Corran Réile – Affordable Homes for Aberfeldy

November 2026

Frequently Asked Questions

1. Why was Aberfeldy Development Trust established?

Aberfeldy Development Trust (ADT) was established in 2022 as a community-led charity to help address local challenges and create a more sustainable future for Aberfeldy and the surrounding communities.

One of the most pressing challenges identified was the shortage of affordable housing for local people.

Many people who have grown up in the area, work locally or have strong family connections struggle to find suitable homes they can afford. This affects young people hoping to remain in the community, families looking to settle, and older residents whose housing needs may change.

ADT was established to help turn community aspirations into practical action, with affordable housing at the heart of its work.

2. Who runs Aberfeldy Development Trust?

ADT is governed by a Board of Trustees who give their time voluntarily.

All of our trustees live locally, within the boundaries of the three Community Council areas that ADT represents: Aberfeldy; Dull and Weem; and Mid-Atholl, Strathtay and Grandtully.

ADT also employs one part-time member of staff, who lives locally.

Our trustees are members of the communities we serve. They understand the opportunities and challenges of living in the area and are committed to working towards a sustainable future for local people.

ADT currently has around 230 members, and we warmly welcome new members. Membership is free and applying is straightforward. Becoming a member is a great way to stay informed about our work, have a say in the future of the Trust and get involved in projects that benefit our communities.

3. How does ADT decide which projects to pursue?

Our work is guided by the Community Action Plan (CAP) 2025–2030, which identifies the priorities and aspirations of our communities.

The CAP was developed following extensive community consultation, including:

- 557 household survey responses from approximately 1,200 households.
- 282 people attending the community consultation day.
- Engagement with local businesses, community organisations and other stakeholders.

The CAP identifies six priority themes, including housing and development, transport, local services, the environment and the local economy.

The CAP is ADT's mandate for action.

We have not undertaken projects outside the priorities identified in the CAP and would not progress new work beyond its scope without further community consultation.

This ensures that our work remains grounded in community priorities rather than being determined solely by ADT's trustees or staff.

4. Is Corran Réile part of the Community Action Plan?

Yes. The Community Action Plan 2025–2030 identifies **More Affordable Housing** as a priority under its Housing and Development theme, for which ADT is the lead organisation.

One of the agreed actions is to:

"Pursue sites and projects already identified and work with partners to identify and develop new sites."

Corran Réile is being progressed directly in response to this community priority.

While individual planning applications must be considered on their own merits, the decision to pursue affordable housing is firmly rooted in priorities established through community consultation.

We recognise that residents may hold different views about individual developments, including their design, location and potential impacts. The planning process provides an important opportunity for those views to be considered.

5. Why does Aberfeldy need more affordable homes?

The shortage of affordable housing is a significant challenge for rural communities across Highland Perthshire.

High property prices, limited availability of affordable rental accommodation and competition for housing can make it difficult for local people to find suitable homes.

This has wider consequences for the community. Local employers can struggle to recruit and retain staff, younger generations may be forced to move away, and families can find themselves unable to remain close to their support networks.

The need for affordable homes has been identified through local consultation, including the Housing Needs Survey and the Community Action Plan 2025–2030.

Providing affordable homes is not simply about building houses. It is about supporting the long-term future of our community.

6. What is Corran Réile?

Corran Réile is a proposed community-led affordable housing development on the former slaughterhouse site in Aberfeldy.

The project aims to transform a disused brownfield site into a small development of high-quality, energy-efficient homes for people with a local connection.

The planning application proposes eight homes, including a mix of houses and flats, with opportunities for affordable rent and low-cost home ownership.

The final layout and details remain subject to the planning process.

7. Why has this particular site been chosen?

The former slaughterhouse site provides an opportunity to bring unused land back into productive use for the benefit of the community.

Its location within Aberfeldy offers access to local shops, schools, services and employment.

The site has been subject to feasibility work and professional assessments to understand its suitability for residential development, including consideration of access, flooding, ground conditions and environmental matters.

Developing an existing brownfield site can also reduce the need to build on undeveloped land elsewhere.

8. Why has the planning application reopened for consultation?

Following discussions between the project architects and Perth & Kinross Council's planning team, a number of amendments have been made to the proposed development.

