

From: Roy Ginsberg
To: [LDPConsultation - Generic Email Account](#)
Subject: FW: LDP 2
Date: 26 January 2018 16:52:20

Sent from [Mail](#) for Windows 10

From: [Roy Ginsberg](#)
Sent: 26 January 2018 16:49
To: DevelopmentPlan@pkc.gov.uk
Cc: LDPCConsultation@pkc.gov.uk
Subject: LDP 2

Dear Sirs,

As a Comrie resident I have the following comments to make in objecting to the proposed residential development of between 33 & 52 new homes at Site H58.

1. What evidence is there for the need for such a substantial residential development ?
2. One assumes that such development is intended to target young families moving into the village? What evidence is there for an assumption that such development would attract new residents to an area much devoid of employment possibilities ?
3. If young families, on mass, were to move in how is it expected that the local primary school could cope & indeed the local GP practice ?
4. The conservation village would suffer from significant increase in traffic.
5. The proposed location has serious issues over access.
6. Existing properties bordering H58 would suffer from restricted outlook, noise interference & from being overlooked.

Yours faithfully,

R.K. Ginsberg

From: Brian SPRATT
To: [TES Development Plan - Generic Email Account](#)
Subject: LDP2 Comrie
Date: 30 January 2018 13:17:16

I object to this plan, on the grounds that the village would not be able sustain an increase in population, regarding pressure on the primary school, the medical centre, the local roads and the sewage system.

Regards

B SPRATT

[Redacted signature]

Sent from my iPad

From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposed LDP 2 Representation Submitted
Date: 26 January 2018 16:53:20

Please see the recently submitted representation below:

Reference ID > fi14y9i

TITLE > MRS

FIRST NAME > Kirsty

SURNAME > Thomson

Email > [REDACTED]

Address Line 1 > [REDACTED]

Address Line 2 > [REDACTED]

Town > [REDACTED]

Postcode > [REDACTED]

Contact Number > [REDACTED]

COMMENT 1: Which policy within the document are you making a representation on?
> Policy 9: Caravan Sites, Chalets and Timeshare Developments

Please provide your comments regarding the selected policy (max 2000 Characters): **> We would like to comment on the proposed local development plan with regards to land known as Wellbank, adjacent to Blairgowrie Holiday Park. We support the land NOT being designated for housing. The Holiday Park will be very adversely affected by another high density housing development on its' boundary (H63). In accordance with the Perth and Kinross Planning Policy, existing tourism business are supposed to be protected. The Springfield development totally overturned this policy. The Holiday Park brings a huge number of visitors and revenue to Blairgowrie and local businesses. As we are the only designated tourism area within the whole of Blairgowrie and Rattray, please do not further damage the Holiday Park by allowing future development on its' boundaries.**

COMMENT 2: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 3: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 1: Which site within the document are you making a representation on? >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 2: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 3: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 1: Which settlement profile within the document are you making a representation on? >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

COMMENT 2: Which settlement profile within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

Please provide any further information if required (optional) >

From: Margaret Spratt
To: [TES Development Plan - Generic Email Account](#)
Subject: LDP2 Comrie
Date: 30 January 2018 13:25:15

I very strongly object to the above development as our Village does not have the infrastructure to cope with more houses I.e roads school sewage system etc

I live next to the water boards pumping station on Tay Avenue and this has been flooding practically all winter not clean water I may add.

Regards

Margaret Spratt



Sent from my iPad

From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposed LDP 2 Representation Submitted
Date: 30 January 2018 13:31:16

Please see the recently submitted representation below:

Reference ID > 8413cp6

TITLE > MR

FIRST NAME > Matthew

SURNAME > Jack

Email > [REDACTED]

Address Line 1 > [REDACTED]

Address Line 2 > [REDACTED]

Town > [REDACTED]

Postcode > [REDACTED]

Contact Number > [REDACTED]

COMMENT 1: Which policy within the document are you making a representation on? >

Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 2: Which Policy within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 3: Which Policy within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 1: Which site within the document are you making a representation on? >
Comrie: Housing - H58

Please provide your comments regarding the selected site (max 2000 Characters):
> Development of this site will increase traffic density in a village which is already struggling to cope with the number of vehicles owned by the current residents. Increased pressure will also be placed on the medical and educational facilities. In addition to these general comments the H58 site raises the very specific problem of accessibility. The junction of Cowden Road, the South Crieff Road and the Braco Road already presents sufficient problems for both vehicles and pedestrians without increased usage. Langside Drive, another possible entrance to H58, joins the Braco Road at a bend with fast moving traffic entering and leaving the village. On these grounds H58 should be deleted from the Development Plan or

its development very severely curtailed.

COMMENT 2: Which site within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 3: Which site within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 1: Which settlement profile within the document are you making a
representation on? >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

COMMENT 2: Which settlement profile within the document are you making a
representation on? (optional) >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

Please provide any further information if required (optional) >

From: michael mclaren
To: [LDPConsultation - Generic Email Account](#)
Subject: H69 MEIGLE REPRESENTATION
Date: 30 January 2018 13:32:00

To whom it may concern,

As the landowner and representative for H69 Forfar Road, Meigle, we would like to confirm that we support the potential development of H69 in conjunction with Perth & Kinross Planning and all relevant services. We are encouraged by renewed interest in the proposed purchase of the site indicating development interest in the village and our site.

We are actively working on this site to make it ready for the market.

Mike McLaren

[Redacted signature]

[Redacted contact information]

From: Anne Lawson
To: [LDPConsultation - Generic Email Account](#)
Subject: H58
Date: 26 January 2018 17:26:30

Dear Ms Murray,

Council reference LDP2/10/3

I write as a very concerned neighbour to the field in question for development. A SMALL number of new homes would be sustainable, but certainly not the possible top numbers contained in the plans. The vehicle access would have a very detrimental effect on the neighbourhood and I fear neither the present primary school in the village or the medical practice could cope with such a large number of new homes. I therefore request that this plan is reconsidered.

Anne Lawson

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From: Audrey Miller
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposal for development at Land at Newburgh Road Abernethy
Date: 30 January 2018 13:40:18

I have attached my letter to oppose the above plans. I have also sent the paper copy to your office.

Tel. 850 131

M^{rs} G. MILLER

20/1/2018

Dear Sir or Madam,

I am writing To express my objection To The plans Regarding The proposed development plan at Newburgh Rd Abernethy. We are extremely concerned as regards The number of proposed dwellings in The allocated space, The impact not just on our property and others close by, But on Abernethy as a whole in The terms of poor infrastructure.

Sewage, Water pressure, with many Houses already experiencing extreme fluctuations in Their water pressure, more dwellings will surely cause further difficulties.

Huge increase in traffic Through Main Road and PERTH Road Building Company commented on existing gas system, This is obsolete To existing Houses, so how can it be possible for Extra Houses.

Already very busy around and outside Primary school and quite dangerous with existing Traffic at opening and closing Times Further traffic would make situation even more Hazardous.

You said I should avoid making personal comments, but I feel This development is going To affect us quite a lot as we are both pensioners and not in The Best of health, and as you can see by our address, we are right in The middle of This development, so apart from the aforementioned objections we shall be affected during the whole building process from start TO END

I.E. Access To and from our property, Traffic noise and all The other inconveniences That This will bring.

I hope you Take note of our objections To This proposal.

Yours Faithfully

From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposed LDP 2 Representation Submitted
Date: 26 January 2018 18:44:50

Please see the recently submitted representation below:

Reference ID > bq151nk

TITLE > MR

FIRST NAME > Iain

SURNAME > Robertson

Email > [REDACTED]

Address Line 1 > [REDACTED]

Address Line 2 > [REDACTED]

Town > [REDACTED]

Postcode > [REDACTED]

Contact Number > [REDACTED]

COMMENT 1: Which policy within the document are you making a representation on?
> Policy 6: Settlement Boundaries

Please provide your comments regarding the selected policy (max 2000 Characters): **> We object to the extension of the eastern boundary of Rosemount/Blairgowrie along the Coupar Angus road as an unnecessary erosion of green belt and loss of agricultural land in particular proposed plan reference H256. Such housing development would not be within walking distance of existing shops and facilities and would result in a proliferation of 2 vehicle households with detrimental environmental consequences.**

COMMENT 2: Which Policy within the document are you making a representation on?
(optional) > Policy 41: Green Belt

Please provide your comments regarding the selected policy (max 2000 Characters): **> Previous application for polytunnels on the field H256 on eastern boundary quite properly rejected. This has set a precedent which should be followed in the LDP by not allowing any mixed use or housing development in proposed plan reference H256.**

COMMENT 3: Which Policy within the document are you making a representation on?
(optional) > Policy 15: Public Access

Please provide your comments regarding the selected policy (max 2000 Characters): **> Plan reference MU330, the proposal to allow housing development and possibly the new cemetery in the field bordering Parkhead Road will interfere with one of the most popular rights of way where walkers flow from Brucefield Road along the eastern boundary of Hillpark House then turn east and walk out towards Rosemount farm along Parkhead Road, will lose the**

community a wonderful asset where red squirrels, hedgehogs, deer, woodpeckers and a large buzzard nest provide a unique walk which links to the Erricht river walk.

COMMENT 1: Which site within the document are you making a representation on? >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 2: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 3: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 1: Which settlement profile within the document are you making a representation on? >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

COMMENT 2: Which settlement profile within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

Please provide any further information if required (optional) >

From: Campbell David
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: Perth & Kinross Council Proposed Local Development Plan 2
Date: 30 January 2018 13:43:21
Attachments: [LDP2_PP_2017_RepForm_Burghmuir.pdf](#)

Dear Sir/Madam,

Please find a representation attached above to the Perth & Kinross Council Proposed Local Development Plan 2.

The representation is made on behalf of Scottish Water with specific regard to their land interest at Viewlands Road West in Perth (a site known as Burghmuir) which has been promoted by Scottish Water for allocation for residential development in the new Local Development Plan.

I trust the content of the attached representation will be duly considered.

I would appreciate if this submission could be acknowledged and look forward to hearing from and engaging with the Council as the LDP processes progress.

