Tay Landscape Partnership and Developing Community Path Networks. This study falls under the Developing Community Path Networks.

As part of PKCT's Developing Community Path Networks project, PKCT is able to provide up to five days of support to a maximum of three communities per year, funded from its own resources. PKCT provides this support free of charge to assist communities in developing their countryside access projects to the stage where they are able to apply for funding for their project.

If a community wishes PKCT to assist them in the delivery of their project, as a non-profit organisation, PKCT is able to provide this service on an 'at cost' basis. If this is a service the community wishes to use, PKCT staff can advise them on how this project management cost should be built into their funding applications.

## 1.2 Feasibility Study Background

ACSA approached Andrew Barrie of PKCT in the autumn of 2014 to discuss the local core path network and the possibility of doing some improvements to them. PKCT agreed to provide the ACSA with five days of support to develop this project.

The community of Auchterarder had previously raised funds to build a swimming pool in the town but this project could not be realised. The community has subsequently agreed that the funds already raised should be spent on community recreation projects that provide for the full range of age groups within the community. Andrew Barrie met with Jenny Haldane, Director of the Auchterarder Swimming Pool Fund to discuss the use of these funds on upgrading the community path network.

Following a positive response from Jenny Haldane, Andrew Barrie delivered a presentation to ACSA on the work of PKCT, the support PKCT are able to offer communities undertaking paths projects, and advice on the next steps, including options for further fund raising. Following this presentation, ACSA appointed PKCT to work with them to undertake a feasibility study to provide guidance on how their paths network could be improved.

In December 2014, two applications for grants were made. PKCT applied to Tactran for part funding for a feasibility study and ACSA applied to Perth & Kinross Council's Community Environment Challenge Fund (CECF) for the match funding. Both applications were successful. Bid Strachan of PKCT joined the team in February 2015 when the feasibility study commenced.

### **1.3 Feasibility Study Purpose**

The purpose of this study is to:

- Identify the existing paths in and around Auchterarder including identifying land owners wherever possible
- Assess the condition of existing paths and propose possible upgrades including any related planning issues
- Consult with key members of the community on which path works are a priority, how work might be phased and which proposals the community would like to see taken forward
- Provide initial Bills of Quantity to give indicative costs for possible upgrades
- Put forward proposals for interpretation and other forms of promotion
- Provide guidance on possible sources of funding for path works

Following review of the study, the community should be in a position to prioritise the path works and decide which paths to improve, and have the information required to seek the necessary funding.

### **1.4 Path naming convention used in this study**

Throughout this Feasibility Survey paths have been described using the name that appears on maps, their locally used name and, to avoid any confusion these names may cause, the path number they have been given in the Perth & Kinross Core Paths Plan (January 2012)

The Perth & Kinross Core Paths Plan (January 2012) is available in digital format from the Perth & Kinross Council website [www.pkc.gov.uk](http://www.pkc.gov.uk)

## 2 METHODOLOGY

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### 2.1 Consultations

In conducting this study, PKCT consulted with a number of stakeholders and statutory bodies to gather their views on what it is feasible to do and what the community would find desirable with regards to path improvements.

The stakeholders consulted and the means of consultation used are set out in the following section.

#### 2.1.1 Community Consultations

Two community consultations were held at the Aytoun Hall, Auchterarder, on 23<sup>rd</sup> February and 20<sup>th</sup> May 2015. At the initial event, the community were asked to outline which paths they used in and around the town, which paths they would like to see improved and in what ways they would like them improved.

At the later consultation event participants were shown the initial feasibility study findings and asked to revisit their original suggestions so a phased approach to the works could be proposed.

Multiple community organisations were also contacted for their input by email and posters were displayed in various locations around the town.

#### 2.1.2 Landowner Consultation

Investigations were carried out by PKCT to establish the relevant landowners whose property the paths crossed. This included PKC in the case of Common Good Land. These landowners were contacted in turn as the paths were surveyed and their input sought about the possibility of path improvements and/or access over their land.

#### 2.1.3 Perth and Kinross Council Consultation

There are a number of departments and teams within Perth and Kinross Council (PKC) with remits that cover path networks and path development. The various departments and teams consulted in the course of this feasibility study are detailed below.

##### *PKC Planning Team Consultations*

Three major housing developments are proposed for Auchterarder, with 800 houses proposed and up to £600,000 in developer contributions available for local causes; upon application to PKC who will manage the fund.

As the houses are sold, the contributions to the fund held by PKC will be made in 6 monthly tranches. At the time of writing, it is anticipated that these payments will begin in the autumn of 2015. The process of applying for these funds is yet to be confirmed.

PKCT met on several occasions with PKC planners to discuss the details of the three new developments and the impact on the core path network. Information about landownership adjacent to core paths was also investigated with the help of the planners, to assist in establishing the necessary facts for possible future works.

##### *PKC Estate Team Consultations*

PKCT met with PKC Estates Team to establish Common Good Land boundaries and related issues.

### ***PKC Grounds Maintenance Consultation***

PKCT have consulted with PKC Area Greenspace Team to identify the program of works carried out on paths in the Auchterarder area. Within the immediate town centre, and on most paths, this includes mowing grass twice yearly, cutting hedges once a year and spraying weeds on stoned areas twice yearly. This information will assist the newly formed paths group in knowing which paths to concentrate their efforts on.

### ***PKC Greenspace Policy Officer (Tree and Woodland)***

PKCT have consulted with the Tree and Woodland Officer about related issues beside the core path network.

## **2.2 Developer Consultation**

Following meetings with PKC planners, it was agreed that a direct meeting with the new developers (Robertsons at Townhead, Muir Homes at The Castleton and Stewart Milne Homes at Hunter's Meadow) would not be appropriate at this stage. There has been an exchange of emails with previous developers Bett Homes Scotland Limited and CALA Homes, regarding landownership above the Mill Lade path.

## **2.3 Bear Scotland Consultation**

PKCT were asked by Tactran to join a meeting called by Bear Scotland on 26<sup>th</sup> March 2015, where the community's request for the reinstatement of the temporary pedestrian crossing over the A9 between Auchterarder and Gleneagles Station, which had been put in place during the 2014 Ryder Cup, was discussed.

At the time of writing the report of this meeting had not yet been released by Bear Scotland but discussions at the meeting would indicate that a) the temporary crossing was not designed for long-term use and could not be left in place as this would have been unsafe, b) the cost of installing a permanent crossing that would be fully compliant with Disability Discrimination legislation would be substantial and there would also be a need to find sufficient space to create the ramped structure, c) given the relatively small numbers likely to use such a crossing, it was unlikely to be economically viable, d) it would be more prudent to ensure adequate provision of buses for every train arrival and departure, to maximise safety of the public.

There is an underpass at the south eastern end of Auchterarder that gives pedestrian and bike access to the southern side of the A9. Bid Strachan raised the question of a path from the underpass to the railway station on the southern side of the A9 with Bear Scotland and with the landowner. No obvious barriers were found to prevent a shared use path being created in this area.

However, the response from Bear Scotland in June 2015 was that, given the large distance between the underpass and the railway station, it is thought to be unlikely that such an improvement would reduce the number of pedestrians crossing the A9 in the vicinity of the old Gleneagles Station access to any significant degree. Consequently, the option was set aside for this particular study.

## **2.4 Site Surveys**

Multiple site surveys were carried out by Andrew Barrie and Bid Strachan to ascertain the condition of paths and estimate works and costs required in upgrading them. The majority of the paths were walked in full while some of the longer routes were visited at strategic points. Multiple photographic records of the paths and their condition were made during these site surveys.

An additional more detailed survey was undertaken by Andrew Barrie, Bid Strachan, Morag Watson (PKCT Trust Manager) and Brian Cargill (PKC Senior Engineer, Traffic Services) to focus on the routes that have potential to become dual use/cycle paths.



## 3 FINDINGS & RECOMMENDATIONS

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This survey and the recommendations it contains have been compiled using a synthesis of the results of the stakeholder consultations, the data gathered during the multiple site surveys and the professional opinions of PKCT staff.

### 3.1 Key findings

There are a large number of paths in and around the community of Auchterarder that are popular and well used.

Many of these paths would benefit from improvements, particularly to the path surface and associated drainage, to deal with muddy sections.

The path improvements identified have the potential to become a dauntingly large project. As the community is unlikely to have the capacity or funds to work on all the identified paths simultaneously, we recommend that work on the paths is divided into three phases.

- Phase 1 should focus on the paths central to the town.
- Phase 2 should focus on those paths where landownership is mostly known and those that are part of the Developer's work and for which there are planning requirements
- Phase 3 should focus on the paths that require substantial further negotiation and planning; particularly the railway path to Muthill.

These paths and the different Phases are shown in the map on Page 9.

### 3.2 Decisions on Design and Choice of Path Surface

Having undertaken this study PKCT concludes that connecting existing paths into a circular/loop path around the town of Auchterarder would likely deliver maximum benefit from a community path network; delivering both a functional route around the town and a route suited to leisure activity.

If this is an ambition the community would like to pursue, PKCT would recommend that a stoned surface should be considered on those paths that make up the 'loop', both north and south of the town. Such a surface would provide a robust, low maintenance route, suitable for multiple abilities including families with pushchairs and wheelchair users.

It is recommended by Sustrans Scotland that any dual use paths<sup>1</sup> be of a sealed surface, to ensure lasting success of the path. Therefore if the project is to have the best chance of receiving part-funding from Sustrans Scotland, a sealed surface of dual use specification is likely to be required.

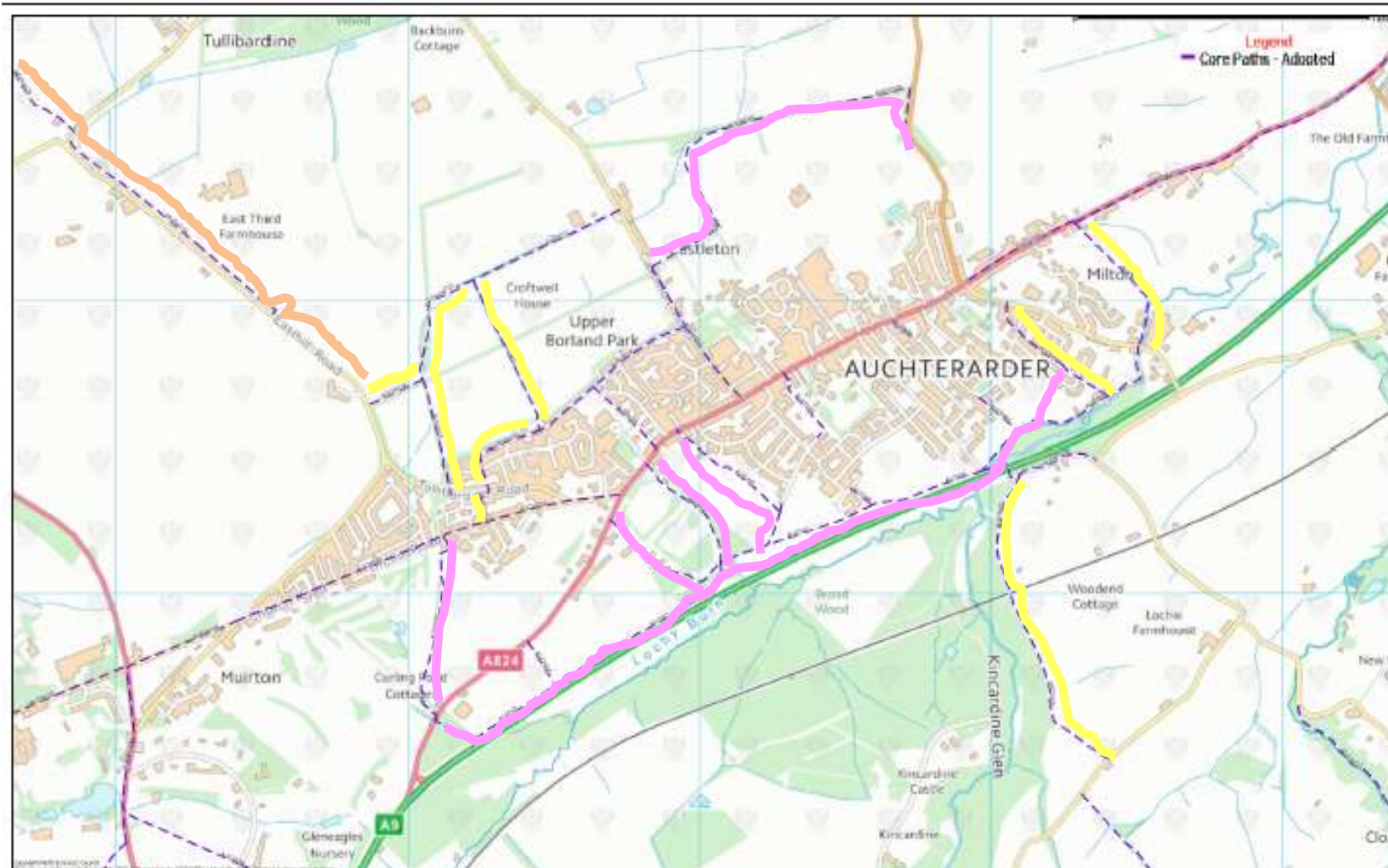
Compliance with Disability Discrimination Act (DDA) legislation is desirable but not always feasible in rural locations, without considerable cost. With new path building, where reasonably possible DDA compliance should be followed.

In general terms, it is wise to consider the state of the paths five years hence, and thus start out with a lasting intention, to maximise the return on the effort invested.

Details of path specifications can be found in Appendix II

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<sup>1</sup> A dual use path is one suitable for use by both pedestrians and cyclists. It has a surface suitable for bicycles and is wide enough to allow pedestrians and cyclists to pass each other safely.



- Key:
- Phase 1 Paths
  - Phase 2 Paths
  - Phase 3 Paths

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### **3.3 Recommendations**

To allow the community to implement the contents of this Feasibility Study, PKCT recommends the following steps.

#### **3.3.1 Creation of Working Group**

To facilitate further consultation with the community and to lay the foundations for the community to take forward their plans a request was made at the community consultation meetings for volunteers to join a smaller working group to provide an easier point of contact for further consultation and decision making.