These changes respond to feedback received during the planning process and include:

- **Revised house layout:** The orientation of the houses has been changed so that they now face towards the internal road and parking area, with private gardens behind them. This creates a more conventional street frontage.
- **Improved road and parking arrangements:** The internal road layout has been adjusted following comments from the Council's Transport team, with additional parking provision, including visitor spaces.
- **Changes to house designs:** One of the proposed house types has been adjusted to better suit the revised layout.
- **Drainage:** Further information has been provided on drainage and sustainable drainage systems (SuDS).
- **Landscaping and boundaries:** Additional fencing and hedgerow planting have been incorporated to provide clearer boundaries between private and shared spaces.
- **Ecology and trees:** Further supporting information has been submitted to help the Council assess potential impacts on existing trees, vegetation and habitats.

The overall aim of these amendments is to improve the layout and address matters raised through the planning process.

As a result of the revised submission, the Council has reopened the application for public consultation, allowing residents and other interested parties to review the updated proposals and provide comments before a decision is made.

9. Has the community been consulted?

Yes. Community engagement has been an important part of developing the Corran Réile proposals.

ADT and its project partners have undertaken consultation and engagement, including public events, opportunities to review proposed designs, and discussions with residents and other stakeholders.

Feedback has helped inform the development of the proposals.

We recognise that people may hold different views about aspects of the development, and we respect everyone's right to participate in the planning process.

10. What about concerns over access, traffic and construction?

We understand that access and construction arrangements are important considerations, particularly for those living closest to the site.

ADT has commissioned professional advice on access and highways matters and has considered alternative approaches during the development of the proposals.

The Council's planning and roads teams will consider the proposed arrangements as part of their assessment of the application.

If planning permission is granted, appropriate construction management measures will be important to minimise disruption and protect the safety of residents and road users.

11. Have flooding and ground conditions been considered?

Yes. The site's previous use and local environmental conditions have been investigated as part of the development process.

Professional assessments have been undertaken covering flood risk, ground contamination and ecology, with supporting reports submitted as part of the planning application.

These matters are subject to consideration by the relevant authorities through the planning process. Any necessary mitigation or remediation measures would need to be addressed before or during development, as appropriate.

12. Who would be eligible to live in the new homes?

The intention is that Corran Réile will provide affordable homes for people with a qualifying local connection.

This could include people who currently live or work locally, have established family connections, or meet other criteria within the relevant allocation and eligibility policies.

The development is intended to provide a mix of affordable rental homes and opportunities for low-cost home ownership.

The detailed eligibility and allocation arrangements will be confirmed before the homes become available.

13. Will these homes remain affordable in the future?

Long-term affordability is a central objective of the project.

ADT's intention is to retain affordable rental homes for community benefit and ensure that homes offered for low-cost ownership are subject to appropriate safeguards to protect their affordability for future purchasers.

This means that the investment made in the development can continue to benefit local people for generations to come.

14. How is the development being funded?

ADT has worked with funding partners to secure significant grant support towards delivering affordable homes at Corran Réile.

Grant funding is essential to making the project viable and ensuring that the homes can be offered at genuinely affordable rents or purchase prices.

As a community charity, ADT is committed to managing these funds responsibly and achieving lasting value for the community.

15. What happens next?

The revised planning application is currently open for public consultation.

Perth & Kinross Council will consider the application, relevant technical assessments and representations received before reaching a decision.

If planning permission is granted, ADT will work with its professional partners to progress the next stages, including securing the remaining funding and preparing for construction.

16. How can I find out more or comment on the application?

The revised proposals and supporting documents are available through the Perth & Kinross Council planning portal.

Planning reference: 26/00438/FLL

https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCRGBMMKGD300

You can also find further information about the project on the Aberfeldy Development Trust website: https://aberfeldydt.org

We welcome questions about our work and remain committed to providing clear information as the project progresses.

Get involved with ADT

We welcome everyone who shares our commitment to a thriving and sustainable community. ADT has around 230 members, and new members are always welcome.

Membership is free and easy to apply for. Becoming a member is a great way to stay informed, contribute your views and support community-led action.

Become a member here: https://aberfeldydt.org/about-adt/

Our commitment

Aberfeldy Development Trust exists to help create a thriving, sustainable community where people of all ages have the opportunity to live, work and build their futures.

Our work is guided by the priorities identified through the Community Action Plan, and Corran Réile is one part of that wider ambition.

Our aim is to deliver much-needed affordable homes while working responsibly and respectfully with the community we serve.