Regards, David

DAVID CAMPBELL
Director - Planning & Development Consultancy
Lambert Smith Hampton

33 Bothwell Street , Glasgow G2 6NL
Direct - 0141 226 6783 Office - 0141 226 6777 Mobile - 07711 766203 Fax - 0141 226 6789

Secretary - Stacey Stewart T - 0141 226 6775 E - sastewart@lsh.co.uk

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This footnote also confirms that this email message has been scanned by MIMECAST for the presence of computer viruses.

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Local Development Plan 2

Proposed Plan 2017



REPRESENTATION FORM

You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="David Campbell"/>		
Organisation	<input type="text" value="Lambert Smith Hampton (on behalf of Scottish Water)"/>		
Address*	<input type="text" value="REDACTED"/>		
Email	<input type="text" value="REDACTED"/>	Phone	<input type="text" value="REDACTED"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☐

What change to the Proposed Plan would you like to see?

Scottish Water do not seek to object to the Proposed LDP, but instead wish to make a representation to support a change that is indicated within the Proposed Plan with regards to land under the control of Scottish Water at Viewlands Road West in Perth (a site known as Burghmuir).

1C What are your reasons for supporting the Plan or requesting a change?

Scottish Water support a change that is indicated within the Proposed Plan with regards to land under the control of Scottish Water at Viewlands Road West in Perth (a site known as Burghmuir). The site is identified on Map 13 at page 46 of the Main Issues Report (and referred to there as Land North of Burghmuir Reservoir)

The currently adopted Local Development Plan identifies the Burghmuir site as open space. Representations have previously been made on behalf of Scottish Water making the case that the site does not constitute open space and should duly be re-allocated, and allocated instead as a residential development site.

The MIR accepted that the site has no public access or amenity value, and that it has potential as a good housing site given proximity to schools and public transport connections, and as there are no significant environmental issues affecting the site.

The now Proposed LDP shows the open space allocation having been removed from the Burghmuir site, so that the site is now effective white land within the settlement.

Whilst we remain of the opinion that the Burghmuir site is appropriate for residential development, and we acknowledge that the Council have not discounted this subject to detailed consideration through a planning application. We welcome and support the removal of the open space allocation, and urge the Council to maintain this position in the adopted Local Development Plan

From: Alan Laing
To: [TES Development Plan - Generic Email Account](#)
Cc: [LDPConsultation - Generic Email Account](#)
Subject: Site H58 Adjacent Polinard and Cowden
Date: 26 January 2018 19:02:03

Good Evening,

Having read of the outlined plans for development of the field as described above, I am compelled in to stating my objections to the proposals, the planners in this area seem bent on the destruction of largely unspoilt greenbelt land yet neglect the village centre allowing the trend of erosion to proceed with the loss of several shops and a pub over the last few years, only at the end of last year did we learn of the planned closure of Comrie's only bank, leaving us without an ATM. I trust the planning department will consider the added burden this development will place on the already crumbling roads, the School, the medical centre, sewage treatment etc. etc. etc.

Yours faithfully

Alan Laing

LDPCo Consultation - Generic Email Account

From: Bill MacGregor <redstanes@yahoo.co.uk>
Sent: 30 January 2018 14:08
To: LDPCo Consultation - Generic Email Account
Cc: fwdCaroline Shiers; Councillor Tom McEwan; Councillor Bob Brawn; CHX Blairgowrie Community Council - Generic Email Account
Subject: Perth and Kinross Proposed Local Development Plan - comments

Hi

Included below are our comments in response to your current consultation about your proposed development plan.

Specifically these comments relate to area MU330 which is described a 'Blairgowrie Eastern Expansion'. Your consultation suggests that this area might accommodate 600-900 new houses.

1 - your map in page 134 fails to show the true extent of the existing, mature woodland that surrounds the property known as Monquell - this woodland extends much further east than shown by your map - the problem here is that your new access road would cut right through this woodland - in contrast, your map suggests that the new road would merely skirt around the edge of the woodland - this is misleading and would be a disappointing loss of amenity - furthermore, we understand that the owners of this woodland have not been consulted about your proposal to put a new main road through this land!

2 - your proposed new road would also cross an existing and well used Core Path and as such would represent a significant loss of amenity while adding a potentially dangerous road crossing point for certain path users (eg. horse riders, children)

3 - your consultation suggests that there would be an additional 600-900 new houses in this MU330 area - much of your consultation focuses on new peripheral roads to shift more vehicles but fails to offer the necessary town centre parking or traffic management facilities - this can only lead to further congestion in the town centre and access roads - likewise, your proposed plan fails to include any new pedestrian or cycle routes from area MU330 to the town centre - such routes could offer a far healthier alternative to additional vehicle use - the old railway line which runs north-south along the west side of this MU330 area offers an excellent opportunity to provide a safe, healthy, vehicle-free route (remote enough from main roads in order to reduce air pollution (NOx and particulates) from vehicles) - in our opinion an 'off-road', pedestrian access to the town centre should be included in this development plan as a strategic facility.

4 - the third bullet on page 134 refers to a '*contribution to the expansion of the strategic playing fields and facilities at Rosemount*' - we aren't sure what this text means as the proposed development plan does not show any playing fields in area MU330

5 - the 8th bullet on page 133 of your consultation refers to a heat network - we presume that this would be fuelled via a biomass combustion facility (suggested in the display boards used for your Blairgowrie drop-in session) - we have some concern about:

a) the inevitable air pollution that would occur,

b) the heat network customers being landed with a single heat supplier (so would lack the ability to switch suppliers if unhappy about price or service), and

c) the significant heat losses that occur from buried heat main pipework - according to Wikipedia (https://en.m.wikipedia.org/wiki/District_heating#Heat_distribution), the overall efficiency to a district

heating system can be as much as 80% - this is poor compared with modern gas boilers (which from April 2018 must be at least 92% efficient), not to mention the even higher efficiencies of hybrid boilers (discussed further in para 7 below).

6 - your proposed plan aims to be described as sustainable - from an energy perspective we would suggest that the developers of these sites should be required to include solar PV on a significant proportion of these new properties - this is cheaper to include during the construction phase (bulk purchasing and VAT free) and while it doesn't help with winter heating it can with the addition of cheap load controllers, provide a very significant proportion of annual domestic hot water needs - we speak from experience.

7 - again on the issue of sustainability and energy, we note that one of the local developers (Springfield) now offers hybrid gas boilers - these use heat pumps when the outside temperature is cool but not cold - when colder temperatures occur, the gas boiler kicks in to provide additional heat - as such these reduce gas consumption and while electricity is used for the heat pump, the pump delivers significantly more heat energy than it uses as electrical energy (coefficients of performance are typically about 3) - these are the features that we think the Council should be specifying in the proposed development plan.

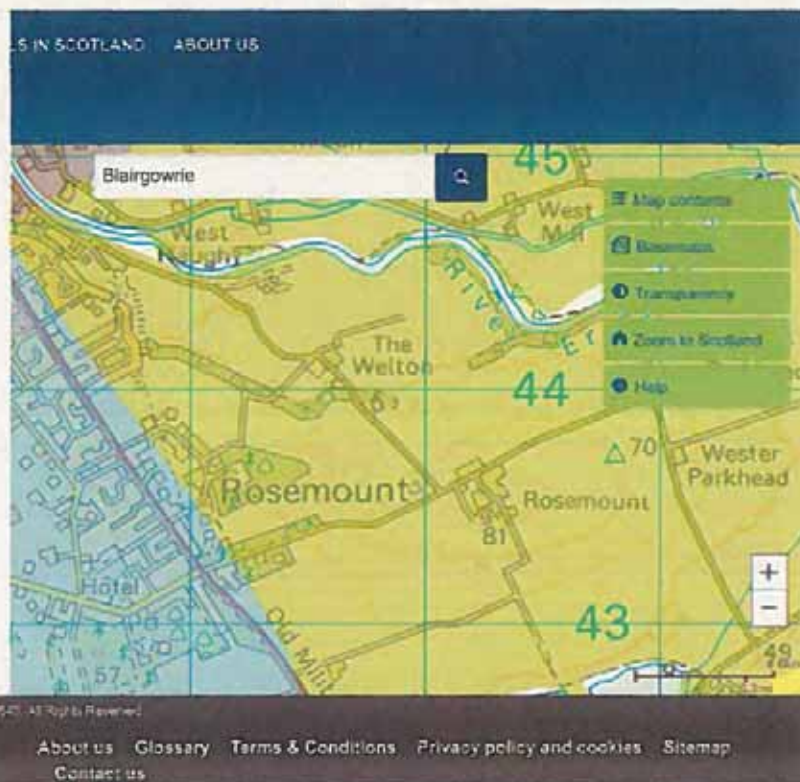
8 - bullet 10 on page 133 of your consultation states that 'built form and layout [should] respond appropriately to the landscape' - we think the proposed form and layout should also respond to the existing built landscape - in particular, we think that where new houses butt against existing bungalows, the new houses should also be bungalows - if 1.5 or two storey houses are required in the new developments then these should be located within the central areas of the new developments - in recent development, we've seen new two storey houses built next to existing bungalows without any concern about the loss of privacy of those living in the existing bungalows.

9 - while we understand the need to built new houses we do regret the use of greenfield sites and the associated loss of good agricultural land which is implicated in your plan for area MU330 - as you'll see from the attached extract from a Scot Gov website, this land is classed as 'land capable of average production though high yields of barley, oats and grass can be obtained'

Bill and Joyce MacGregor

National scale land capability for agriculture

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production: though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a



From: James Lochhead
To: [LDPConsultation - Generic Email Account](#)
Subject: Local Development Plan 2
Date: 27 January 2018 14:50:53

Dear Sir/Madam,

Local Development Plan 2
Policy 43: Lunan Lochs Catchment Area

The Lochhead Consultancy act for Mr & Mrs A Henderson who reside at [REDACTED]

My clients welcome the revised policy relevant to the Lunan Valley. Successful appeal decisions have led to this change and it is now recognised that the key determining issue is to ensure a reduction in the amount of phosphates entering the lochs. Where proposals, compliant with policy in every other respect (such as the housing in the countryside policy), results in a reduction in phosphorus from built development there is now a presumption in favour of such proposals.

This change in emphasis in the policy is welcomed and provides a positive framework within which to assess proposals.

My clients are grateful for the opportunity to provide this representation on the proposed plan.