The Perth and Kinross Council (PKC) Community Greenspace Team also sought to establish a volunteer paths group; primarily to deal with future maintenance of the path network; representatives from which were also invited to join the smaller working group.

We would recommend that these groups take responsibility for deciding, in consultation with the wider community, which of the recommendations in this study they wish to take forward and how they will do this.

#### **3.3.2 Obtaining Funding**

Depending on which proposals in this study the community chooses to take forward, the type of path surface chosen and the route by which the community chooses to manage their project, the work could cost anything from a few thousand to several hundred thousand pounds.

PKCT have worked with many community groups who have successfully undertaken large paths projects including one that took ten years and cost over £1 million. We would encourage the community to seek to deliver what they feel is best for their community and not feel they need to compromise what they feel is best simply because the figures involved seem dauntingly large.

With the new housing development generating Developer Contributions, the existing swimming pool fund and a nearby windfarm which generates a Community Benefit Fund, Auchterarder is much better placed than many similar communities to take forward an ambitious community paths project.

#### **3.3.3 Developer Contributions**

If all 800 proposed new homes are built in Auchterarder, the developers building these homes will pay a total Developer Contribution of £600,000 to PKC. This fund will be administered by PKC and must be spent on projects that enhance the community of Auchterarder. At the time of writing this report the application process by which community groups can apply for this money is still to be defined. The PKC Community Greenspace Team should be able to provide the community with further details of this fund as they become available as it is likely to be a good source of funding for path work.

#### **3.3.4 Wind Farm Community Benefit Fund**

The Green Knowes wind farm, owned by ScottishPower Renewables, generates a Community Benefit Fund of over £12,000 per year. This fund is administered by the Auchterarder and District Community Council (Chairman Ewan Mackintosh). Many communities have used windfarm Community Benefit Funds to support their paths projects and this may be a good source of funding for path work.

### **3.3.5 Auchterarder Swimming Pool Fund**

Managed by Jenny Haldane and Mrs McNeil. It is understood that appropriate projects for this fund would be those that provide community recreation for the full range of age groups, the core path improvement project being an appropriate match. Once an estimate of the overall cost of path works has been produced, the fund administrators should be approached to establish how much money can be applied for.

### **3.3.6 Sustrans Scotland**

Sustrans Scotland works closely with communities, the Scottish Government, local authorities and other partners to ensure that the people of Scotland have access to a network of safe walking and cycling routes, making Scotland a healthy, happy place to live, work and play, and a sustainable and beautiful tourist destination. Funding is available from Sustrans Scotland, through local authorities, to support the creating of safe walking and cycling routes. PKCT could apply to Sustrans Scotland, via PKC, Senior Engineer, Brian Cargill, Traffic & Network Team, on behalf of the community.

### **3.3.7 Auchterarder Common Good Fund**

Auchterarder Common Good Fund (Administrator: Dave Howie, Community Economic Development Advisor, PKC). The primary source of this fund comes from PKC land and property holdings.

### **3.3.8 Other Funding Opportunities**

SCVO (Scottish Council of Voluntary Organisations) maintain a database of funding opportunities in Scotland called Funding Scotland. With over 900 funds listed, this facility could be used to identify multiple funds for application.

### **3.3.9 Other Checks/Permits**

The timing for other checks including Planning Investigations/Permits, plus Archaeological, SEPA & SNH surveys can vary and can take up to 3-6 months. It would therefore be recommended that these be carried out as soon as the chosen paths in each phase of works are identified.

### **3.3.10 Utilities and Services Consultation**

Once path works are identified and ready to be put out to tender, the necessary Service checks will need to be requested by the appointed contractor.

## Section 2

### Path Condition Summaries



This section of the report gives a short summary of each path.

Full details of these paths are contained in the Bills of Quantity in Appendix I

## 4 PATHS RECOMMENDED FOR PHASE 1

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### 4.1 Johnny Mathies Path - AUCH/10

A valuable link path south of Auchterarder and towards the Ochil hills. Almost immediately on the path, users are 'out in the open', with spectacular views all around, including glimpses into the oak and ash woodland, designated a SSSI for the local rarity of the habitat.

Sections of this path received improvements 6 years ago and these sections have stood up well to use by horses, cyclists and walkers. Those sections not improved in recent times are clearly in need of major work.

**Proposed Improvements:** to retain the rural quality of the route, but to achieve the necessary upgrade that will last for between 5 to 10 years, it is not recommended that this path be given a sealed surface. Instead the improvements are to include woodland side hedge removal, ditches created or cleared and drainage fitted. Fabric layer to be placed on low laying sections of path, and locally sourced material added with a camber or side camber, to assist with water run-off. Recently improved sections of the path to be scraped of encroaching vegetation, re-dusted, and the ditches cleared. See full Bill of Quantity in Appendix I for details.

There are four landowners involved. At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly.

### 4.2 Black Road Path -AUCH/11

A narrow, sunken route between the gardens of adjoining houses, and a useful link to the Lade Path.

**Proposed Improvements:**

In the top section of the path, once off the road to the houses, width is restricted, however the route would benefit from a scrape to remove build-up of debris, and cutting back of overhanging trees/shrubs, with landowner agreement. Half way down the route, there are steps up to a higher path which joins Abbey Road, beside Ruthvenvale Terrace, and a valuable improvement would be to replace the steps with a ramp, and for chicanes to be added to both sides of the path to slow cyclists down, if the link path from Mill Lade is created. Landownership is still to be clarified.

At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly.

See full Bill of Quantity in Appendix I for details.

### 4.3 Oak Walk Path - AUCH/15

This path is a valuable link from the residential area, heading north and east to join Castleton Road; and in the future, close to the link with the new sports complex above Castleton. It is also a popular link in a circuit joining The Avenue path, back to the residential area. The southern end of AUCH/15, the Oak Walk, is a short woodland route, mainly low level, very close to the residential area, and enhanced by the three burn crossings, which add attractive bends in the path line and the sculptures, which appeal to all age groups. Two landowners are involved, their boundary being roughly in line with AUCH/156.

#### **Proposed Improvements:**

At the community consultation in February, it was highlighted by some, that to alter this route other than by the addition of easier access gates would be a shame. One option therefore would be to simply replace the existing kissing gate and stile with self-closing gates, and to add a new gate near the boundary with AUCH/156, and to do nothing more.

Another option involving slightly more intervention would include:

- Replacing the existing kissing gate and stile with self-closing gates plus a new gate near the boundary with AUCH/156, as per landowner request.
- Carrying out up to 6, 10-20 metres sections of path improvement and drainage, where the path remains very muddy;
- Landscaping the sloped section for easier access
- Improving the link to path AUCH/156. This would involve some drainage work, removal of the tumbled wall and fence line and a safer burn crossing.
- Landscaping the ends of the three bridges to level the ground.
- Widening and improving the wet and narrow path in the middle section beside the pond, parallel to the bungalow and the wooden fencing.

Or, alternatively, if the whole section was to be fully accessible for wheelchairs and buggies, the whole of the southern section up to the stoned road beside the bungalow, could be upgraded, with a scrape to form a path tray and infilled with Type One and dust, plus the options as above. The stoned track which continues onto Castleton Road would not be recommended for any improvement.

At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly. See full Bill of Quantity in Appendix I for details.

### 4.4 The Avenue Path - AUCH/32

This provides a route north to AUCH/15 from the residential area, and one which provides a popular link in the circuit. Starting from AUCH/14, a stoned vehicular track, a makeshift gate marks the entrance to the path, a narrow gap between the fence lines of two gardens. Once on the field edge, the path is uneven, and bordered by a ditch, half way along the distance, and then enters a wooden area at a stile. The second section is wet for most of the distance, obstructed with trees in places and ends with a self-closing gate where the path joins the stone track of AUCH/15. The background

to the tree planting is yet to be established but is thought to be a PKC initiative. There are two landowners, north and south of the stile, plus a developer and tenant farmer on AUCH/54 & AUCH/14.

#### **Proposed Improvements:**

Decision to be sought as to whether a gate is needed at the start of the path, and if so a new self-closing, easy access gate fitted. The narrow width of the first 10 metres of the path is unlikely to be able to be widened due to the close proximity of the adjoining gardens, however this could be established.

Due to the popularity of this path and its connection to The Oak Walk, it would be recommended that the surface be upgraded with a path tray and infill with Type One and dust, throughout. The stile is to be replaced with a self-closing, easy access gate, if the landowner feels that a gap would not be desirable at this point. Once into the wooded section, the wet areas to be improved with drainage and a cambered path, trees removed where they obstruct the line of the path. Tree guards are to be removed on large trees no longer at risk of deer damage.

At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly on the northern section of the path down to the stile only.

Additionally, the two connecting paths through the estate, AUCH/54 and the southern end of AUCH/14, would benefit from a scrape and re-dust. Major potholes on AUCH/14, west of the connection with AUCH/32 to be considered, if this path is to be upgraded for wheelchair use, then the potholes would need to be infilled. At present, PKC manage the practical path maintenance (mowing) on part of AUCH/14. See full Bill of Quantity in Appendix I for details.

### **4.5 Common Loan Path - AUCH/56**

A delightful route, with a historic feel, as one side of the path still has the old dyke and hedge line, and the pastures on either side are linked with field gates. The views from the top end of Common Loan path across to the Ochils are superb. Due to the steep nature of the path at the bottom stepped section, this path does not immediately lend itself to a horse rider's route and the landowner confirms this has always been the case.

#### **Proposed Improvements:**

The 1.8 to 2.5 metre wide path has narrowed with build-up of soil and vegetation. Also, as the field side fence is positioned on top of a tumbled wall in parts, there is a grassy raised bank which slows the movement of water from the path. There are several muddy areas where the water is collecting.

Work on the bottom of this path to add a long timber step line was carried out about 4 years ago and requires a little surface topping and the ditch clearing, but otherwise this section is in good condition.

Options would include simply scraping the excess material and cutting up to 8 offlets into the field side raised banking, and topping up the staircase. Alternatively, a scrape to remove the excess material and the creation of a path tray with Type One and dust infill, cambered and with a ditch (where possible), plus up to 8 offlets/pipes, draining into the field would be recommended.



Feedback from the community is that the newly installed steps are not easy to use for some. It would therefore be an option to remove the staircase and use up to five metres wide of the adjoining wasteland to create a landscaped zigzag ramp, for ease of access.

Ideally up to two resting areas in the old dyke/hedge line would enable others to sit and enjoy the view. Two landowners are involved on or adjacent to this path.

At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly. See full Bill of Quantity in Appendix I for details.

#### **4.6 Unnamed path connecting to Oak Walk Path - AUCH/156**

This short link from Easthill Road into the path network, could additionally provide a useful section in the route to Muthill on the old railway line, if that improvement takes place. Ownership is yet to be established, as is the background to the tree planting, although it is thought to have been a PKC initiative. In its current state, the wall/burn crossing is in a dangerous state and not of easy access.

##### **Proposed Improvements:**

From Easthill Road, the ramp down onto the path could be improved with landscaping. Selective trees to be removed, for the width between the base of the trunks is as little as 1 metre in places and the branches are touching in places. Selective removal will enable free access along the path but also for the benefit of the trees overall, for they are closely planted. Tree guards are to be removed on large trees no longer at risk of deer damage. A path tray could be created to a width of 1.5 metres wide and infilled with Type One and dust. As the path joins the Oak Walk, at a tumbled wall line and single wire in the fence, the wall and fence to be moved aside and either a self-closing gate to be installed or the gap cleared and an easier access made over the boundary/burn crossing. The fence to be reinstated either side of the gap, if required. Landownership is with a Developer. PKC do not maintain this path. See full Bill of Quantity in Appendix I for details.

## 5 PATHS RECOMMENDED FOR PHASE 2

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### 5.1 Provost's Walk Path and Jubilee Path - AUCH/2, and, AUCH/1

This west – east link path, running parallel to the A9, passes by a variety of interesting features. Starting in woodland in the west, and adjacent to a housing development (previously Upper Strathearn Combination Poorhouse), the route adjoins Common Good Land, leased on an annual basis for livestock. The path then passes a link path to the cemetery and through further woodland, and an area that will form the new housing development of Townhead. Provost's Walk becomes Jubilee Path at this point and there will be slight changes in the line of the path here as the development progresses. The path continues on, beside a parking area, towards the fish ladder and the mill lade, then Ruthven water and joining Abbey Road.

Sections of these paths have received improvements in recent years, however these sections have suffered badly in places from water run-off and all sections would now benefit from improvement.

PKC Flooding Department were contacted about the severe drainage issue at the western end and during mid-July 2015 contractors were appointed to clear out the drain. Water is now flowing freely from the pipe that runs underneath the road into Auchterarder. Dr Emily McMillan, PKC Flooding Technician advises that this watercourse has also been added to the Council's list for inspection every 6 months which will hopefully help to prevent future blockages.

Landownership is with PKC and with the Common Good Committee. At present, PKC manage the practical path maintenance which includes mowing grass twice yearly, cutting hedgerows once a year and spraying weeds on stoned areas twice yearly.

**Proposed Improvements:** primarily due to the linear nature of this path, low elevations and significant distance, running the length of the town from west to east, these paths would be ideal for transferral to a multi-use, sealed surface throughout. Such a surface should secure the quality of the path surface for up to 10 years, with minimal maintenance, other than vegetation encroachment and tree canopy work. Of considerable cost, it would be recommended that part funding be applied for to Sustrans Scotland, and initial surveying with PKC's Sustrans Scotland liaison Brian Cargill has proved positive. As a multi-use path, there would need to be a significant alteration at the western end with a ramp type structure and chicanes, plus further chicanes where there is risk of the cyclists coming into contact with vehicles; at the parking area on Ruthven road end, and where the path joins Abbey road.

A preferred deviation to the eastern side of the route, still to be further investigated, once landownership contact is established is a higher link from beside the mill lade, near the bottom of AUCH/60. This link would join an existing but as yet unused path in the CALA Homes housing development, crossing Black Road path and joining Abbey road. Cyclists could head left to Auchterarder or right to reach additional roads south or east. There are seven adjoining or direct landowners.

A further link to a proposed future employment site above the sewage works could be another option for the continuation of the sealed surface for cyclists. Landowners have been identified with the help of PKC's planners and will be contacted in due course.

A site survey meeting between Brian Cargill, Bid Strachan and Lucy Clarke, Community Links Project Officer of Sustrans Scotland is proposed for October 2015 to gauge their support for this project and the results will be fed back to the community Paths Working Group. It is recommended that a firm of Transport Planning & Engineering Consultants be appointed to carry out a survey and draft design

of the path upgrade if Sustrans Scotland are supportive. Funding can be applied for from a variety of organisations for this additional pre-project work.

It is recommended that this path project commences in Phase Two, due to the timescales of the funding process, if Sustrans Scotland is used; and because there are several paths linking to it, from Townhead, the major housing development, which is still underway.

The cost to upgrade the earthen/grass or stoned surfaces to a sealed surface throughout, 2 metres wide, would be in the region of £100 per metre. It would be advisable to choose a 2-3 metre width if funding permits. A Type One and dust surface the cost could be estimated at £50 per metre.

## **5.2 Bogie Braes and Quarry Road Paths - AUCH/3 & 4**

These provide two good links south from A824 to the Provost's Walk and Jubilee path, either side of the park. There are significant elevations to resolve in terms of probable route alterations, due to Townhead housing development in this area and the link to the core path network. Landownership is with the developer and another.

### **Proposed Improvements:**

TBC, as the housing development continues. See Recommendation.

### **Recommendation:**

Sight of the Developer's solutions to the major water runoff onto Provost and Jubilee paths would be recommended in this early stage of the Townhead development.

## **5.3 Unnamed paths - AUCH/160 to AUCH/153**

These are both asserted core paths, however AUCH/160 has currently nothing to see on the ground. The path is outlined in plans by the three Developers (Muir Homes Limited, Stewart Milne Limited and Robertson Homes Limited) to be upgraded on a proportional basis. The initial plans are for the standard path design, as per PKC designs, of Type One and dust, however, in light of the additional plans for the sports complex off Castleton Road, also funded by the Developers as the house sales progress, it might be advisable to consult with the developers about the consideration here of a sealed surface/cycling route. In addition, the eastern end of AUCH/160 would require a creative design, utilising the field beside the new development at The Castleton, and linking to Hunter Street.

### **Proposed Improvements:**

TBA.

## 6 PATHS RECOMMENDED FOR PHASE 2/3

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The list of path below are ones that have not been surveyed as they are affected by the new housing developments, are awaiting Developer/PKC Planning negotiation or are likely to change in response to the housing developments or the upgrade to the section of the Provost and Jubilee paths beside the A9.

As these paths are likely to change, we would recommend that the community continues to monitor what is happening with these paths. Once the way forward for these paths has become clearer, the community will be in a position to decide which phase of works they wish to add these paths to.

AUCH/35 - Auchterarder Golf course

AUCH/39 - and the wider debate about a bridge over A9

AUCH/155 - Footway path

AUCH/160 – Above The Castleton development.

A safe cycle route to school, from various locations including Glen Orchil estate. Utilising AUCH/14 and AUCH/160

## 7 PATHS RECOMMENDED FOR PHASE 3

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### 7.1 Auchterarder to Muthill link

Overall, the line of the old railway line, with links at the Auchterarder end which are a combination of a route along the U20 and core paths, at Machany, along the C458 and at Caerlaverock, joining the C457 for a short distance and then taking other core paths into the south of Muthill, or following the C457 all the way into Muthill. The surface is a mixture of earthen or grass paths, uneven or wet in places, tarmac, and stone, with overhanging trees and several gates. Ownership and maintenance is to be clarified. Potentially this is a superb route, with fine views and peaceful rural surroundings for the majority of its length.

#### **Proposed Improvements:**

This major route is still to be further investigated and some landowner negotiations are yet to take place. The working group, once formed will need to decide on the future plans for this route. Whether the route could be recommended as a cycle path or simply one for walking/horse riding, is yet to be confirmed. Whether all of the gates are necessary along all sections of the route should also be decided, with agreement of the landowners. It is therefore suggested that this becomes a Phase 3 project.

The cost to upgrade the earthen/grass or stoned surfaces to a sealed surface throughout, 2 metres wide, would be in the region of £100 per metre. For a Type One and dust surface the cost could be estimated at £50 per metre.

**Part 1.** Initial findings would recommend a route utilising The Oak Walk (AUCH/15), linking to AUCH/156 at East Hill and the creation of a new path along the field edge adjacent to Easthill Road to a total of 500 metres/0.3 mile. Landowner agreement would be required and the gas installation, just before the start of the railway path (MUTH/124) would necessitate either a short road side section or another field edge path around the side of the gas plant.

**Part 2.** Once on the railway path (MUTH/124), the surface is uneven but dry and is mown by Mr Dalglish of East Third Farm. The gates could be improved so that horse riders or cyclists could open them more easily. The end of the railway section at the Tullibardine junction could benefit from a more gradual ramp for cyclists and horse riders. The gate here would need to be brought in from the road edge for safety.

**Part 3.** The next section has no way marker from the road side. The surface is part stoned with a mixture of aggregate and recycled material. There are a number of gates to be improved (if found necessary to retain) for easier access by all users and some wet muddy sections that require drainage. Tree work is needed along the whole section.

**Part 4.** Beneath Farnton Farm, the route deviates onto the farm track, joins the C458, for a short section and turns onto the unclassified road U16, between Mechany and Drumness Farm. The landowner at Drumness Farm has been consulted and together with the known result of the recent core path planning process, that of an objection to the old railway line through Mechany being included, it would be recommended that the farm track and C458 deviation is the route to follow on this section. Road signs at relevant locations to warn of the presence of path users (now on the road verge in this section) might be beneficial. The distance of this link is 0.8km, 0.5 mile.

**Part 5.** The view of the old railway line from Drumness as it gently bends to the left is beautiful. This section to Caerlaverock includes a substantial bridge crossing over the Mechany Water which would require a surveyor's report and likely planning permission if the path were to be upgraded, but looks to be in good condition. The route is grass throughout, wet in places but with no gates. The final section, between houses, with a fence on either side, is narrow and where the path joins the C457, the ramp is in poor condition.

**Part 6.** Caerlaverock to Muthill: Still to be surveyed, however there are three options: 1) It would be possible to follow the C457 into Muthill (distance 2.6km/1.6 mile) along a relatively quiet road, of two car width, although, little verge due to the ditch in places. 2) Alternatively, the core path network can be re-joined after 0.7km/0.4 mile on the C457, via a left turn towards Culdees, then taking the riverside path for 1.4km/0.9 mile until joining A822 towards Bishop's Bridge. After a short 0.3km/0.2 mile section of road walking, the core path continues into Muthill for a further 2 km/1.2 mile. Or, 3) the line of the old railway line could be continued along, North West of Caerlaverock and into Muthill.

## 8 OTHER PATHS

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These are paths that lead out from Auchterarder and into the surrounding countryside. The community consultations did not give a clear indication of the priority the community places on these paths and therefore it is difficult to make a recommendation regarding when they should be addressed.

We would recommend that the community group taking forward the findings of this study give further consideration to these paths and reach their own conclusions regarding the priority they should be given.

AUCH/55 - Ochils and Cadgers Yett path, drainage needed

AUCH/106 - Aberuthven to the Broom of Dalreoch via Drumtogle and dogs running free.

AUCH/146 – Easier access to the railway station?

AUCH/130 & 165 - Circular riverside (path is ploughed up and difficult to find) and footway paths

DNNG/120 – More space for parking

BLFD/1 – Self closing gate instead of stile required

BLFD/5 – More space for parking and clearer signs required

## 9 SUMMARY TABLE OF PATH WORKS FOR PHASES 1-3

NOTE: prices are estimated “on the side of caution”. Quotes should be sought before applying for funding.

AUCHTERARDER CORE PATHS IMPROVEMENT PROJECT - SUMMARY					
PATH CODE OR NAME	SUGGESTED TIMESCALE/ PHASE NUMBER	DISTANCE	PRICE	SURFACE	SUGGESTED SOURCES OF FUNDING
AUCH/10 Johnny Mathies	1	1130 metres/0.7 mile	£39,550 at £35 per metre	Type 1 & Dust	Swimming Pool Fund +/- Others
AUCH/11 Black Road	1	300 metres/0.2 mile (top half)	£3,000 at £10 per metre (scraped only) £4,500 at £15 per metre (surfaced)	Type 1 & Dust	Developers Community Fund (PKC administered)
AUCH/15 Oak Path	1	820 metres/0.5 mile	£24,600 at £30 per metre	Type 1 & Dust	Tactran + Others
AUCH/32 The Avenue	1	560 metres/0.35 mile	£19,600 at £35 per metre	Type 1 & Dust	Tactran + Others
AUCH/56 Common Loan Path	1	360 metres/0.2 miles	£9,000 at £25 per metre		Windfarm + Others
AUCH/156 (Joins Oak Path	1	210 metre/0.13 mile	£6,300 at £30 per metre	Type 1 & Dust	Tactran + Others

Cycle Path					
AUCH/1 Provost's Walk	2		£100 per metre	Sealed	Sustrans Scotland + Swimming Pool Fund? + Others
AUCH/2 Jubilee Path	2		£100 per metre	Sealed	Sustrans Scotland + Swimming Pool Fund? + Others
AUCH/Proposed new link from Mill lade to Black Road path	2		£100 per metre	Sealed	Sustrans Scotland + Swimming Pool Fund? + Others
Estimated Total of Sealed Surfacing		2160 metres plus "features": ramp, gates, chicanes, drainage	£233,460		

Railway Link Path					
Possible new link from AUCH/156 to MUTH/124 (behind the gas plant)	3	560 metres/0.35 mile			
Or: possible new link from AUCH/156 to front of gas plant, 40 metres from start of AUCH/124	3	420 metres/0.26 mile			
MUTH/124 Railway Path to Tullibardine junction	3	900 metres/0.5 mile			
MUTH/129 Tullibardine to Farmton	3	2420 metre/1.5 mile			
MUTH/126 Drumness to Caerlaverock	3	1200 metres/0.75 mile			



# Section 3

## Appendices



# 10 APPENDIX I - BILLS OF QUANTITY & MAPS

## 10.1 BILL OF QUANTITIES - Johnny Mathie's - AUCH/10

Note: Landowner Identification: Kincardine Castle, Foswell House, Wester Bankhead and Braewell.

Written Landowner Agreements: Outstanding, Access agreements: Outstanding.

Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA

Location Point	Proposed Works	Measure /Unit	Rate £	Total Cost
	Site preparation, security and welfare facilities.	sum		534.00
A-E	Warning notices to be erected as required	sum		
A-B	Where necessary, clear the ditch or create new one, minimum 40 cm deep.	430 m	3.00	1,290.00
A-B	Where necessary, scrape and re dust with As Dug (sand and gravel). Remove arisings to agreed location.	430 m	12.00	5,160.00
B-C	Remove hedge on woodland side to make space to accommodate ditch (on field side). Chip material and leave on site. Roots and other arisings to be left on site with agreement. Path width 1.8 metres.	Up to 370m.	5.00	1,850.00
B-C	Create ditch on field side.	Up to 370 m, min 40 cm deep ditch	3.00	1,110.00
	Fit Geotextile.  Use as much of material as possible to raise level of path, reform with side camber to ditch. Remove any remainder to agreed location.		30.00	11,100.00
B-C	Create necessary drainage, if possible direct run off into woodland, by agreement	Up to 8, 8" plastic twin wall pipes	140.00	1,120.00
B-C	Add As Dug (sand and gravel) material to path surface	370 m, Up to 20cm depth.	30.00	11,100.00

<b>C-D</b>	Create ditch on woodland side and remove arisings to agreed location.	Up to 20m, minimum 40 cm deep	3.00	60.00
	Scrape and re dust with As Dug (sand and gravel).		30.00	600.00
<b>D-E</b>	Clear ditch and remove arisings to agreed location.	Up to 50m	3.00	150.00
	Scrape and re dust with As Dug (sand and gravel).	Up to 50m	30.00	1,500.00
<b>D-E</b>	Remove hedge on woodland side to path width of 1.8 metre. Chip material and leave on site with agreement.	Up to 50m.	5.00	250.00
<b>E-F</b>	Clear ditch and remove arisings to agreed location.	Up to 70m	3.00	210.00
	Scrape and re dust with As Dug (sand and gravel), remove arisings to agreed location.	Up to 70m	30.00	2,100.00
<b>F-G</b>	Scrape and re dust with As Dug (sand and gravel). Remove arisings to agreed location.	Up to 180 m	30.00	5,400.00
<b>Sub Total ex VAT</b>				43,534.00
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>				
<b>VAT @ 20%</b>				
<b>Total Quotation Cost:</b>				

The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.

Location Map: Johnny Mathie's Road – core path AUCH/10





Overgrown path surface and narrow width is evident.

Required path improvements will necessitate the removal of the wood side hedge for much of its distance from locations B to C and D to E to give path width minimum 2 metres.



B



B-C





B – C

**Propose:** Top side (field side) ditch with pipes draining to woodland, plus geotextile with As Dug material to raise the depth. There is the option to replant a new hedge, on wood side, 1.5 metres away from path edge.





F



G



## 10.2 BILL OF QUANTITIES - Black Road - AUCH/11

Note: Landowner Identification – northern section, unknown at present, southern section, CALA Homes Ltd, Falkirk. Written Landowner agreements: Outstanding, Access agreements: Outstanding.

Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost £
	Site preparation, security and welfare facilities.	sum		534.00
A-E	Warning notices to be erected as required	sum		
<b>CALA Homes Ltd to complete maintenance from A1-A3?</b>				
A1-A3	Scrape and Re dust and leave arisings in agreed locations. Ensure metal drain cover is level with path surface. Path width 1.8 m and dust depth 25 mm.	Up to 150 metres	3.00	450.00
<b>Option: Path to Left at A3</b>	See Recommendations			
<b>Option: Steps and Path to Right at B</b>	See Recommendations			
<b>B to C: Option 1</b>	Scrape and remove the garden waste & build-up of debris to the agreed location. Trim back overhanging hedge/branches with agreement of landowners. Drainage?	Up to 200 metres	5.00	1,000.00
<b>B to C: Option 2</b>	Remove the garden waste to the agreed location and scrape the path surface.	Up to 200 metres	5.00	1,000.00
	Add type 1 & dust and reform to create camber. Path width 1.8 m and dust depth 25 mm	200 m	30.00	6,000.00
	Trim back overhanging branches with agreement of landowners. Drainage?	200 m	1	200.00
<b>D</b>	Scrape to tarmac layer and remove loose material. Drainage?	2 metres		50.00
<b>Sub Total ex VAT</b>				2,034.00
		OR		8,234.00

<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>	
<b>VAT @ 20%</b>	
<b>Total Quotation Cost:</b>	

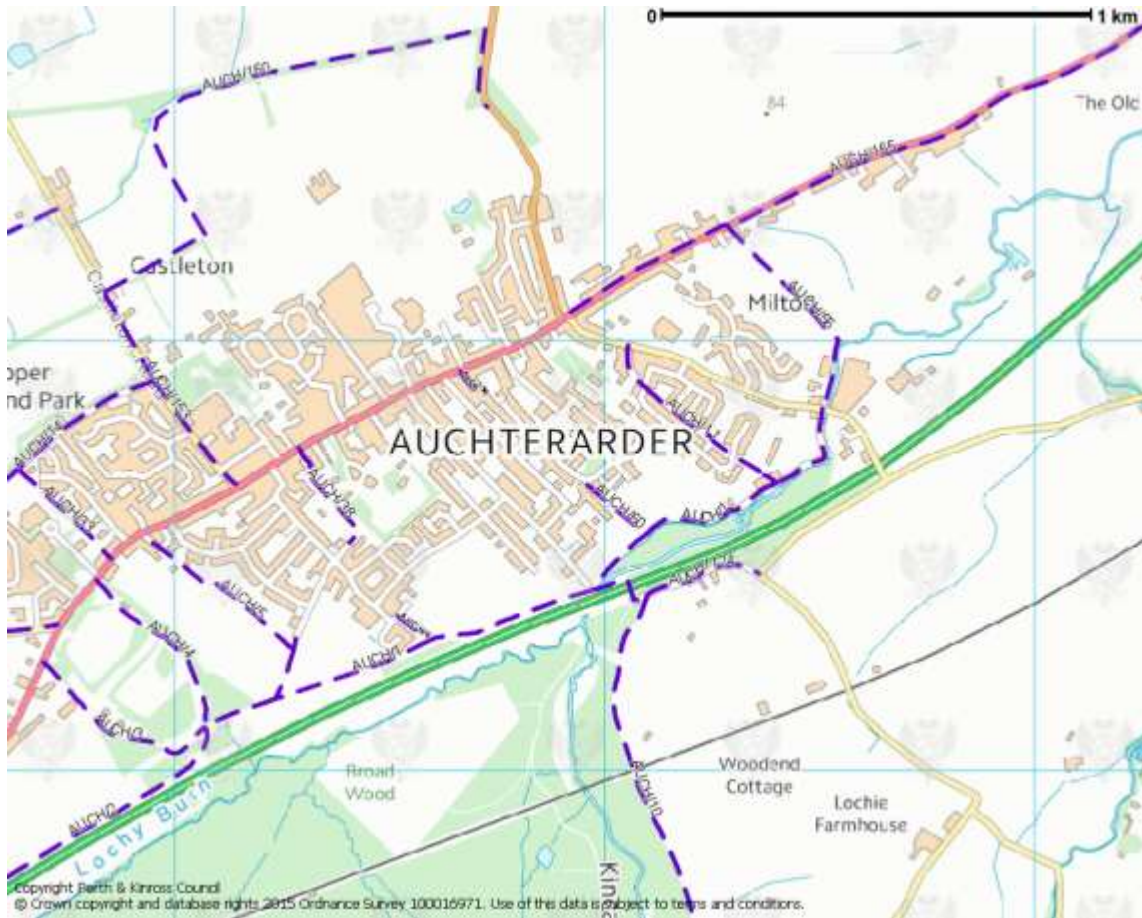
**The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.**

**Recommendation:**

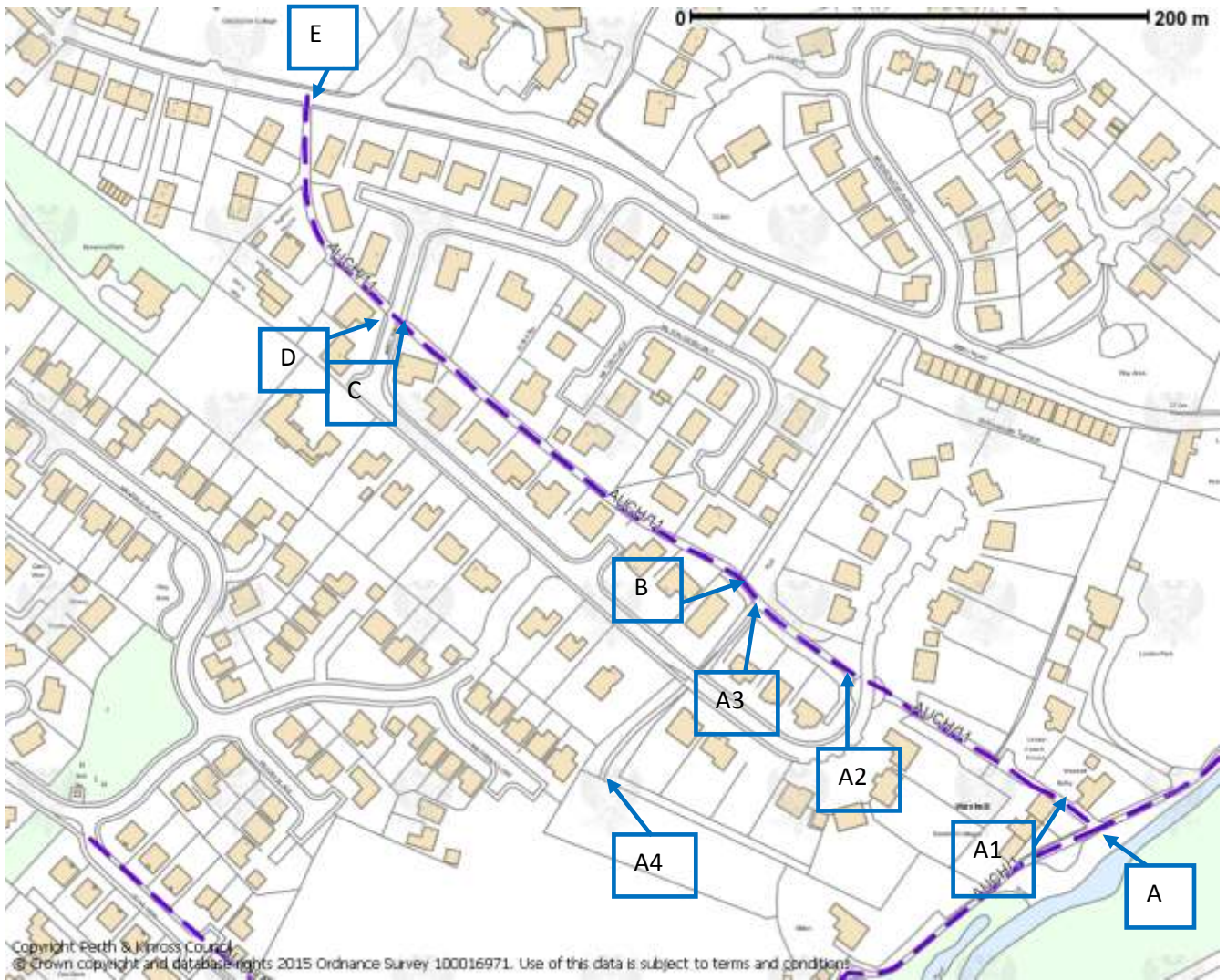
With respect to suggested path improvements to AUCH/1, Lade path, the path to the left at C3 and to the right at B, could become part of a sealed surface linking Abbey Road to the Provost Path and ultimately the A824. The steps at B would be replaced with a ramp and chicanes and the path at C3, which is already formed up to the fence at A4, would be continued across the field and link to the lade path with a suitably DDA (Disability Discrimination Act 1995) compliant zigzag ramp.

The Black Road path, AUCH/11, has limited width and thus does not lend itself to a sealed surface.

**Location Map: Black Road – core path AUCH/11**



Location Map: Black Road – core path AUCH/11





**AUCH/11 The Black Road,** provides a link from Abbey Road to the Lade path, and passes between the gardens of adjoining houses. The width is thus restricted and the path does not lend itself to being sealed with the resulting cost that would incur. The incline in the middle section is also too steep for DDA compliance.



Currently a sealed or an aggregate path from A to A3, and then stone, turf and mud surface, with much debris and some overhanging shrubs/trees towards the top section.





A4



B











C



D

### 10.3 BILL OF QUANTITIES - Oak Walk - AUCH/15

*Note: Landowner Identification: Lower Borland Park and McCash & Hunter, the executors of Mr Miller Deceased, Gallowhill Place. Written Landowner Agreements: Outstanding, Access agreements: Outstanding.*

*Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA*

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost
	Site preparation, security and welfare facilities.	sum		534.00
<b>A-K</b>	Warning notices to be erected as required	sum		
<b>Option One:</b>				
<b>A</b>	Fit fingerpost with inserts as per PKC specification	1		60.00
<b>A-L</b>	Scrape to create path tray, use arisings to raise surface and infill with Type 1 & dust, as per PKC Cambered path specification, 1.8 m width, 6" depth.	800 metres	30.00	24,000.00
	Create ditch either side of path, where possible.		3.00	2,400.00
	Add up to 8 plastic twin-wall 8" pipes, 2 metre long.		140.00	1120.00
<b>B</b>	Remove wicket gate and (if necessary) fit Centrewire self-closing all access two way gate with long handled fitting.	1		350.00
<b>E</b>	Fit waymarker with 3 discs at junction with core path AUCH/156	1		30.00
<b>E</b>	See Bill of Quantity AUCH/156 for details of path improvement, from this point west.			
<b>F</b>	Fit new Centrewire two way self-closing metal gate into existing gateposts, make good the fencing, 1 metre either side.	1		350.00
<b>D, G, J</b>	Make good the edges of the foot bridges to remove the step up/off, using As Dug and compact well.	3		100.00

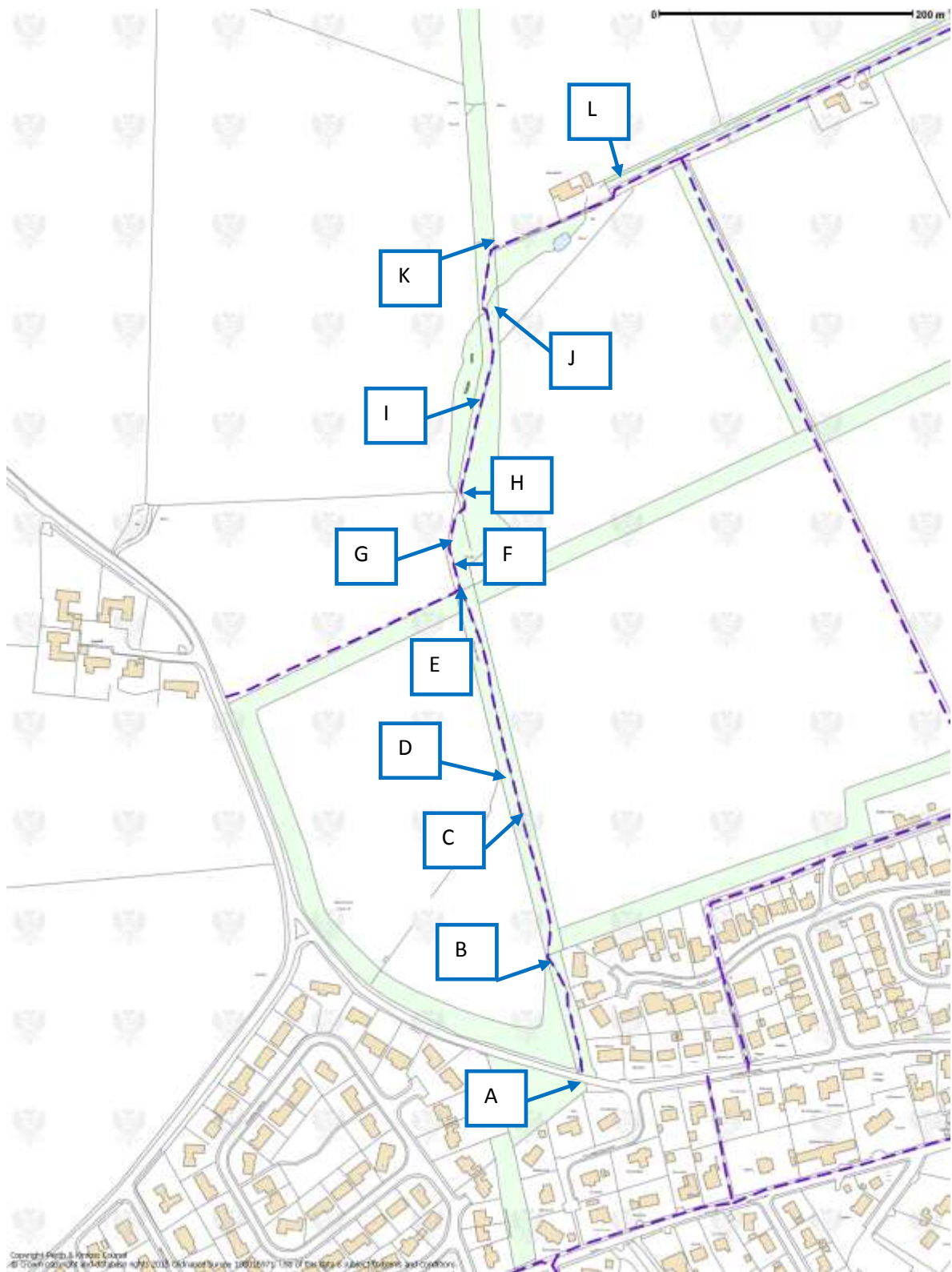
<b>K</b>	Remove step over stile in wire fence and (if necessary) fit Centrewire self-closing all access two way gate with long handled fitting.	1		350.00
<b>K – L</b>	Remove hedge on pond side and widen path to 2 metres, with landscaped ramp from track beside the cottage.	100 metres	5.00	500.00
<b>Option Two:</b>	As above, with additional DDA compliance:			
<b>C, G, I</b>	Ensure slopes are DDA compliant, landscape zigzag slope if necessary in three locations (C, G & I)	Up to 300 metres	2x Day Rate 750.00	1,500.00
<b>Option Three:</b>	As above, with additional:			
<b>A-L</b>	Create sealed surface as per specification	800 metres	60.00 pm	48,000.00
<b>Sub Total ex VAT</b>		Option 1:		29,794.00
		Option 2:		31,294.00
		Option 3:		79,294.00
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>				
<b>VAT @ 20%</b>				
<b>Total Quotation Cost:</b>				

The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.