Yours faithfully,

Jim Lochhead

James Lochhead, [REDACTED]
[REDACTED]
[REDACTED]

Web. www.lochheadconsultancy.co.uk

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From: Rachel Moir
To: [LDPConsultation - Generic Email Account](#)
Subject: Representations on Proposed Local Development Plan 2
Date: 30 January 2018 14:28:08

Perth & Kinross Proposed Local Development Plan 2

from: Rachel Moir, [REDACTED]
[REDACTED]

Representation 1A

Successful and Sustainable Place Key Objective 3.1

I wish to support the retention of Woollcombe Square Grass Area as "Open Space" as indicated on the Map page 293.

This area was mentioned in the planning permission given for nearby Belmont Park. The importance of green space such as Woollcombe Square was recognised for activities and sport as well as the preservation of amenity. Woollcombe Square is used by local residents, as well as being a safe area for children it has been used for social gatherings throughout the year. It is an important space for all residents and visitors as it provides character and amenity and helps visually with the surrounding area. It includes two beautiful oaks and one impressive Sitka Spruce which all have tree preservation orders. This area should remain as green open space.

Representation 1B

Greenbelt North Boundary

I support actions taken to restore the greenbelt North Boundary between the River Tay and the A94 to the original boundary as shown in LDP1.

Representation 1C

Greenbelt Area for Housing Additional to H29

I support the action taken to omit area of additional housing attached to H29 which was promoted by the Main Issues Report. This area should be omitted as it is not required for housing, breaches the greenbelt and is outside the present settlement boundary.

Representation 1D

Greenbelt Restoration to the South West of H29

I object to the revised greenbelt boundary at the area to the North of Harper Way. Access to H29 at this point was added to proposed LDP1 following the Main Issues Report Stage and as such must have been deemed adequate access at that time. LDP2 should reinstate

the greenbelt to remove the effect of this policy breach.

Rachel Moir

Perth & Kinross – Proposed Local Development Plan 2

Representations

Representation from:- Scone Community Council
c/o Hazel MacKinnon (secretary)



Green Belt

Representation 1A Greenbelt Policy

The current LDP 1 contains what appear to be quite definitive and concise controls over activities, which would be permitted within the Green Belt. However the current policy has been clearly Breached by Officials recommending approval of activities within the Greenbelt, which are NOT in compliance with the current Policy. I **object** to the breach of any Policy conditions and such a breach should not be covered up.

We wish to express our grave concerns regarding the enforcement of the contents of the Policy and consider that an item should be inserted to ensure full compliance with the Policy.

Representation 1B Greenbelt North Boundary

We wish to express our **support** for the actions taken to restore the Green Belt northern boundary, between the River Tay and the A94 Road, to its original line as shown in LDP 1.

The change from the MIR was promoted in Council and is confirmation that the Council recognise the current and continued boundary following tracks, woodland areas, watercourses, etc as being robust features. Indeed these features have been demonstrated as being in existence for about 100 years. Also it reaffirms the intention of PKC to provide long term confidence to the public.

Representation 1C Greenbelt in area for housing, additional to H29

We wish to express our **support** for the actions taken to omit the area of additional housing attached to H29, which was promoted in the MIR.

The area concerned should be omitted since it:-

- Is NOT required for additional housing
- Would BREACH the Green Belt
- Would be clearly OUTWITH the Settlement Boundary

Green Belt

Representation 1D Greenbelt restoration to southwest of H29

We wish to express our **extreme concerns** that the area concerned, to the rear of Harper Way, Scone, has currently been removed from the Green Belt, in a clear Breach of Green Belt Policy.

We strongly **object** to the revised Green Belt boundary, at this location, being promoted in the Proposed LDP 2 as this is clearly an attempt to cover up a Policy Breach of LDP 1, which was carried out by Officials recommending approval of the H29 application.

The access to H29, at this point, was added to the Proposed LDP1 following the MIR stage and as such must have been deemed adequate for access at that time. During the LDP 1 process the H29 site was promoted as having a main access from the A94 and this access was provided only as an “additional” access.

The area of this access to H29, in compliance LDP 1, would indeed be sufficient for “access”. However the proposals by the developer include housing on either side of the access road, presumably to maximise the housing capacity of the H29 site.

The current Green Belt Policy does not include “developer needs” as a justification for Green Belt development and as such this Proposed LDP 2 should **reinstate the green belt** in this area to remove the effect of the Policy Breach.

Representation 1E Greenbelt boundary change east of A94

We wish to express our **support** for the movement of the greenbelt boundary, east of the A94, which indicates an improved settlement boundary and restricts the potential for further development in this location

Scone Settlement Boundary

Representation 2 –

With only one exception we wish to **support** the proposed settlement boundary for Scone, as shown on page 34 of Appendix G.

We wish to **support** the deletion of the proposed housing developments at H29 southwest and also at Picstonhill as both proposals are:-

- unnecessary for housing requirements,
- outwith the current settlement boundary
- within the designated greenbelt

We would however **strongly object** to the proposed re-alignment of the settlement boundary in the southwest of the H29 development.

The proposed change is only a means of covering up a deliberate breach of current LDP Policy and the breach should be overturned and the existing greenbelt boundary restored.

Settlement Statements

Representation 3

Developer Requirements for H29 Scone

The current LDP 1 contains a requirement in respect of the recognised potential for flooding on and in the vicinity of the site, in addition to the other environmental concerns.

The proposed LDP 2 however, whilst including requirements for most other environmental concerns **does not include** any reference to flooding.

A masterplan for this site has been submitted, however this has failed to fully address the concerns in flooding as it was based purely on a desktop study and no detailed site investigation or hydrological analysis carried out.

We wish to **object** to the amendments made to the developer requirements for the above site and request that such a developer requirement regarding flooding is re-inserted, until such time as the entire site is fully investigated, an analysis carried out and a risk assessment with full satisfactory solutions provided, which would be technically acceptable to competent engineers.

Settlement Statements

Representation 4

Housing site Embargo

In recognition of the traffic and pollution problems within the Bridgend and Atholl Street area, the current LDP contains an embargo on developments at Balbeggie, Burrelton, Perth Airport and Scone.

The proposed LDP 2 however contains proposals for other development sites along the A93 and A94 corridors, which will feed into the Bridgend area.

Along these corridors there are sites at Alyth, Blairgowrie, Coupar Angus, Meigle and Glebe School Scone, which amount to a housing capacity ranging from 1,477 and 2,294.

We **object** to these sites being given unfettered development potential and request that an embargo is put into place on these settlement sites.

Within the proposals for the developments at H3 Gannochy Road and MU336 at Murray Royal Hospital, we note the inclusion of comments regarding Bridgend pollution. We **support** the intent of these comments and trust that these will be developed into a full policy, for incorporation into LDP 2.

Representation 5

Landscape detailing

We **object** to the removal of landscaping between the H 29 Development and the existing housing in the north end of Scone.

The Masterplan submitted by the Developer, and approved by Council, indicated landscaping along the full length of the south edge of the Development.

In the event however the diagrams included in the Proposed LDP 2 do not indicate any such landscape features.

We request that the diagrams provided in LDP2 should be amended to comply with the Developer's plans approved by Council.

Cross Tay Link Road**Representation 6-**

The existing LDP provides purely a corridor provision regarding the CTLR and since then information has developed.

The line of the actual road has been defined and agreed by Council and also the location of junction construction, forming part of the approved CTLR, has been clearly stated as being on the A9, the Stormontfield Road, the A93 and the A94.

Also it is understood that further design work is underway at present, with the intention that construction will take place during the period of LDP 2.

We are concerned that the Proposed LDP 2:-

- makes virtually no mention of the CTLR.
- does not have a separate section relating to the CTLR.
- indicates junctions (i.e. Highfield Junction) which do NOT form part of the approved CTLR.
- indicates “junction improvements” where NO junctions exist, or are planned.

We **object** to the relative omission of the CTLR from the Proposed LDP 2 and request that a section is inserted into the LDP 2 Plan, which contains details and also includes the correct junction information.

Representation 7

During the currency of the development of LDP 1, great confusion was created by the transfer of terminology of “constructed” to “committed”, primarily to facilitate the developer.

The matter has been further confused by the definition, of the term “committed”, which was only finally agreed by the Full Council in December 2016.

It is somewhat concerning that such confusion still exists, as evidenced by the working document, prepared in November 2017, for the Perth Core Villages Infrastructure Report.

The report states that the infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP.

In relation to Scone the report states “the main issue in the area is the traffic hotspot at Bridgend which traffic from Scone has to cross. Bridgend suffers from major peak hour congestion which negatively effects air quality and overall townscape. To prevent the further reduction in air quality and increased congestion in the Bridgend area of Perth, there will be an embargo on detailed planning consents for housing sites of 10 or more until such a time as the **construction** of the Cross Tay Link Road

The Infrastructure Report validates and confirms the fears, as expressed in the LDP 1 consultation responses, which state that the infrastructure is currently inadequate. We **object** to the omission of a statement that the embargo should apply until the **construction** of the Cross Tay Link Road is completed.

Air Quality & pollution

Representation 8

Section 6.4.6 of the Addendum to the Environmental Report .4.6, makes the following comment regarding Scone:-

“There are no existing air quality issues in Scone and no indication that additional development will result in air quality objectives being breached although would increase traffic problems at Bridgend if developed in advance of the Cross Tay Link Road” and as a result there appears to be no plan for Air Quality Assessments (AQAs) to be carried out.

The above statement is totally misleading as no recognition has been taken of:-

- recent permission granted for houses before CTRL built
- the cumulative effect of multiple sites indicated within the settlement documents
- the cumulative effect of other potential opportunity developments.

We **object** to the lack of concern indicated within the Proposed LDP 2, regarding air quality and its consequent health effects.

As a result we request that detailed AQA's are deemed essential for all developments, especially in respect of the cumulative effects, and an embargo is placed on further house building along the A93/A94 corridors until CTRL is constructed.

Representation 9

We object to the comment within the Proposed LDP 2 that Scone is outwith the urban area and thus pollution is not a problem.

We as the SDCC have validated tests showing that pollution is above the legal limits along the main road through the village.

In addition the route from the village main road into town is highly polluted, affecting the health of drivers, passengers and also those who live in Bridgend.

We are however pleased to be informed verbally, at the PKC public event, that further development of the H29 site will not proceed if the CTRL does not extend to the Development.