Location Map: Oak Walk – core path AUCH/15



Location Map: Oak Walk – core path AUCH/15





Oak Walk path, currently unsurfaced, muddy earthen path. No road signage.

**Propose:** to create path tray and infill with As Dug (sand and gravel or Type one and dust) with drainage where required, or to add a sealed surface, and drainage.

A



To remove kissing gate and stile and replace (if required) with metal self-closing two way easy access gates. Additional gate near the start of AUCH/156 for stock control, as per landowner request.





B



C



E









K





L

## 10.4 BILL OF QUANTITIES - The Avenue - AUCH/32

*Note: Landowner Identification: Lower Borland Park, White Fold and McCash & Hunter, Executors of Mr Miller Deceased, Gallowhill Place. Written Landowner Agreements Outstanding, Access agreements: Outstanding.*

*Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA*

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost £
	Site preparation, security and welfare facilities.	sum		534.00
<b>A-H</b>	Warning notices to be erected as required	sum		
<b>A</b>	Remove makeshift gate and if necessary, replace with Centrewire self-closing two way metal gate.	1		350.00
<b>A-B</b>	Scrape path (25 metres)	25 m	1.50	37.50
	Trim hedge	25 m	1.00	25.00
<b>B-C</b>	Build up a raised bank with middle camber, add geotextile and infill with Type 1 & dust – to PKC specification, 1.8m wide, 6” depth.	15 m	35.00	525.00
	Build up a raised bank, adequate to take tractors.	10 m	42.00	420.00
<b>C-D</b>	Create ditch on hedge side and remove arisings to agreed location	125 m	3.00	375.00
<b>D-E</b>	Cut back upgrowth and remove to agreed location	150 m	1.00	150.00
<b>C-E</b>	Scrape path to form a tray, add geotextile and infill with side camber towards hedge – as per PKC specification, 1.8m wide, 8” depth.	275 m	35.00	9,625.00
<b>E</b>	Remove stile and if necessary, fit gate posts, hang Centrewire, two way self-closing metal gate and re-attach the fencing to new gateposts.	1		350.00
<b>E-H</b>	Remove trees in the line of the path, to give 3 metre wide gap.	240 m	Day rate 750.00	750.00
<b>E-H</b>	Scrape to form a path tray and create a ditch	240 m	3.00	720.00



	either side			
	Add up to 8 pipes/ offlets to the burn. (3 metre long, 8" twin-wall plastic pipes.)	Up to 8	140.00	1,120.00
	Use as much of the arisings to raise the level of the path in the centre and add a geotextile. Infill with Type 1 & dust as per the PKC specification to a width of 1.8m.	240m	35.00	8,400.00
<b>Sub Total ex VAT</b>				23,381.50
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>				
<b>VAT @ 20%</b>				
<b>Total Quotation Cost:</b>				

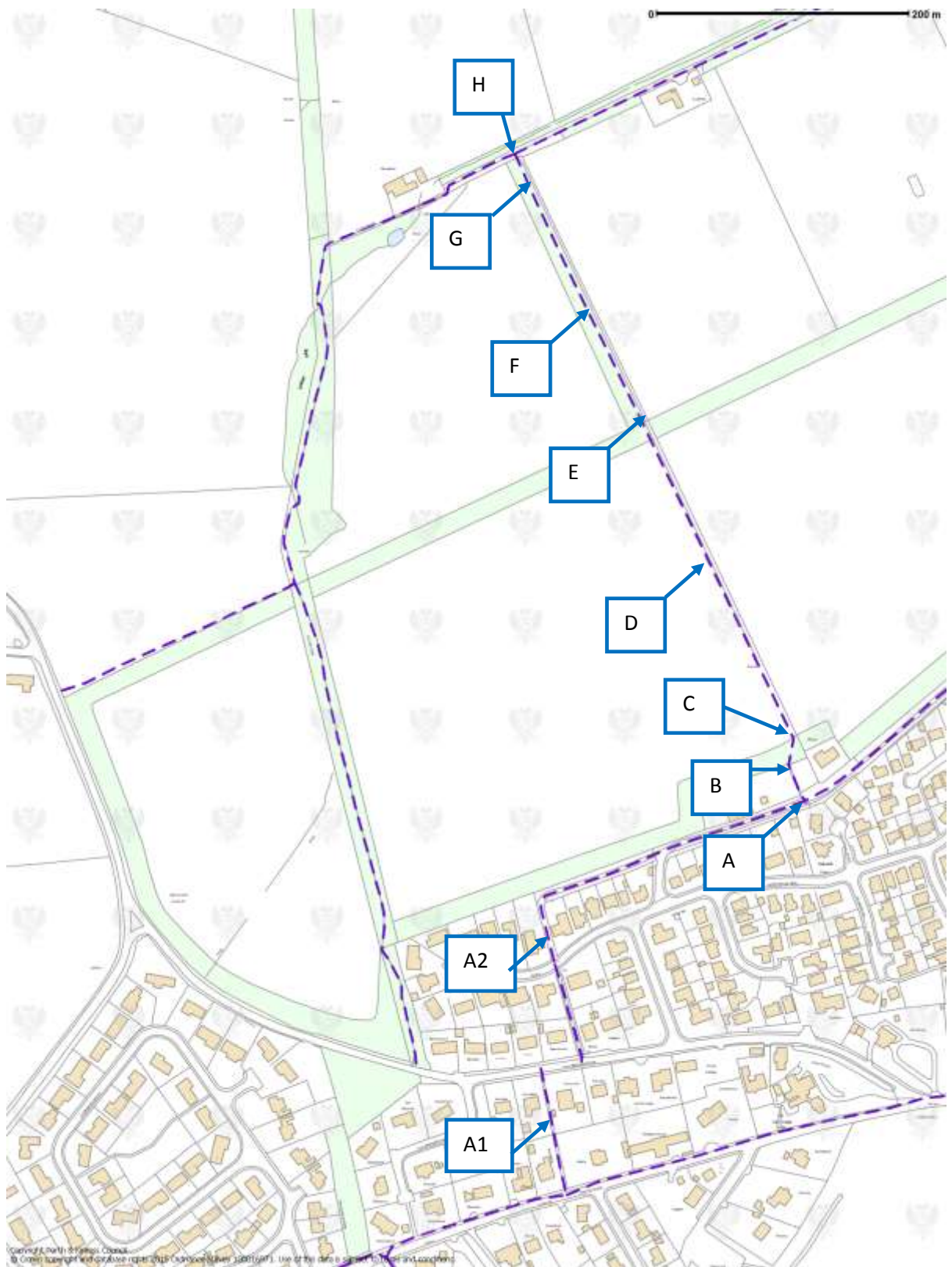
**The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.**

**Recommendation:**

The two connecting paths through the estate, AUCH/54 (A1) and the southern end of AUCH/14 (A2) would benefit from a scrape and redust. Arisings to be removed off site unless by agreement.

Major potholes on AUCH/14, west of the connection with AUCH/32 to be considered, if this path is to be upgraded for wheelchair use, then the potholes need to be infilled.

**Location Map:- The Avenue, core path AUCH/32**





Close to the residential area, although with a rural outlook and provides half of a valuable circular route (the Oak walk being the other half).

As a minimum, this path is in need of drainage and a self-closing gate in place of a stile.

Due to close proximity to the town, this path could benefit from being upgraded to a stoned path to enable easier access for more users.

A



B



D



D



E







F







H



## 10.5BILL OF QUANTITIES - Common Loan - AUCH/56

Note: Landowner Identification: Windsole and Glenruthven Mill. Written Landowner agreements: Outstanding, Access agreements: Outstanding

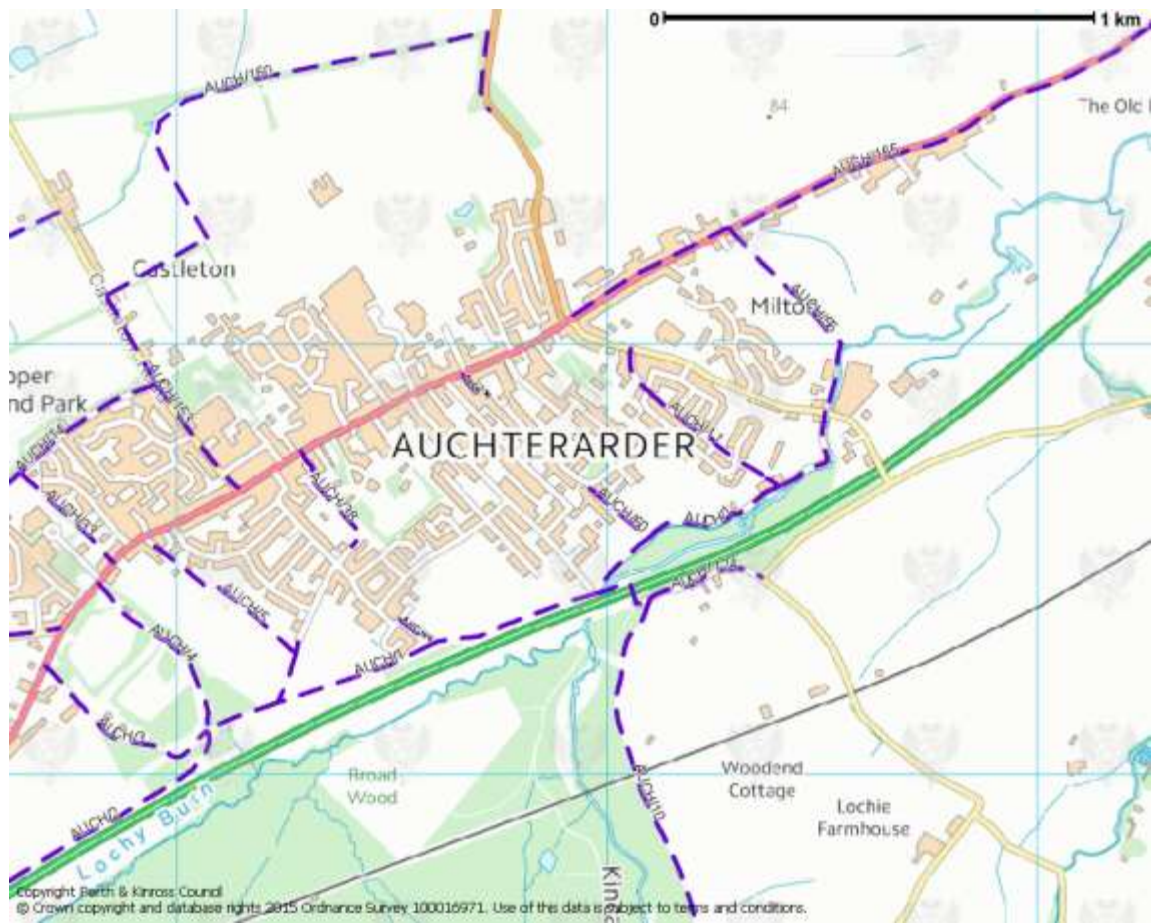
Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost
	Site preparation, security and welfare facilities.	sum		534.00
<b>A-H</b>	Warning notices to be erected as required	sum		
<b>Option One</b>				
<b>A</b>	Trim hedge between cottages	24 metres		120.00
<b>A-G</b>	Scrape surface of path to increase width to 2 metres, remove arisings to agreed location, create camber towards field side, and add Type 1 & dust and compact surface.	330 metres	40.00	13,200.00
	Fit up to 8 drainage pipes to take water runoff into field with cemented stone wall ends	Up to 8 2.5 metre long 8" plastic twin wall pipes.	140.00	1,120.00
<b>C1</b>	Trim overhanging hedge	40 metres	5.00	200.00
<b>C2</b>	Create bench seating area in top side hedge/wall – using stone or large tree	2 metres		750.00
<b>D1</b>	Fit two new gate posts and hang new Centrewire field gate	10' wide		260.00
<b>D2</b>	Create bench seating area in top side hedge/wall – using stone or large tree	2 metres		750.00
<b>E</b>	Staircase – clear ditch on hedge side and remove arisings to agreed location.	44 metres	3.00	132.00
<b>E</b>	Scrape step aggregate and top up with Type 1 & dust material and compact	44 metres	3.00	132.00
<b>E</b>	Remove overhanging beech branches and	10 metres	10.00	100.00