We request that these erroneous comments regarding Scone pollution are corrected in the next stage of the LDP 2 process.

Policy 4 – Perth City Transport & Active Travel

Representation 10 City wide design principles

There is information given within the Interactive Storymap, which CANNOT be located within the information provided by the downloadable documents issued for consultation, make comment difficult.

However we would make reference to Figure 5, located within the Interactive Storymap, entitled “City wide design principles”.

We **object** most strongly to the implications given on Figure 5, where there are “*Cross Tay Link Road junction improvements*” indicated between the A93 and A94 junctions. Our objections are based on the facts that:-

- No junctions are provided in this vicinity on the approved CTLR plans.
- There are no reasons for “improving” access at these points.
- Any access at these points would lead directly into Green belt land.
- The potential for access into land at these locations would breach Green Belt Policy

We request that these plans are amended to recognise that NO accesses are shown for these locations and also to recognise that the Green Belt exists adjacent to the CTLR at these locations.

Policy 57 – Digital Connectivity

Representation 11

The Policy makes reference to the Digital Economy Act 2017 and proceeds to detail requirements for new developments and new digital infrastructure installations. However the Policy gives very little guidance or requirement details for upgrading of existing digital provision.

At present within Scone village download speeds of **25Mbps** are normal, whereas within Scone District some locations despite being with 4 miles of Perth Centre, are experiencing download speed levels of only **2Mbps** and a similar problem is common throughout rural Perthshire.

We **object** to the casual acceptance in the policy that only new developments require consideration and request that consideration must be given to increasing the scope of Policy 57 to reflect the true existing position.

CUSTOMER SERVICE
POINT
30 JAN 2018

L.D.P. 2 RECEIVED

Dear Sir / Madam,

Please find
enclosed completed representation
form in respect of L.D.P. 2 for
my property

I have requested a minor
change to the Open Space designation
of my property to enable me to
build a single house within the
property.

Yours sincerely,



View towards proposed house plot. Wall is mutual boundary with former market garden.



View towards paddock and adjoining property of Firgrove and towards Golf Course Road

Due to copyright issues, photographs from the representation can be viewed upon request from Perth & Kinross Council office at Pullar House, Perth.

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION FORM

CUSTOMER SERVICE
POINT

30 JAN 2018

RECEIVED



You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="Maureen Brass"/>	
Organisation	<input type="text" value="private resident"/>	
Address*	<input type="text"/>	
Email	<input type="text"/>	Phone <input type="text"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

MODIFY THE OPENSOURCE DESIGNATION IN THE SETTLEMENT PROPOSALS PLAN IN RELATION TO THE PROPERTY KNOWN AS "OAKDENE" OFF GOLF COURSE ROAD TO ALLOW THE FUTURE DEVELOPMENT OF A HOUSE PLOT WITHIN THE PROPERTY.

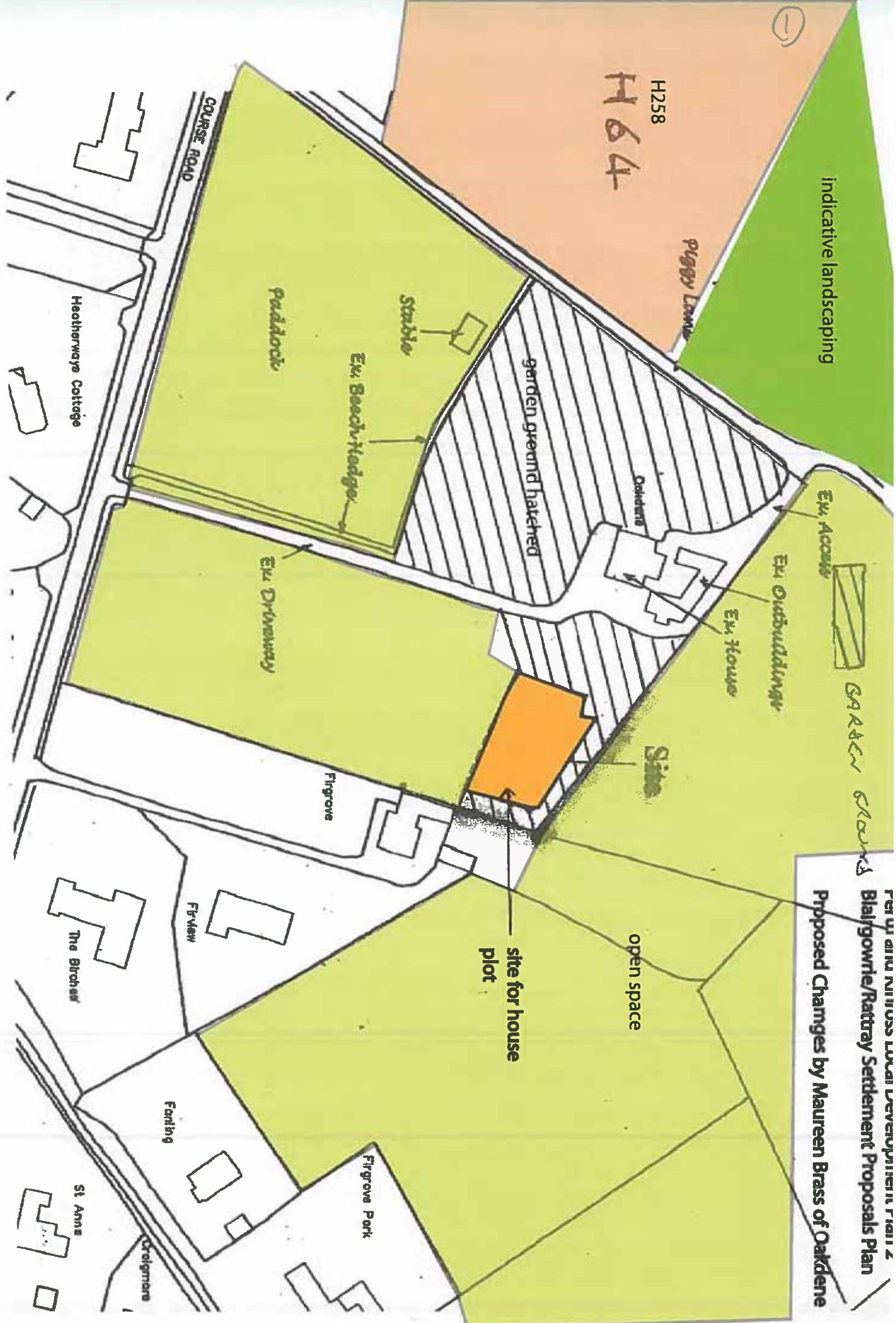
see attached plans and photographs

1C What are your reasons for supporting the Plan or requesting a change?

The property of Oakdene was the subject of an earlier planning application 14/01122/IPL and was refused by Perth and Kinross Council (PKC). The refusal was considered by local review body and subsequently dismissed.

The property of Oakdene extends from Golf Course Road north to the boundary with the former market garden (now disused). On the East the property is bounded by a property called Firgrove. To the West the property is bounded by Piggy Lane which is shared with two allocated housing sites (H64 and H258). Piggy Lane is an identified Core Path in the Development Plan. The "site specific developer requirements" set out by the Plan in relation to these two proposed residential sites refer to the retention and linkage to the Core Path Network along their eastern boundaries and to the larger open space setting of Rosemount. This is the wider area coloured green on the Blairgowrie/Ratray settlement plan.

Currently the characteristics of the location within which Oakdene and similar properties are located, comprise substantial residences within large gardens some of which have been subdivided to provide housing plots. The development of a house within the boundaries of Oakdene will retain the character of the area without detracting but will enhance the landscaped grounds of Oakdene. The owners of Oakdene recognises the Council's objective for a connection to the larger open space setting of Rosemount and are willing to retain the open space characteristics around the property within their control. This is provided that the area shaded green on the settlement plan is modified within Oakdene to reflect their wish to develop a house within the property boundary. The attached drawings indicate the current land use allocations as shown on the settlement plan for Blairgowrie/Ratray and a revision proposed by the owners of Oakdene. Clearly the modification to proposed settlement plan is essentially minor alteration in the overall scheme and will not result in any diminution of the Council's overall planning aims and objectives.



indicative landscaping

H258
H64

Paddy Lane

garden ground hatched

Stable

Ew. Beech Hedge

Paddock

Ew. Driveway

Ew. Outbuilding

Ew. House

Oakden

Site

open space

site for house plot

Firgrove

Furrow

The Brasher

Farming

St Anne

Crelgmore

Heatherway Cottage

COURSE ROAD

PROPOSED CHANGES BY MAUREEN BRASS OF OAKDENE
Blairgowrie/Rattray Settlement Proposals Plan

From: Alex Urquhart
To: [TES Development Plan - Generic Email Account](#); [LDPConsultation - Generic Email Account](#)
Subject: Cowden Road Development Comrie
Date: 27 January 2018 17:33:29

Dear Sir/Madam

I wish to add my own view to the general mix of opinion regarding the new development.

I support some new homes being built provided the houses are genuinely affordable and within the reach of young people and families.

Comrie is seen as a desirable area and no doubt, developers will look to capitalise on that by applying to build the largest and most luxurious homes possible. In my own experience, villages which expand this way tend to drive out those on more modest incomes. I think we have seen a lot of this in Comrie already.

A good community need a mix of people and local business and commerce cannot survive if Comrie moves towards a model village or a commuter town. As an employer, I would love to see more opportunities for my staff to live as well as work here.

I would like to see the development chosen have a genuine spread of affordable homes and not just a token effort. The majority of homes should be in the reach of those on average incomes in my view.

I understand there is an information board in the community centre, which I have not seen, and so I may be jumping the gun. I will take a look as soon as I can. Until then, I just wanted to have my opinion added to the general consensus.

Alex Urquhart



From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposed LDP 2 Representation Submitted
Date: 27 January 2018 17:36:12

Please see the recently submitted representation below:

Reference ID > 5h1358r

TITLE > MISS

FIRST NAME > Mary

SURNAME > Christie

Email > [REDACTED]

Address Line 1 > [REDACTED]

Address Line 2 >

Town > [REDACTED]

Postcode > [REDACTED]

Contact Number >

COMMENT 1: Which policy within the document are you making a representation on?
> Policy 4: Perth City Transport and Active Travel

Please provide your comments regarding the selected policy (max 2000 Characters): **> There needs to be a commitment to providing cycle routes than avoid busy roads not just from the outskirts of the city to the centre, but also between housing areas, and between housing areas and retail and employment areas, for example from the Western Edge to Inveralmond estate and Arran Road Industrial estate. It should be possible to create a cycle route on the inside of the A9 that connects Craigie to Glasgow Road, Crieff Road, Tulloch and the Inveralmond/North Muirton. This could then be used also by people living in the proposed new housing areas. Also, any transport and active travel policy must link to policy for provision of car parking and use of congestion charges etc. Businesses out of town should contribute to subsidised bus services to encourage bus use and active travel, and penalties for private car parking provision - perhaps a tax on car parking spaces?**

COMMENT 2: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 3: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 1: Which site within the document are you making a representation on? >

Perth: Mixed Use - MU70

Please provide your comments regarding the selected site (max 2000 Characters): > This area is currently used by residents in the Western edge of Perth for walking and dog walking with associated health benefits. The path network through the woods should be maintained throughout the development. This should include retaining the existing young woodlands which are now more than 20 years old and have significant amenity and biodiversity value which cannot be quickly replaced by new planting. These woodlands must not be suburbanised but allowed to grow wild and ground flora and shrub understorey encouraged. Older woodlands such as Lamberkine woodland are precious assets for biodiversity and heritage and must be protected - this is not a suitable site for a cemetery. Treelines along water courses and adjacent wetland should be maintained in a natural state and not suburbanised. New paths with greenspace should be incorporated into the development, with greenspaces large enough to accommodate full sized trees not just small trees. Innovative designs for housing that integrates with greenspace should be encouraged, along with permeable surfaces and minimum soil sealing. Adjacent communities on the western edge should be invited to comment on plans for this area.

COMMENT 2: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 3: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 1: Which settlement profile within the document are you making a representation on? >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

COMMENT 2: Which settlement profile within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

Please provide any further information if required (optional) >

From: SUSAN GARDENER
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: Comment to LDP2
Date: 30 January 2018 15:17:33
Attachments: [LDP2 PP 2017 RepForm.pdf](#)

Please see attached comments from Glen Lyon & Loch Tay Community Council
Thank you
Susan Gardener - CC Chair

Local Development Plan 2

Proposed Plan 2017



REPRESENTATION FORM

You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="SUSAN GARDENER"/>		
Organisation	<input type="text" value="GLEN LYON AND LOCH TAY COMMUNITY COUNCIL"/>		
Address*	<input type="text" value="REDACTED"/>		
Email	<input type="text" value="REDACTED"/>	Phone	<input type="text" value="REDACTED"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☐ Appendix ☒

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref

Name

Highland Area Site Assessment Appendix E - sites Fearnan 1 H115,2 H116 and 3 H117

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☐

What change to the Proposed Plan would you like to see?

No change to the Plan

1C What are your reasons for supporting the Plan or requesting a change?

Thank you for your e.mail on 17/01/18 alerting us to the possibility that sites which were not included in the Proposed Plan may be resubmitted during the consultation stage. On March 16th 2016 Glen Lyon & Loch Tay Community Council sent a letter of support for the proposed Plan for Fearnan. Your e.mail was discussed at our recent meeting and it was agreed that the CC should make it very clear that it continues to support the Proposed Plan as it stands. This includes all the reasons given in it for not including these sites and for retaining the existing Settlement Boundary as no changes to it are required or necessary. Thank you.

Please note that a)we have been given very little time to raise public awareness - a little over two weeks between your e.mail and the close of consultation; b)your e.mail arrived four days after the local consultation event in Aberfeldy on January 13th. so depriving ourselves and the public of being able to discuss this directly with members of your team.

From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: Ref H49
Date: 27 January 2018 17:42:34
Attachments: [Objection 180127doc.pdf](#)

Sir Madam

I write again to object to the proposed development at Pace Hill, Milnathort.
Since the initial consultation, there have been no material improvement in the proposals that will address the vast number of concerns raised by the adjacent and local residents.
The greatest concern is the traffic impact on the already restricted Wester Loan pinch point, and the residential area of to North Street.
In the absence on any realistic solution, we can only assume that a series of retrospective draconian parking and traffic restrictions will be imposed in an Elastoplast type solution, that will doubtless diminish the current standard of living.
I attach for your information an updated copy of my objection from 2016.

Christian Darbyshire

[REDACTED]
[REDACTED]



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Reference H49

I write to object to the above planning application on a number of relevant grounds that must lead to the application being rejected.

- The area though scheduled for planning provides a visual amenity for local residents that is wholly in keeping with the rural nature of the local, while providing productive farm land that contributes to the feeding of our country.

- The local plan stipulates that the area is suitable for “low density housing” and states the number considered for the area as 28.

The proposal for 80 far exceeds that of the plan, and for this reason alone the application should be rejected out of hand.

The developer clearly wishes to maximise their profit by jamming in as many dwellings as possible, using the availability of affordable housing as their smoke screen. It is questionable if the proposed affordable housing is consistent with current Social Housing Standards.

- A significant number of the proposed new houses that bound the existing houses on Linden Park Road are two story, and as such present issues for the existing residents of Linden Park Road, and the proposed houses with privacy and overlooking issues.

- As stated in paragraph 2 above the housing density is significantly greater than that stipulated in the Local Development Plan.

Furthermore the proposed excessive housing density could set an undesirable precedent that would be both contrary to the current demographic of the local, and open the flood gates to similar high density inappropriate applications in the area.

I further note that the adjacent planning application 06/02694/FUL on the land at Old Perth Road sets a suitable precedent in housing density in the area with a total of 5 houses while

CHRISTIAN E. DARBYSHIRE

incorporating a suitably extensive wooded amenity area that would also serves to screen the housing from motorway noise.

5. Inappropriate Land Use

The current highly productive agricultural use of the land is wholly suitable for the area that bounds the existing housing and the rural open land beyond leading into the Ochil hills.

The proposed development would inflict an area of high density housing inconsistent with the existing low density housing and presents the opportunity for a peripheral less desirable area akin to a ghetto to develop.

6. Lack or loss of car parking

With the proposed excessive number of dwellings would come a significant increase in the numbers of cars requiring parking while accessing the local amenities.

7. Loss of Open Space

Further to paragraphs 1 and 5 above the space is presently open space that as well as being used for productive farming activities provides open space for dog walking and other outdoor activities, which would be severely restricted, if not lost should the proposed development be allowed to go ahead.

8. Noise Pollution

Being a resident in the adjacent area significantly further from the M90 than the proposed development, I am well aware of the traffic noise that is generated from the motorway.

I further note that the acoustic report that was carried out on a day where the wind was coming from the E/NE, which is not the direction of the prevailing wind and hence will not have fully assessed nor addressed the potential sound issues.

I am also in objection to the noise levels that would be endured by all the local residents during the development works.

9. Out of Character with the area

It is very obvious from the layout plans and sections that the proposed housing density is completely out of character with the existing housing. The two most recent housing developments in the area, at 48 to 54 North Street, and Morton Wynd along with the proposed development North of Old Perth Road are consistent with the character of the local, and it is these developments that should set the precedent for any further developments in the area.

10. Over Intensive development

As with points 2, 4 and 9 above, the high density housing proposed is inappropriate for the rural area under consideration. With the density levels proposed, there is a possibility that the de-valuing of the properties could attract the type of residents that have little regard for their immediate or wider environments.

The proposed density of the development would also lead to excessive demand on the capacities of Milnathort Primary, Kinross High School, Loch Leven Medical Centre, and the sewerage treatment works in an environmentally sensitive area.

With the natural drainage of the site falling away from the public drainage, the Developer is proposing a pumping station as a solution.

I have considerable concerns on how this would be implemented without adversely impacting the existing foul drainage system on North Street.

CHRISTIAN E. DARBYSHIRE

11. Over Looking

While I will not be directly affected by the overlooking issues identified in objection 3 above, these issues can lead to an overall devaluing of the existing properties, and the subsequent potential for the overall degradation of wider area.

12. Road Safety concerns

The development as proposed would see an increase of up to 200 additional car journeys in the immediate area, the vast majority of which will require to travel south on North Street and through Wester Loan.

Both of these routes have never been designed to deal with any volumes of traffic, always having been residential areas.

The residents of North Street have a mix of off road and road side parking, which leads to some constriction of the road. However the Residents of Wester Loan on the whole have no alternative than parking on the roadside adjacent to their properties, which they are fully entitled to do, and this does not need any form of intervention as the current status quo works well with polite road use practiced by the current users of the road. This would not work with the levels of increase traffic that would result.

The Developers propose a number of improvements in the direct local of the development, however while these measures could lead to improvement in that area, it does not in any way address the issues that would occur downstream.

On a personal level, the access to numbers 48 to 54 North Street has inherent poor lines of sight on to the main part of North Street, and I understand it was consideration in the approval of the 48 - 54 North Street development that the level of traffic on North Street was of a level that allowed safe access, and was not planned to increase significantly in the future.

My further concerns relate to the works traffic and activities that the development would generate, with Wester Loan and North Street being wholly unsuitable for any levels of sight traffic, particularly with the existing bridge at the bottom of Wester Loan which the integrity is unknown.

13. Traffic Congestion

There are significant concerns both during the proposed development works with increased traffic movements of heavy plant and delivery vehicle, and workmen white vans and commuting vehicles using the road, who have a history of being some of the most inconsiderate road users.

On completion of the proposed development, the issues noted in item 12 above would invariably lead to levels of congestion in North Street and Wester Loan that would be unacceptable, and it is apparent that the Developer has given no consideration to this in their plan.

The Proposed Planning application for Peace Hill as it stands should be refused for the above reasons.

Yours sincerely



CE Darbyshire



To:	Brenda Murray, Local Development Plan Team Leader
From:	Sarah Winlow, Heritage Officer
Tel:	07421 050140 / 01738 477080
Email:	SWinlow@pkht.org.uk
Date:	30th January 2018

Perth and Kinross Proposed Local Development Plan

Thank you for consulting PKHT on the above.