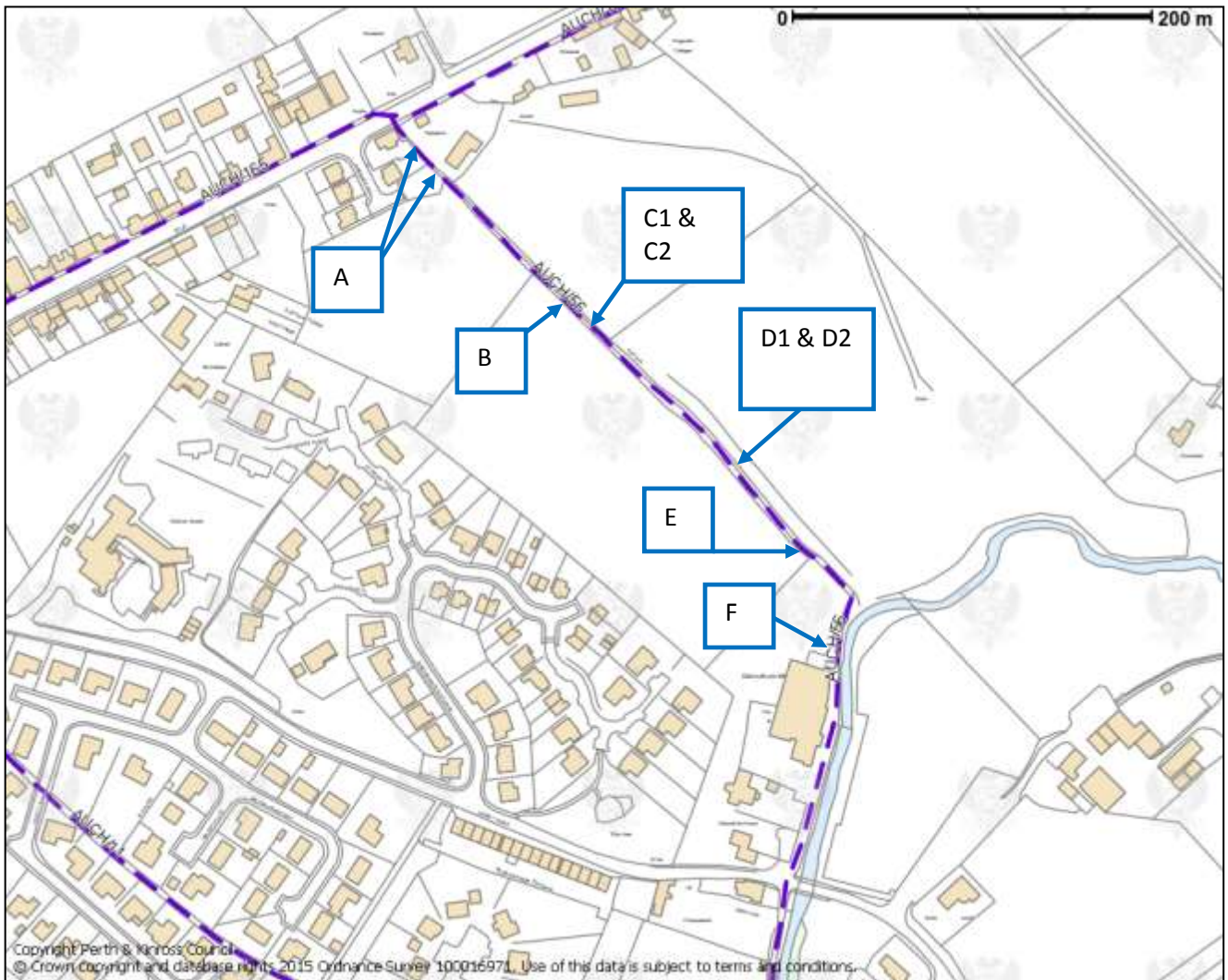
	remove gorse in hedge, chip and remove off site if necessary.			
<b>F</b>	Fit way marker to PKC specification.	1		30.00
<b>Option Two</b>	<b>As above with additional:</b>			
<b>E</b>	Remove staircase	44 metres	10.00	440.00
<b>E - F</b>	Create landscaped zigzag slope solution in the adjoining wasteland with agreement	?		5,000.00
<b>Sub Total ex VAT</b>				22,768.00
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>				
<b>VAT @ 20%</b>				
<b>Total Quotation Cost:</b>				

**The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.**

**Location Map: Common Loan – core path AUCH/56**



Location Map: Common Loan – core path AUCH/56





A

A rural path, with spectacular views across the Ochils. The path is steep for the southern third where currently a wooden stair case is fitted (in good order). Overall, the path requires to be scraped to remove the u shaped basin and widen the base, and offlets/pipes fitted to help water runoff into the adjoining field.

Two seating areas could be fitted. An option could be to remove the stair case and fit a zig zap ramp, utilising some of the adjoining wasteland.



A





B







C





D



E

## 10.6 BILL OF QUANTITIES - Easthill Road Link Path To Oak Walk - AUCH/156

Note: Landowner Identification: Easthill Farm & Muir Homes Limited, Inverkeithing, Fife. Written Landowner agreements: Outstanding, Access agreements: Outstanding.

Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost
	Site preparation, security and welfare facilities.	sum		534.00
<b>A-C</b>	Warning notices to be erected as required	sum		
<b>A</b>	Fit fingerpost with inserts as per PKC specification	1		60.00
<b>A</b>	Create ramp 2 metres wide, to within DDA regulation incline. 6" depth Type 1 & dust.	5-10 metres in length		1,000.00
<b>A</b>	Fit timber chicane to enable all users to access the path, but to prevent cyclists in particular accessing the road at speed.	5 metres		500.00
	Alternatively fit a one way opening, metal Centrewire gate.			350.00
<b>A-C</b>	Remove trees as required to give clear 3 metres wide path from trunk to trunk.	X m	Day Rate	750.00
<b>A-C</b>	Create path tray and infill with either As Dug (sand and gravel) or Type 1 and dust, centre camber, with ditch on both sides. As per PKC specification, 1.8 metre width to depth of 6".	300 metres	35.00	10,500.00
<b>B</b>	Remove fence wire, makeshift bridge and tumbled wall across 2 metre width. Care – beside pylon and support wire, service checks required.	2 metres	150.00	150.00
<b>B</b>	Create new burn crossing with <b>Option One:</b> raised board walk, DDA compliant, to width of 1.8 metres with anti-slip panels. Or	2 metres	100 pm	200.00
	<b>Option Two,</b> use large concrete culvert, see PKC specification for large culvert.		450.00	450.00

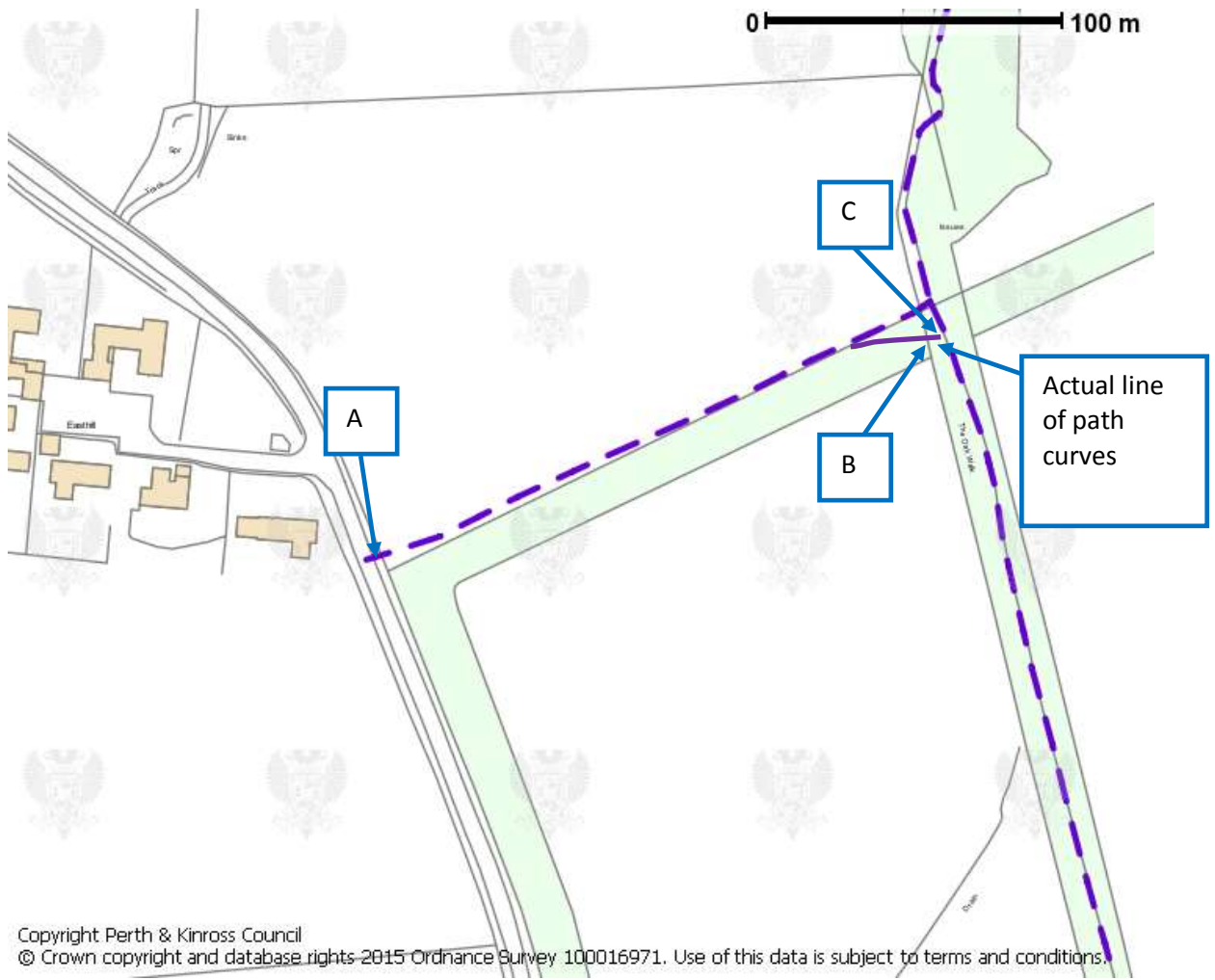
<b>Sub Total ex VAT</b>	Option 1:	14,044.00
	Option 2:	14,494.00
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>		
<b>VAT @ 20%</b>		
<b>Total Quotation Cost:</b>		

**The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.**

Location Map: Easthill Road Link Path to Oak Walk – core path AUCH/156



**Location Map: Easthill Road Link Path to Oak Walk – core path AUCH/156**





A

**AUCH/156** – link path from Easthill Road to the Oak path.

**Condition:** currently earthen path, with new plantation. Slope from road at Easthill side, and single fence wire, makeshift wooden bridge across burn and stepping stones over muddy section at Oak path side.

**Propose:** Remove adjacent trees which are too close to avoid obstruction. Create path tray and infill with type one and dust or As Dug (sand and gravel), with ditch either side and cambered.

Create ramp down from Easthill road, and fit post and rail fencing chicane, or add self-closing Centrewire gate. Remove wire fence and makeshift bridge and fit timber boardwalk over burn with non-slip surface strips. (If required, fit new metal self-closing Centrewire gate with gate posts to enable fencing to be fitted).





C





## 10.7 BILL OF QUANTITIES - Interpretation Plan for Phase 1

*Note: Landowner Identification – Outstanding. Written Landowner agreements: Outstanding, Access agreements: Outstanding.*

*Service checks, planning investigations/permits, plus Archaeology, SEPA & SNH surveys: All outstanding. Final measurements TBA*

Location Point	Proposed Works	Measure/ Unit	Rate £	Total Cost £
TBA	Site preparation, security and welfare facilities.	sum		534.00
TBA	Warning notices to be erected as required	sum		
TBA	Panel design & production, furniture production and whole installation	1	2,500.00	5,000.00
TBA	Leaflet design, production and printed (For example: 10,000, A2 size, printed full colour 2 sides onto 115gsm Recycled silk art. Cut and folded to 16pp A5 size)	1	3,000.00	3,000.00
<b>Example Bench Options:</b>				
TBA	Bench – designed, sculptured from piece of timber and installed	1	1,800.00	3,600.00
Or:				
TBA	Bench – designed, produced from metal and installed	1	1,500.00	3,000.00
<b>Sub Total ex VAT</b>		With wooden bench		12,134.00
		With metal bench		11,534.00
<b>Contingency sum which may be used or deleted in whole or in part at the sole discretion of the Employer @ 10%</b>				
<b>VAT @ 20%</b>				
<b>Total Quotation Cost:</b>				

**The Rates provided by the Contractor in the Bill of Quantities shall include provision for complying with the Conditions of Contract.**

### Review of Existing Interpretation

The recent community consultations held in Auchterarder highlighted the desire to improve the information boards and to have a leaflet of paths within the town; and a brief consultation with two major tourism accommodation providers has illustrated that the existing information on paths in the area could be improved.

There is some seating on the paths around the town, but this could be increased/improved, with some locations lending themselves more readily to this. A formal survey should be

completed of all interpretation and seating and any maintenance plus ownership of these established.

### Location Map: Auchterarder town core paths



Based on Ordnance Survey data as of 15 September 2015

### Feature Seating

A popular method and one which can link well with funding conditions, is to use local designs as the starting point for the artist to then work from. Local school children were involved in the project to create two benches shown below, where Biodiversity was the theme.

Designs can then incorporate accessibility needs, such as height of the seat and leverage by arm rests for instance. Accessibility issues can be identified further with a community consultation or with a known accessibility charity such as the Fieldfare Trust.

The metal bench shown below was funded as part of the WWI memorial.

### Information Boards

These can be a great central “muster” point for visitors and an opportunity to inform people of the special qualities of a location. Information boards can follow a theme or be based on the history of a place for instance. It is beneficial to utilise local skills in the content to the boards, and there are doubtless many local residents who would be happy to contribute – whether in supplying art work, photographs, and narrative or doing the proof-reading and generally moving the design and production along to its final completion.

Again, the boards will generally have a need to be compliant with the Disability Discrimination Act. This will influence the location and design of the furniture.

### **Leaflet**

Leaflets are a valuable tool to advise local residents and visitors about the special qualities of a place, and to give information including maps to help them find their way around the local path network. There is scope to have a series of leaflets, which is often used where regular path users would enjoy discovering more about the place they already know. This can be done with themed leaflets/routes.