Draft Policies 26 Scheduled Monuments and Non-designated Archaeology, 29 Gardens and Designed Landscapes and 30 Protection, Promotion and Interpretation of Historic Battlefields

PKHT welcomes the addition of protection for non-designated heritage assets such as historic landscapes, routes and woodlands (Policy 26) and the strengthening of Policy 30 for Historic Battlefields. This is in line with Scottish Government Policy for the protection of the Historic Environment (paras 149 and 151).

Note the extent of the Battle of Killiecrankie Battlefield and the Falls of Bruar and Blair Castle Garden and Designed Landscapes are obscured on Policy Map C by the Cairngorms National Park polygon. It is recommended that these Inventory sites are shown on top of the CNP polygon.

Settlement Statements

In addition to those already identified in the Settlement Summaries, the following development parcels have been identified as having archaeological potential. It is recommended that the Site Specific Developer Requirements are updated to reflect the likelihood of an archaeological investigation and / or protection of Scheduled Monuments being required:

Abernethy MU8	Area of archaeological potential
Alyth H60	Area of archaeological potential
Ballinluig H40	Area of archaeological potential
Comrie H58	Area of archaeological potential
Grange and Errol Airfield H21	Area of archaeological potential
Inchture H24	Area of archaeological potential
Invergowrie E37	Area of archaeological potential / protection of Scheduled Monuments
Meigle H69	Area of archaeological potential
Perth – Almond Valley MU73	Area of archaeological potential
Perth – Scott Street / Charles Street H1	Area of archaeological potential
Perth – Ruthvenfield Road E38	Area of archaeological potential
Perth – Thimblorow OP2	Area of archaeological potential
Perth – Mill Street OP4	Area of archaeological potential
Perth – Bus Station OP9	Area of archaeological potential

Scone – H29	Area of archaeological potential
-------------	----------------------------------

Notes:

- 1. Perth and Kinross Heritage Trust provides planning archaeological advice to Perth and Kinross Council. Further information about the archaeological potential of the development parcels identified can be provided on request.**
2. This consultation response is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

From: ALLOTT, Gordon [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposal for site MU73
Date: 30 January 2018 16:38:53

Dear Sir/Madam

I write to object to the proposed development of the Almond Valley. I live at [REDACTED]

The Chief Executive of PKC has stated that the quality and way of life of existing residents should be respected. The proposed development has been opposed by the residents of this area for the past 25 years, and our stance has not changed. Perth and Kinross Council have supported the views of local residents repeatedly in previous applications. The people of the villages in the Almond Valley have made a lifestyle choice to live outwith a built urban environment for clear reasons. I and my wife wish to remain living in a small, well defined, close knit community, and wish our children to grow up in the environment that the Almond Valley currently offers. I would ask that the Councillors of PKC continue to heed the wishes of those who elected them in good faith, and remove the MU73 proposal from the local development plan for the future.

It is clear from Scottish Government estimates of housing requirement since 1992 that there has been over-estimation of requirement for new development. Bertha Park is well under development already along with other smaller proposed developments in the surrounding area: this would leave the Almond Valley as the only area of undeveloped open space to the West of Perth.

I feel that the following issues regarding the proposed development have been down played significantly in the plans:

1. Issues regarding flood risk remain for the majority of the floodplain despite the Almondbank flood defences.
2. I fail to see how historic features within the valley, such as the Lade and Huntingtower Castle, can be adequately preserved.
3. I am concerned that there will be escalating levels of traffic resulting in pressure on the local road and path infrastructure, pollution, and degradation of the local environment. This would be particularly difficult and dangerous on Castle Brae.
4. There would also be an increase in traffic on the already busy Perth and Dunkeld roads as a result of the massive population expansion, bringing a considerable knock on effect into the city centre.
5. There is pressure on local wildlife populations already with other areas of proposed development nearby, and developing the Almond valley in addition would close a potential green corridor to the West of Perth.
6. As a local [REDACTED] I would be keen to know if NHS Tayside been consulted here. The sudden creation of 8,000-10,000 new patients must surely provide a massive logistical and financial issue for both Primary and Secondary care which cannot be easily addressed especially with respect to the well documented crisis of recruitment locally within both General Practice and hospitals.

This is a decision of huge importance for the area. Should development go ahead, it cannot be reversed. It would be a great shame to see the area lost. I hope that this does not happen.

Many thanks for your attention to this.

Kind regards

Drs Gordon and Helen Allott

[REDACTED]

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Device Type	Percentage of Respondents
Smartphone	95%
Tablet	93%
Feature Phone	88%
Smartwatch	85%
Wearable Device	72%
Smart TV	68%
Smart Speaker	65%
Smart Home Device	55%
Smart Car	45%
Smart Home Security System	35%

Device Type	Percentage of Respondents
Smartphone	88%
Tablet	72%
Smartwatch	45%
Smart TV	38%
Smart Home Assistant	32%
Smart Car	28%
Smart Thermostat	22%
Smart Light Bulb	18%
Smart Door Lock	12%
Smart Security Camera	8%

From: Alan Palmer [mailto:alan.palmer@bt.com]
Sent: 01 February 2018 18:16
To: Nick Brian
Cc: [mailto:alan.palmer@bt.com]
Subject: FW: LDP2

I did attend the Alyth presentation and now have a clear understanding of the LDP and also the Glenisla Golf Course development. I was told this week that although the golf course application was turned down by your department this decision was overruled by the council.

Whilst I understand that at present there is no planning approval for the large golf course project, if the council decide to approve this, and if the housing development shown in the LDP is also approved, then the total of new house build in Alyth would be totally unacceptable. This is why it is not possible at this stage to make any comment about your LDP. There is no way that the infrastructure of Alyth can absorb a total of 570 units. The town is already full of cars and parking is difficult. To add another 1000 cars to the town is madness. I am sure there are other local issues regarding services etc.

I would hope that the planning committee when it looks at the size of these potential

developments will understand that a town the size of Alyth cannot possibly absorb this number of new houses.

Kind Regards

Alan Palmer

From: Alan Palmer [REDACTED]
Sent: 08 January 2018 09:54
To: 'NBrian@pkc.gov.uk'
Subject: LDP2

Dear Mr Brian,

Thank you for your letter of 21 December relating to the Glen Isla Golf Course proposed development. I was suggesting that it is impossible to respond to the LDP plan without taking into consideration any other development, particularly one which is larger than the LDP. How can local residents consider your LDP 2 without being made aware of this other potential huge development? Indeed it would be interesting to know how many other large development planning applications are being considered that are not part of the LDP. It is important to have a full picture of all agreed or potential builds affecting the town.

I hope to be able to attend the LDP meeting in Alyth on the 17 January where I can learn more.

Kind Regards

Alan Palmer

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Hajnalka Biro
To: Alice Yeung
Subject: FW: Alyth response
Date: 08 March 2018 09:12:37

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

Response	Percentage
Yes, the current president is a threat to the country	85%
No, the current president is not a threat to the country	10%
Don't know	5%

From: QuestionWhere@esriuk.com
To: [LDPConsultation - Generic Email Account](#)
Subject: Proposed LDP 2 Representation Submitted
Date: 30 January 2018 18:36:33

Please see the recently submitted representation below:

Reference ID > za13c1t

TITLE > MRS

FIRST NAME > Vanessa

SURNAME > Davidson

Email > [REDACTED]

Address Line 1 > [REDACTED]

Address Line 2 > [REDACTED]

Town > [REDACTED]

Postcode > [REDACTED]

Contact Number > [REDACTED]

COMMENT 1: Which policy within the document are you making a representation on?
> Policy 19: Housing in the Countryside

Please provide your comments regarding the selected policy (max 2000 Characters): **> Our community of Comrie is a small settlement and does not need the proposed 33-55 new houses. The village shops will not be able to support this many new families. There are not enough employment opportunities for this amount of contributing citizens within the village which will cause all new people to add wear and tear to our already suffering roads in order to commute out of the village for employment.**

COMMENT 2: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 3: Which Policy within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): **>**

COMMENT 1: Which site within the document are you making a representation on? >
Comrie: Housing - H58

Please provide your comments regarding the selected site (max 2000 Characters): **> Access: We have not had any news, reports or clarification on the access road that will be used for these houses. We were told after LDP1 that further information would be provided that would**

clear this up and yet we have still had no decisions on this. We live on the private part of Cowden Road. The problem we face day to day is safe access to and from our house. Cowden road is narrow and we have to stop to allow other vehicles pass us safely. This is compounded by the number of pedestrians with children / elderly and dog walkers that use Cowden road everyday. We envisage that more traffic will lead to greater safety issues and even more inconvenience to the residents of Cowden road and Polinard than we are already coping with at the moment.

COMMENT 2: Which site within the document are you making a representation on?
(optional) > Comrie: Housing - H58

Please provide your comments regarding the selected site (max 2000 Characters): > Tayside have always wanted to improve the environmental impact of cars. Yet the lack of employment opportunities in such a small, rural settlement mean that any new arrivals have to commute to larger towns and cities for work. This negatively impacts on the deterioration of our already congested village roads and increases pollution.

COMMENT 3: Which site within the document are you making a representation on?
(optional) > Comrie: Housing - H58

Please provide your comments regarding the selected site (max 2000 Characters): > Living on Cowden Road has meant a different sewage system has been installed in our property and our neighbours. This system needs extra machinery on our land before the sewage can join the villages main system. We brought this up in the previous LDP and nothing has changed or been addressed about this since then.

COMMENT 1: Which settlement profile within the document are you making a representation on? > Comrie

Please provide your comments regarding the selected settlement (max 2000 Characters): > Comrie is a small rural settlement and should not be included as part of the strategic housing policy as it does not fit the criteria. Comrie cannot accommodate this significantly large increase in housing.

COMMENT 2: Which settlement profile within the document are you making a representation on? (optional) > Comrie

Please provide your comments regarding the selected settlement (max 2000 Characters): > In the years between the LDP1 and now this LDP2 a plan has been approved to build 25 houses in Comrie. Therefore no further housing is required and so Comrie no longer needs to be part of this housing increase plan. We have enough.

Please provide any further information if required (optional) >

From: Gillian Morris [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: H49
Date: 30 January 2018 19:36:16

To whom it may concern

I am writing to note my objection to the proposed development to the north of Linden Park Road in Milnathort.