Although many of us have access to hand held internet devices, there are locations where internet signals are poor and therefore a web based leaflet with interactive devices, plus the paper based version is recommended. Again, the community can contribute to the content and the design, which gives both ownership but also keeps the cost of production down as proof reading to minimise typing errors before printing is vital.

### **Examples of benches – wooden and metal**

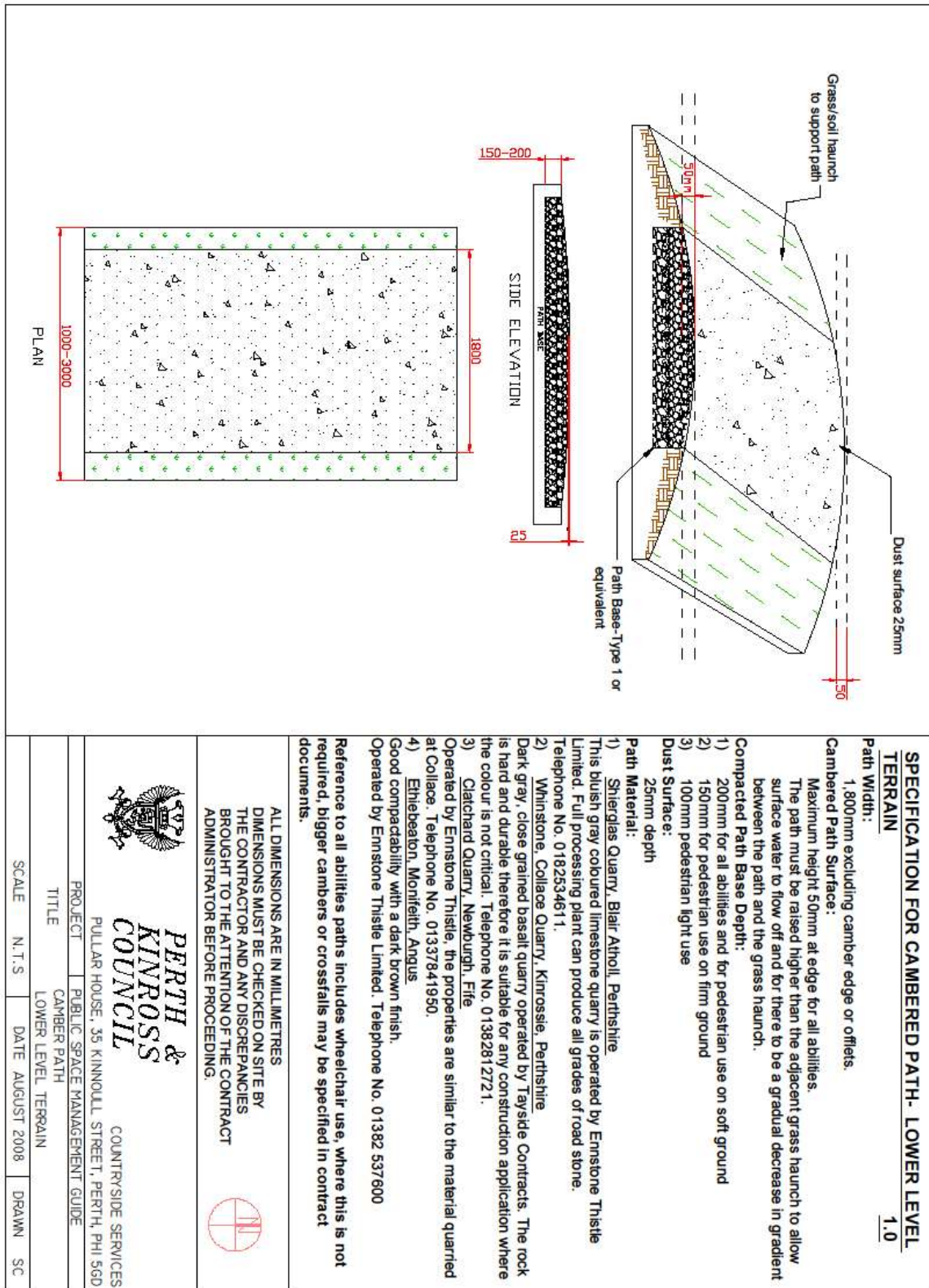


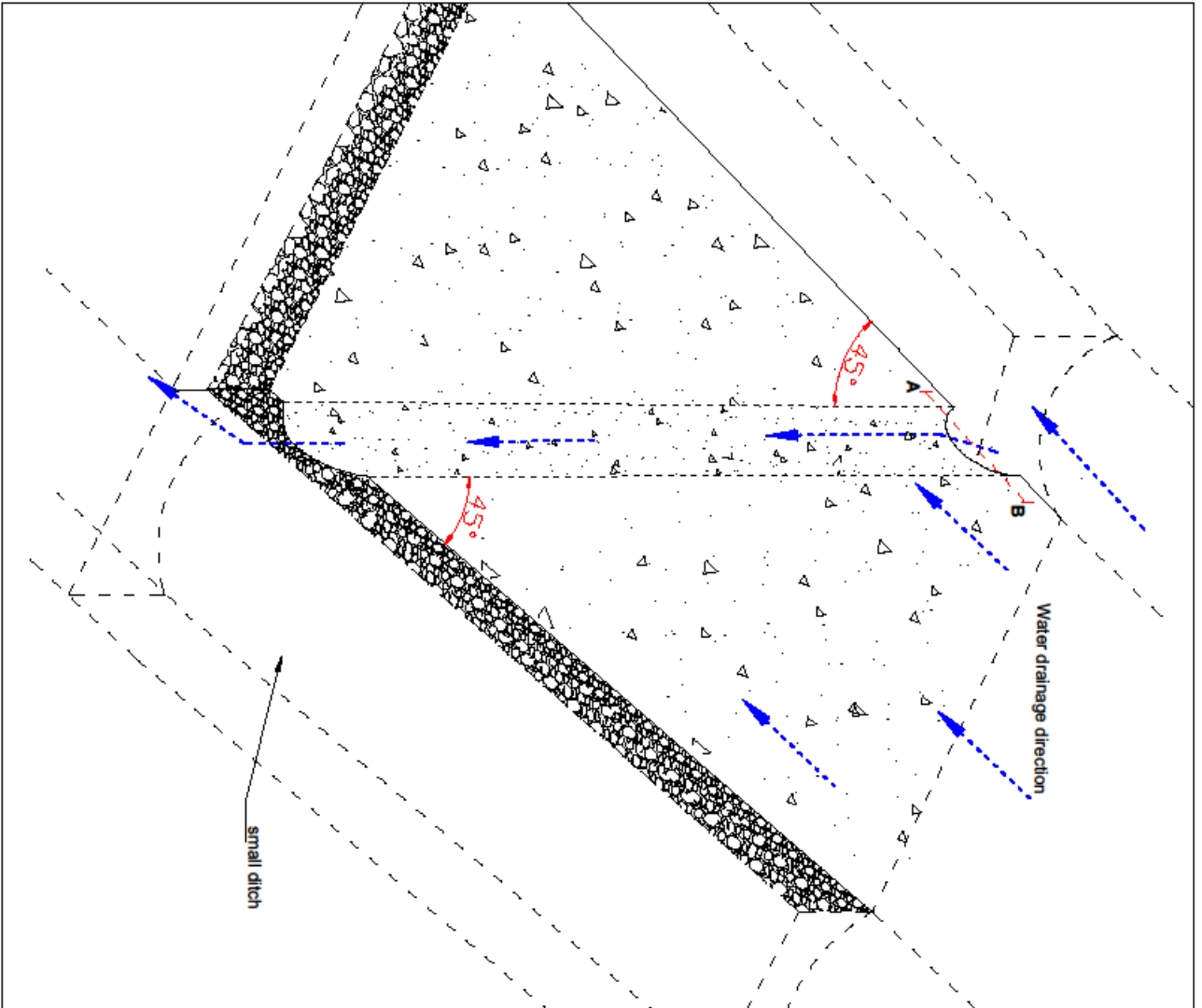




# 11 APPENDIX II - PATH WORK SPECIFICATION

## A selection of Options

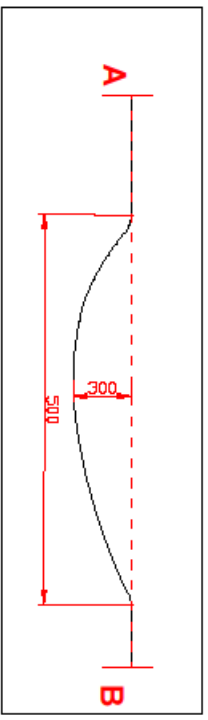




**SPECIFICATION FOR CROSSFALL PATH WITH CROSS DRAIN** 1.2

Refer to drawing 1.1 for path construction detail.

**Cross Drain:**  
The angles shown on the drawing are critical. The required angle for the cross drain is 45° in order to achieve efficient water drainage flow.



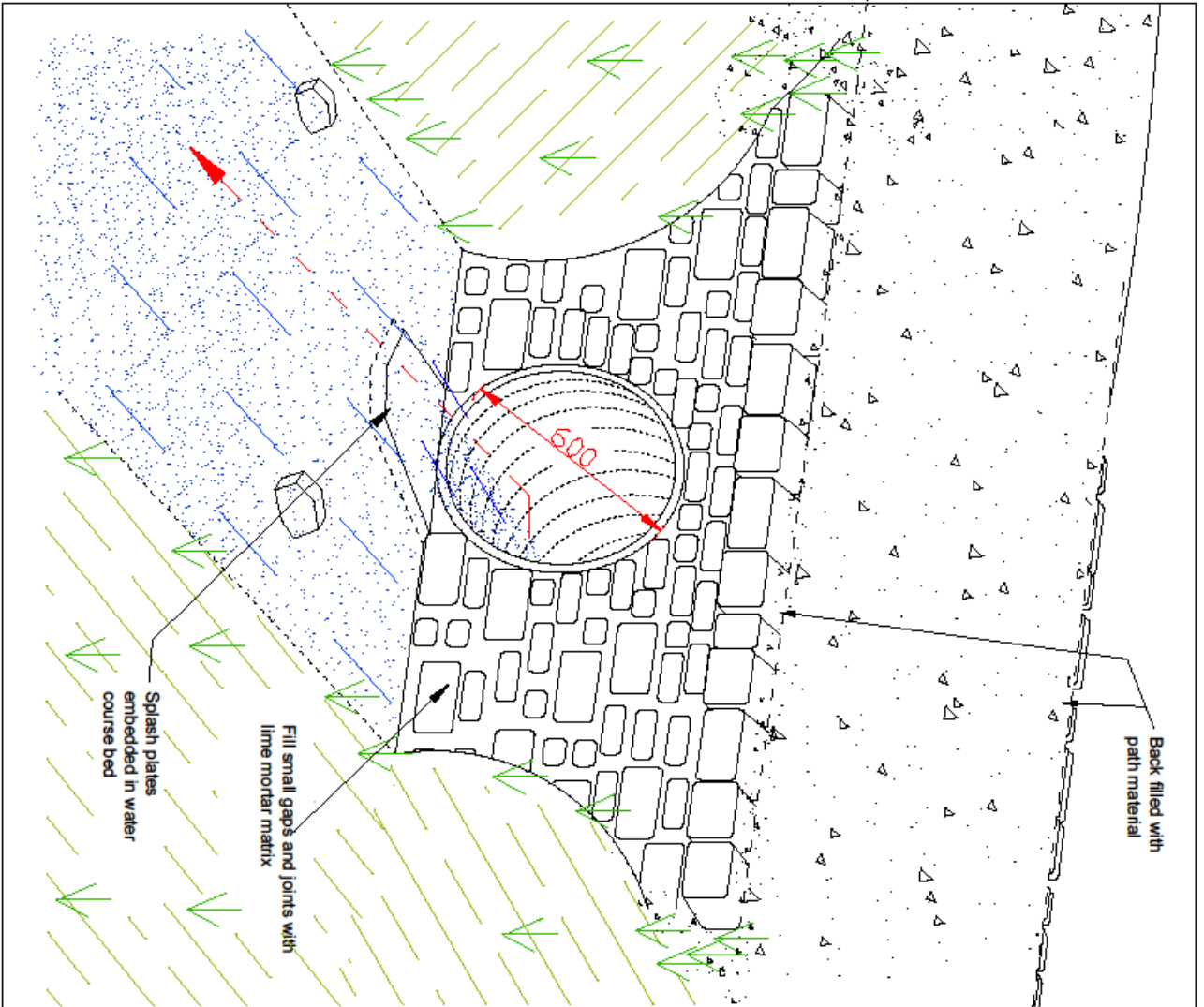
**Cross Section:**  
Shallow angles and gentle gradients to avoid trip hazards.

ALL DIMENSIONS ARE IN MILLIMETRES  
DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.



**PERTH & KINROSS COUNCIL**  
COUNTRYSIDE SERVICES  
PULLAR HOUSE, 35 KINNOULL STREET, PERTH, PH1 5GD

PROJECT	PUBLIC SPACE MANAGEMENT GUIDE		
TITLE	CROSSFALL PATH WITH CROSS DRAIN LOWER LEVEL TERRAIN		
SCALE	N.T.S	DATE	AUGUST 2008
		DRAWN	SC



**SPECIFICATION FOR LARGE CULVERT CROSSING 2.0**

**Classification:**

- A) 600mm diameter - solid, twin walled pipe
- B) 450mm diameter - solid, twin walled pipe

For plastic, twin-walled pipes either all black or brown in colour.

**Wall face construction requirements:**

1. Even, plumb surface without bulges or depressions
2. Same source of stone throughout held together with a lime mortar matrix.
3. Double depth of cross-tied stone. Sizes to be agreed with contract manager.
4. The pipe is to be installed in accordance with the manufacturer's recommendations.

ALL DIMENSIONS ARE IN MILLIMETRES  
 DIMENSIONS MUST BE CHECKED ON SITE BY  
 THE CONTRACTOR AND ANY DISCREPANCIES  
 BROUGHT TO THE ATTENTION OF THE CONTRACT  
 ADMINISTRATOR BEFORE PROCEEDING.