From what I understand, the Council wants to allow a change to the LDP to significantly increase the volume of housing on this site. I am most concerned at this proposal given the surrounding infrastructure. The local roads are inadequate to accommodate such an increase in traffic. The local primary school and secondary school will be over subscribed. The health services will be placed under unreasonable pressure. There are mature trees on the border of the site which attract birds such as Herons and Owls. There are also red squirrels. It would be unethical to destroy this habitat. Already in Kinross there are houses that are crammed into green spaces.

I urge the Council to act responsibly and consider the needs of the village as a whole.

Kind regards

Gillian Morris

Gillian Morris

Circumstance	Percentage
In self-defense	85%
In defense of others	75%
In defense of property	65%

Local Development Plan 2

Proposed Plan 2017



REPRESENTATION FORM

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You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="Ken Heiser"/>		
Organisation	<input type="text" value="N/A"/>		
Address*	<input type="text" value="REDACTED"/>		
Email	<input type="text" value="REDACTED"/>	Phone	<input type="text" value="REDACTED"/> *required

Proposed Plan 2017

1A Which part are you making a representation on?

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

[illegible]

e

What change to the Proposed Plan would you like to see?

I wish the proposed plan to be withdrawn from the LDP/2 development plan.
I wish the proposed plan to be withdrawn from the LDP/2 development plan.
I object vehemently to the proposed plan.
I object vehemently to the proposed plan.
I do not want any development on H58
I do not want any development on H58

More development unnecessary for our beautiful conservation village, Comrie.
Has a feasibility study been made of school intake in Comrie. Can Comrie Medical Centre take another possible 200 people on proposed site. Where is the employment in the Comrie area to take these people without a serious commute daily.
Increase in utilities. Polinard was struggling to keep pressure on existing customers at present without more houses. Mains electric power pylon crossing diagonally across H58. Burn at south side of H58 subject to flooding. Biodiversity bordering the east side woodland which is contrary to your policies. Increase in traffic with a possible extra 100 cars with present difficulties for existing houses on Eagles field onto a very fast road entering village from Braco with a blind bend.
Unresolved issues with excess to H58, must be resolved before planning stage. Owners of properties off Crowden road and Polinard as Road stage owners of farm track and Gowan road and Polinard at Roach placed as a farm track years ago by adopted deeds what happened ten years ago by presidents of Polinard and £22000 for each by Tayntey to the contractors \$22000 for access done by highway engineers. Perhaps the road has blocked from Eagles field for this reason.

From: John Handley
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: Proposed LDP2 - Representations on behalf of John Collier & Sons - Maryburgh
Date: 30 January 2018 20:19:13
Attachments: [John Collier & Sons - Maryburgh - PKC PLDP2 Representation Form - 30.01.18.pdf](#)
[John Collier & Sons - Maryburgh - Suggested Amendment to Settlement Boundary - 30.01.18.pdf](#)
Importance: High

Dear Sirs,

**Perth & Kinross Proposed LDP2 – Representations on behalf of John Collier & Sons –
Maryburgh Settlement Boundary**

-

We refer to your recent letter inviting representations on the Proposed LDP2.

On behalf of our client John Collier & Sons who have land and property interests in Maryburgh, we welcome the opportunity to provide comments at this stage of the preparation of the replacement LDP and attach a completed Representation Form with our comments.

As set out in the attached Form, we support the acknowledgment within the Keltybridge and Maryburgh Settlement Summary (page 213 of the Proposed LDP) that: "the settlement boundary of Maryburgh has been drawn to offer the potential to accommodate some limited further development mirroring the form of the existing settlement pattern".

However, we would also request that the settlement boundary for Maryburgh as shown on the accompanying Settlement Map on page 213 is amended to include the potential development plot to the north west of Maryburgh. The extent of this suggested amendment is shown in Appendix G – Kinross-shire Area Settlement Boundaries of the accompanying SEA Environmental Report.

We have enclosed the relevant extract from SEA Appendix G with this representation, and would request that "Settlement Boundary - Option B" is adopted for Maryburgh in place of the currently shown Option A. This would require a minor adjustment to the Maryburgh settlement boundary, but would provide an opportunity for an additional housing development plot which would be in keeping with and mirror the form of the existing settlement pattern.

The suggested amendment to the Maryburgh Settlement Map is shown on the attached extract from SEA Appendix G.

We trust this representation will be of assistance, and we would be happy to provide further information on this matter should this be required.

We would be grateful if you would acknowledge safe receipt of this email submission and the attached representations.

Your faithfully,

John Handley
Director

John Handley Associates Ltd
Chartered Town Planning Consultants

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Local Development Plan 2

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REPRESENTATION FORM

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You may also use this form to comment on the SEA Environmental Report Addendum 1 (SEA) and its impact on the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk

CONTACT DETAILS

Name*	<input type="text" value="John Handley Associates Ltd"/>		
Organisation	<input type="text" value="On behalf of: John Collier & Sons"/>		
Address*	<input type="text" value="1 St Colme Street, Edinburgh, EH3 6AA"/>		
Email	<input type="text" value="john.handley@johnhandley.co.uk"/>	Phone	<input type="text" value="0131 220 8253"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☒

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

On behalf of the landowner, John Collier & Son, we support the acknowledgment within the Keltybridge and Maryburgh Settlement Summary (page 213 of the Proposed LDP) that: "the settlement boundary of Maryburgh has been drawn to offer the potential to accommodate some limited further development mirroring the form of the existing settlement pattern".

However, we would request that the settlement boundary for Maryburgh as shown on the accompanying Settlement Map on page 213 is amended to include the potential development plot to the north west of Maryburgh. The extent of this suggested amendment is shown in Appendix G – Kinross-shire Area Settlement Boundaries of the accompanying SEA Environmental Report.

We have enclosed the relevant extract from SEA Appendix G and would request that "Settlement Boundary - Option B" is adopted for Maryburgh in place of the currently shown Option A. This would require a minor adjustment to the Maryburgh settlement boundary, but would provide an opportunity for an additional housing development plot which would be in keeping with and mirror the form of the existing settlement pattern.

The suggested amendment to the Maryburgh Settlement Map is shown on the attached extract from SEA Appendix G.

1C What are your reasons for supporting the Plan or requesting a change?

The minor change set out above would ensure that the replacement LDP provides further opportunities for limited small scale housing development within the extended Maryburgh settlement boundary which would be in keeping with and mirror the form of the existing settlement pattern in accordance with the LDP's objectives for this settlement.

From: [REDACTED]
To: [LDPConsultation - Generic Email Account](#)
Cc: [REDACTED]
Subject: Development to the north of Linden Park Road Milnathort Ref H49
Date: 30 January 2018 20:25:38
Attachments: [image003.png](#)

Development to the north of Linden Park Road, Milnathort Ref H49

I understand that a decision is to be reached on Friday in relation to the above development.

I hope that the concerns raised by a large number of villagers, as well as many community organisations will be taken into account and that there will be some amendment to the planning permission.

I have consistently said that I do not object to development as such – small villages have to maintain their dynamism. But I do feel that the concerns raised, particularly worries about traffic flows, parking and pressure on educational and health services, were not adequately addressed by the Planning Department's response.

The efforts of local Councillors involved, particularly my own representative Cllr Robertson, have been immense, but to press on with so many new houses above and beyond the Local Development Plan and in the face of so many objections has made me question my faith in local government planning procedures and the Council's commitment to proper engagement with communities.

I hope you will rethink the extent of this development.



Martin Raymond

[REDACTED]
[REDACTED]

LDPConsultation - Generic Email Account

From: Marianne Evans <mevans@stewartmilne.com>
Sent: 31 January 2018 08:58
To: LDPConsultation - Generic Email Account
Subject: Representation by Stewart Milne Homes - Site H50 Kinross and Milnathort
Attachments: Milnathort H50.pdf

Dear Sirs

Please find attached our representation in respect of the above.

Please acknowledge timeous receipt.

Regards

Marianne



Marianne Evans BA(Hons)MSc MRTPI | Area Director – Strategic Land
Osprey House, Mosscroft Avenue, Westhill Business Park, Aberdeen AB32 6JQ
Direct dial: 01224 747325 | Switchboard: 01224 747201 | Mobile: 07917 215539
Email: mevans@stewartmilne.com web: www.stewartmilnehomes.com

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Stewart Milne Group Limited

Registered in Scotland No. SC057709

Registered office: Peregrine House, Mosscroft Avenue, Westhill Business Park Westhill Aberdeen AB32 6JQ United Kingdom

Local Development Plan 2

Proposed Plan 2017



PERTH &
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REPRESENTATION FORM

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk

CONTACT DETAILS

Name*

Organisation

Address*

Email Phone

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

We welcome the identification of site H50 for housing use.

The "indicative landscaping" and "open space" annotations should be removed from the settlement statement.

The capacity range of the site should be increased to 25-50 homes. In the event that capacity ranges are removed from the plan (see separate representation by Ryden on behalf of Stewart Milne Homes), the site should be zoned for approximately 50 homes.

1C What are your reasons for supporting the Plan or requesting a change?

We welcome the identification of site H50 - Old Perth Road, Milnathort for development and note the site specific developer requirements. Due cognisance must be made to Scottish Planning Policy (SPP) which requires the full and appropriate use of land. SPP and other Scottish Government policy seek to create quality places through placemaking and design. On this basis there is a need to reconsider the site capacity at site H50. The required Flood Risk Assessment and Noise Impact Assessment will assist in determining the developable site areas and these will be confirmed at planning application stage. It is our opinion that the significant areas of open space and landscaping have been added to the settlement statement without any due consideration to design or consideration of maintenance costs. These costs will either fall to householders or the Council in due course. The plan seeks to create linkages between site H50 and site H49 yet there is no consideration of how this can be achieved whilst applying good design principles. SPP and other design guidance clearly advocate that connections and open space should be designed with security in mind and with properties fronting onto them where possible. This has not been allowed for in the settlement statement. The areas of open space and indicative landscaping only serve to create an unnatural and unnecessary boundary between the two sites rather promoting connectivity. It is our opinion, an opinion echoed by Perth and Kinross's own design and placemaking guidance, that open space should be meaningful and integral to a development rather than on its periphery. The open space and indicative landscaping designations should therefore be removed from the settlement statement and the site capacity increased in the interests of creating a better design environment.