**PERTH &  
 KINROSS  
 COUNCIL**

COUNTRYSIDE SERVICES  
 PULLAR HOUSE, 35 KINNOULL STREET, PERTH, PH1 5GD

PROJECT PUBLIC SPACE MANAGEMENT GUIDE

TITLE LARGE CULVERT CROSSING

SCALE N.T.S DATE AUGUST 2008 DRAWN SC



**Notes:**

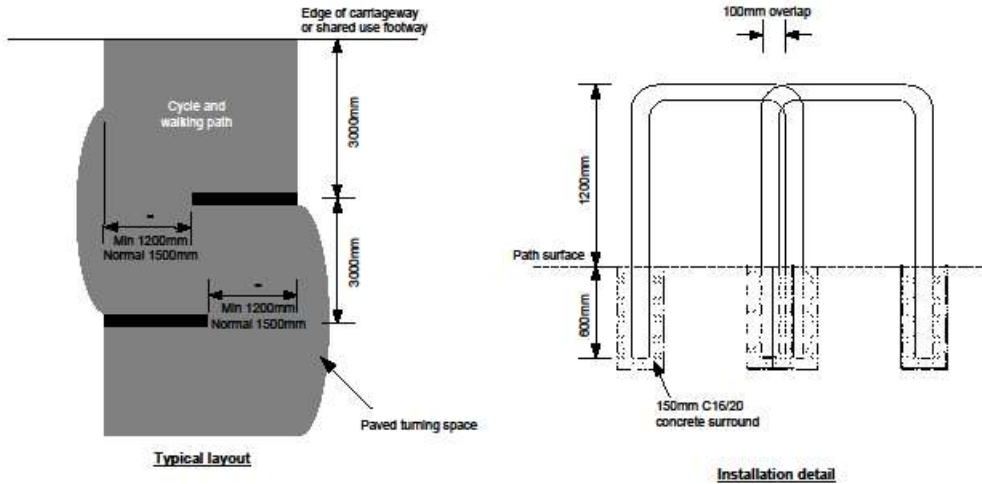
1. This drawing to be read in conjunction with all other drawings.
2. Final location of chicane to be decided on site by Engineer
3. Hoops to be 100mm, hot dip Galvanised Steel to BS EN 150146. Any damage to the galvanised finish to be made good with zinc rich paint of a least equal thickness to the galvanising all to BS EN 12944:1998
4. Surfacing to be made good around chicane footings to match surrounding path and to prevent ponding.
5. Barrier to be in with proposed/existing fences and/or gate posts to proposed/existing access gate.

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Registered Charity No. 326550 (England and Wales) SC039263 (Scotland)

Do not scale from this drawing

**Health and Safety Information:**



**Chicane**

Rev	Description	Drawn	Date
B	Updates	TR	24/3/11
A	First Issue	CHE	11/12/08



George Nott House  
119 Holloway Head  
Birmingham B1 1CP  
Tel: 0121 633 5500  
Fax: 0121 643 1214

Status: **Standard detail**

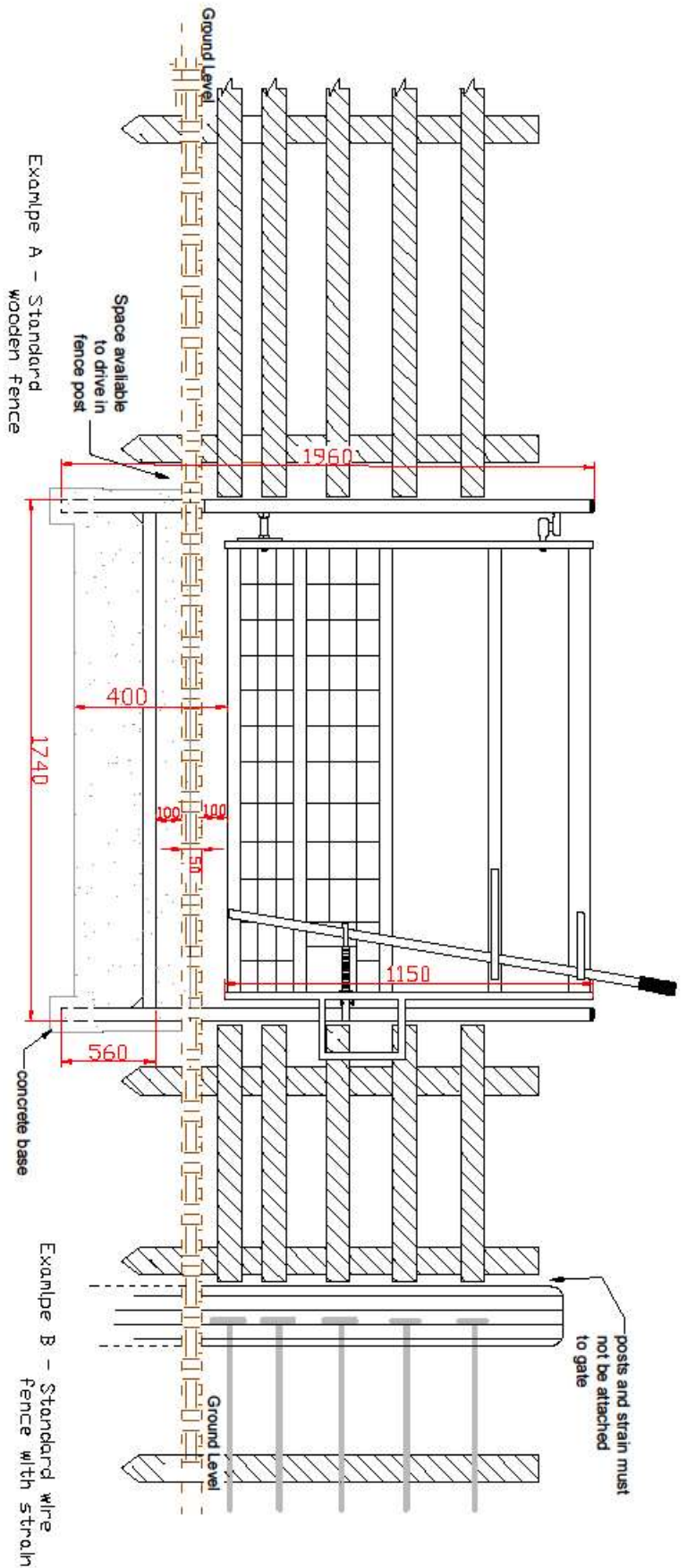
Project: **National Cycle Network**

Title: **Chicane**

Drawn and designed by: **CHE** Checked by: **GE**

Scale: **Not to scale**

Drawing No: **SD/24** Revision: **B**



**SPECIFICATIONS FOR STEEL SELF CLOSING GATE**

4.1

**Description:**

Galvanised steel meshed gates which have the ability to close automatically after the user has passed through. Gates come in different widths, the standard width is 1500mm minimum. All timber is to be treated larch.

**Specifications:**

1. Supplier's installation notes must be followed.
2. Metal framework of the gate posts must not be attached to the adjacent fence.
3. Concrete mix required to hold the gate posts into position, 1:2:3, approx. 750kg.
4. Additional stopping mechanisms must be installed.
5. The finished gate must close automatically from being fully opened or being opened just beyond closed. Closed means the locking mechanism is initiated.

ALL DIMENSIONS ARE IN MILLIMETRES  
 DIMENSIONS MUST BE CHECKED ON SITE BY  
 THE CONTRACTOR AND ANY DISCREPANCIES  
 BROUGHT TO THE ATTENTION OF THE CONTRACT  
 ADMINISTRATOR BEFORE PROCEEDING.



**PERTH &  
 KINROSS  
 COUNCIL**

COUNTRYSIDE SERVICES

PULLAR HOUSE, 35 KINNOULL STREET, PERTH, PH1 5GD

PROJECT PUBLIC SPACE MANAGEMENT GUIDE

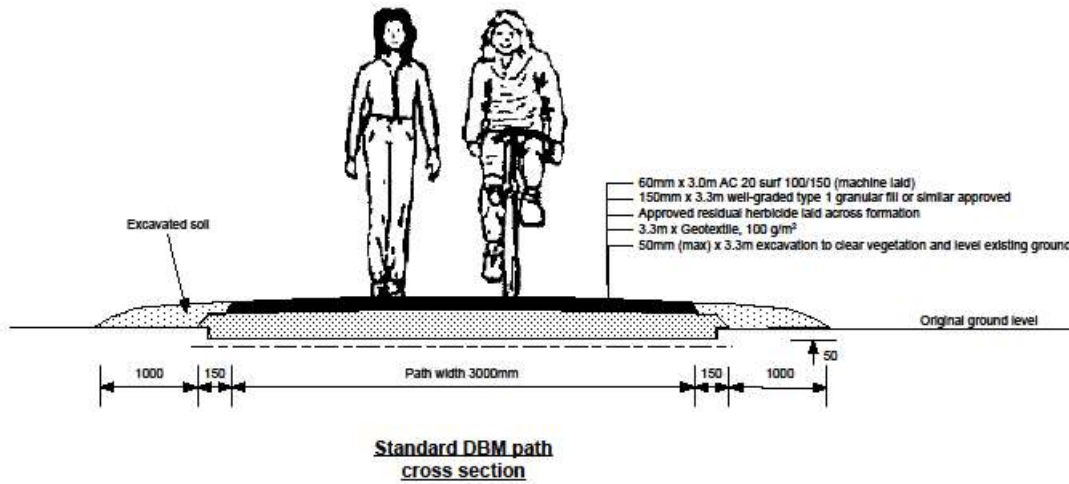
TITLE SELF CLOSING GATE  
 STEEL

SCALE N.T.S. DATE AUGUST 2008 DRAWN SC

**Health and Safety Information:**

**Notes:**

1. Centre line of path is as indicated on General Arrangement Plans.
2. Soft and woody vegetation to be cleared 2 metres from edges of path and 3.5 m above path surface. No works to specimen trees other than as directed by approved arboriculturalist.
3. All cleared vegetation to be chipped and spread locally on site. Larger timber to be supplied to land owner if required or stacked into habitat piles on site.
4. Excavation to level existing track to be kept to a minimum. Arisings to be temporarily stored for subsequent use as support to edges of path. Excess spoil to be spread locally on site.
5. Finished surface to be laid to 2.5 % cross fall/camber, to be free draining, free of undulations and / or steps and should not pond or hold water.
6. This drawing to be read in conjunction with all other drawings.
7. Asphalt to BS EN 13106-1



B	Herbicide ref. updated	MW	22/10/10
A	First Issue	CHE	11/12/08
Rev	Description	Drawn	Date

  
 JOIN THE MOVEMENT  
 George Nott House  
 119 Holloway Head  
 Birmingham B1 1QP  
 Tel: 0121 633 5500  
 Fax: 0121 643 1214

Status: **Standard detail**

Project: **National Cycle Network**

Title: **Standard DBM path cross section**

Drawn and designed by: CHE Checked by: GE

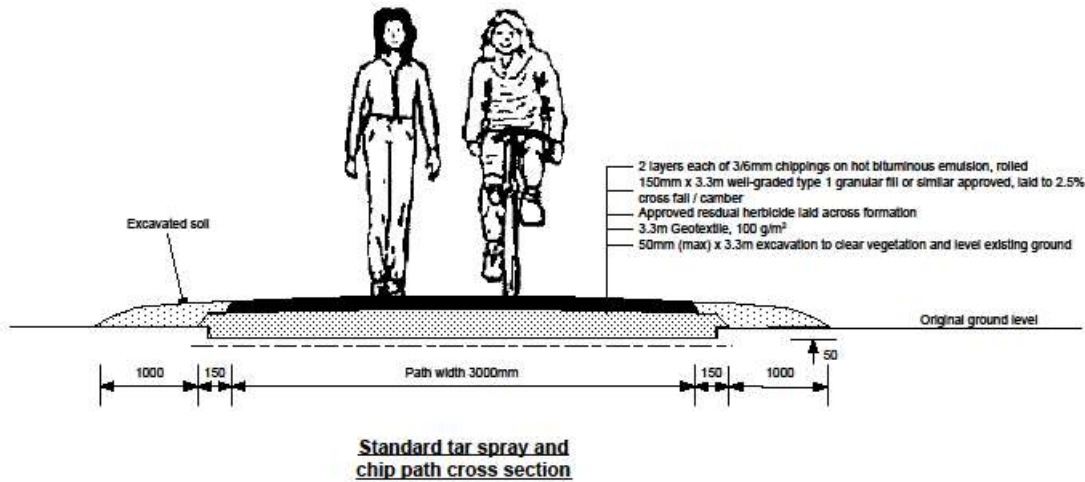
Scale: **Not to scale**

Drawing No: **SD/01** Revision: **B**

**Health and Safety Information:**

**Notes:**

1. Path must be swept clean of any loose chippings before use
2. Centre line of path is as indicated on General Arrangement Plans.
3. Soft and woody vegetation to be cleared 2 metres from edges of path and 3.5 m above path surface. No works to specimen trees other than as directed by approved arboriculturalist.
4. All cleared vegetation to be chipped and spread locally on site. Larger timber to be supplied to land owner if required or stacked into habitat piles on site.
5. Excavation to level existing track to be kept to a minimum. Arisings to be temporarily stored for subsequent use as support to edges of path. Excess spoil to be spread locally on site.
6. Sub-base and finished surface to be laid to 2.5 % cross fall/camber, to be free draining, free of undulations and / or steps and should not pond or hold water.
7. This drawing to be read in conjunction with all other drawings.



B	Herbicide ref. updated	MW	22/10/10
A	First Issue	CHE	11/12/08
Rev	Description	Drawn	Date

**sustrans**  
JOIN THE MOVEMENT

George Nott House  
119 Holloway Head  
Birmingham B1 1QP  
Tel: 0121 633 5000  
Fax: 0121 643 1214

Status: **Standard detail**

Project: **National Cycle Network**

Title: **Standard tar spray and chip path cross section**

Drawn and designed by: CHE Checked by: GE

Scale: **Not to scale**

Drawing No: **SD/04** Revision: **B**