LDPConsultation - Generic Email Account

From: Marianne Evans <mevans@stewartmilne.com>
Sent: 31 January 2018 09:00
To: LDPConsultation - Generic Email Account
Subject: Representations by Stewart Milne Homes - 2No relating to Burrleton and Woodside
Attachments: Burrelton Reps 1 and 2.pdf; PaperapartSMHBurrelton1LDP2.pdf; PaperapartSMHBurrelton2LDP2.pdf

Dear Sirs

Please find attached our representation and papers apart in respect of the above.

Please acknowledge timeous receipt.

Regards

○ Marianne



Marianne Evans BA(Hons)MSc MRTPI | Area Director – Strategic Land
Osprey House, Mosscroft Avenue, Westhill Business Park, Aberdeen AB32 6JQ
Direct dial: 01224 747325 | Switchboard: 01224 747201 | Mobile: 07917 215539
Email: mevans@stewartmilne.com web: www.stewartmilnehomes.com

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Local Development Plan 2

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk

CONTACT DETAILS

Name*
Organisation
Address*
Email Phone

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref [] Name Burrelton and Woodside

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

The area of open space shown to the south west of Burrelton should be removed and returned to "white land" as per the adopted Local Development Plan. Alternatively the site should be zoned for circa 80-100 homes. See paper apart for location plan.

1C What are your reasons for supporting the Plan or requesting a change?

See paper apart (PaperapartSMHBBurrelton1LDP2)

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 2

2A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

2B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

The site on the attached plan (PaperapartSMHBurrelton2LDP2) should be include in the local development plan for residential led mixed use development incorporating up to 200 homes.

2C What are your reasons for supporting the Plan or requesting a change?

See paper apart (PaperapartSMHBurrelton2LDP2)

**REPRESENTATION 1 – PAPER APART
STEWART MILNE HOMES
BURRELTON AND WOODSIDE**

The representation site is agricultural land and cannot be considered to be open space. It will not be made available by the landowners for open space purpose and therefore the proposed zoning is unreasonable. The site was zoned in the 1996 Local Plan for residential use and therefore the principle of residential use has long since been established. The site was not brought forward at the time due to Scottish Water delivery constraints. These have now been removed and are not an impediment to development.

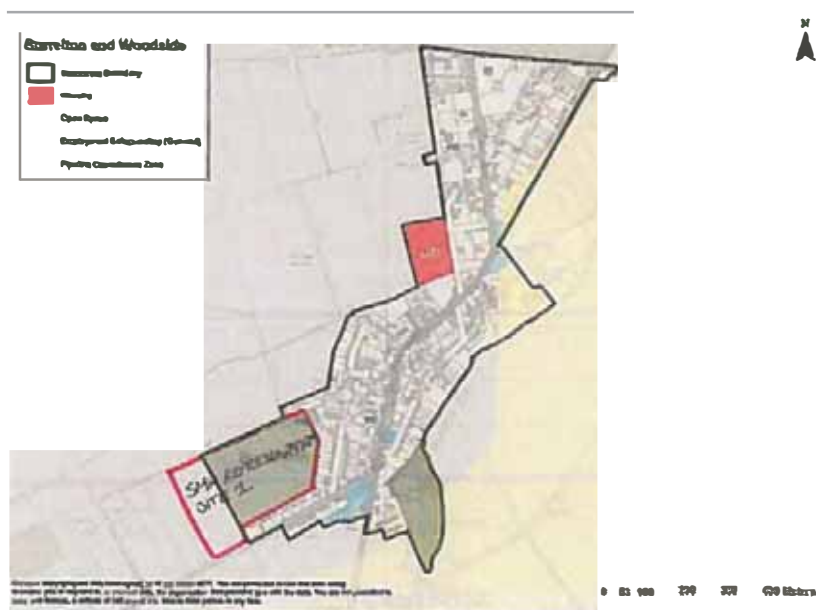
Reference is made to our earlier "Call for Sites" and Main Issues Report submissions. The TAYplan identifies a requirement for 510 houses per annum in the Perth Area, within which Burrelton lies. This will require a higher rate of residential development over and above what has been allocated through the current Local Development Plan and as a result, will dictate that additional land is allocated for housing in the area. We refer to the submissions of Homes for Scotland in respect of Housing Land Supply and adopt their position in this regard. There are no service constraints to the delivery of the site, it is in a marketable location and under the control of a housebuilder. The site therefore can be delivered in the short term.

Burrelton is one of the key lowland settlements within the Perth Housing Market Area. Although not within the Core Perth Area, it is considered that Burrelton can assist in the delivery of the housing land requirements identified in the TAYplan. The development of these sites provides a significant opportunity to create a well-designed, mixed use, sustainable, planned extension to the settlement.

The scale of development is appropriate to the size of the existing village and positive discussions have taken place with the community council as regards helping facilitate a school extension and community hall through additional development in the village. As well as improving infrastructure within the settlement, affordable housing will also be provided which will assist the rural economy and help sustain existing facilities including the local shop. Development in Burrelton will ensure that a good range and mix of marketable locations supporting improvements to infrastructure as required by SPP are delivered through the Local Development Plan.

The site can provide access to the existing road and footpath network as well as the public transport network which has regular buses to Perth and Coupar Angus.

The site is within and adjacent to the settlement boundary and is therefore a logical location for sensitive residential development. The site should therefore be zoned for housing in LDP 2.



REPRESENTATION 2 – PAPER APART STEWART MILNE HOMES BURRELTON AND WOODSIDE

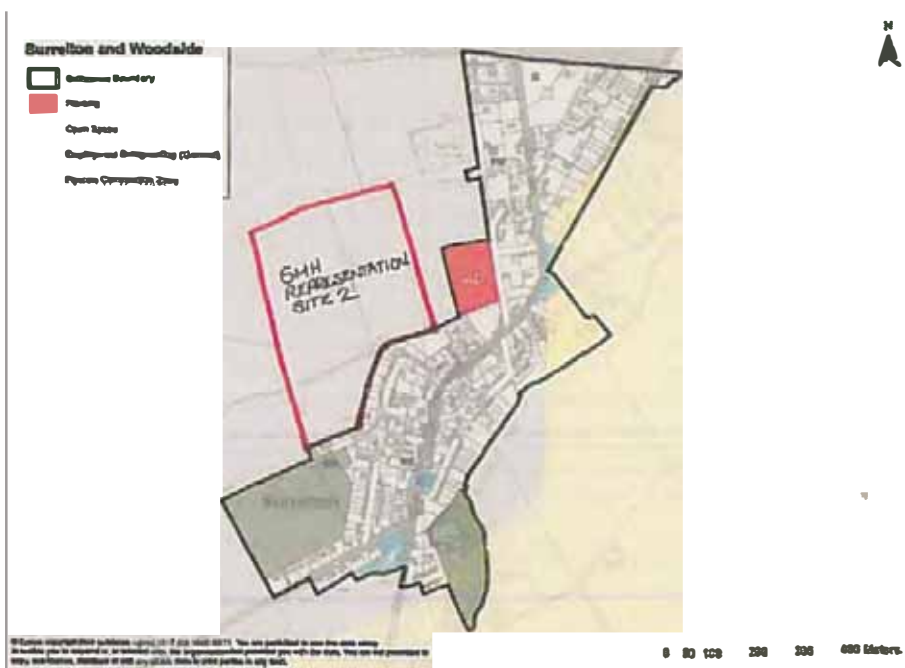
The site is located immediately adjacent to the existing settlement boundary of Burrelton and adjacent to land also being promoted by Stewart Milne Homes. This site should be zoned for future development to deliver housing and small scale employment uses. Zoning the site now would allow the medium to long term future of the village to be appropriately planned through a masterplanned approach.

Burrelton is one of the key lowland settlements within the Perth Housing Market Area. Although not within the Core Perth Area, it is considered that Burrelton can assist in the delivery of the housing land requirements identified in the TAYplan. The development of these site provides a significant opportunity to create a well-designed, mixed use, sustainable, planned extension to the settlement.

SPP requires the provision of a range of attractive, well designed, energy efficient, good quality housing which can contribute to the creation of successful sustainable places. Local Development Plans are therefore required to allocate a range of sites which are effective or expected to become effective in the plan period. The Perth Core Area should not be the sole focus of development and the identification of this site in Burrelton would provide a choice of location as not everyone wants to live in the larger, main settlements. Failure to identify appropriate levels of development in smaller settlements may displace potential growth and opportunities in these areas, and suppress the natural market for smaller scale growth.

The proposed development will comprise a range of houstypes and tenures to meet market demands and the needs of the community including affordable housing. The opportunity for appropriate employment opportunities will also be explored. Structure planting will be designed into the development creating links through open space providing wildlife corridors and adding to the setting of Burrelton. The detailed design of the site will be developed through community engagement informing the masterplan for the site.

The site is adjacent to the settlement boundary and is therefore a logical location for sensitive residential development. The site should therefore be zoned for residential mixed use development in LDP 2.



LDPConsultation - Generic Email Account

From: QuestionWhere@esriuk.com
Sent: 29 January 2018 10:59
To: LDPConsultation - Generic Email Account
Subject: Proposed LDP 2 Representation Submitted
Attachments: PaperApartStewartMilneHomes.docx

Please see the recently submitted representation below:

Reference ID > dw13c84

TITLE > MRS

FIRST NAME > Claire

SURNAME > Coutts

Email > claire.coutts@ryden.co.uk

Address Line 1 > 25 Albyn Place

Address Line 2 >

Town > Aberdeen

Postcode > AB10 1YL

Contact Number > 01224 588866

COMMENT 1: Which policy within the document are you making a representation on? >

☐ Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 2: Which Policy within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 3: Which Policy within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected policy (max 2000 Characters): >

COMMENT 1: Which site within the document are you making a representation on? >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 2: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 3: Which site within the document are you making a representation on? (optional) >

Please provide your comments regarding the selected site (max 2000 Characters): >

COMMENT 1: Which settlement profile within the document are you making a representation on? >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

COMMENT 2: Which settlement profile within the document are you making a representation on?
(optional) >

Please provide your comments regarding the selected settlement (max 2000 Characters): >

Please provide any further information if required (optional) >

PAPER APART

REPRESENTATIONS ON BEHALF OF STEWART MILNE HOMES TO THE PERTH AND KINROSS PROPOSED LOCAL DEVELOPMENT PLAN 2

Introduction

Stewart Milne Homes are part of the Stewart Milne Group, founded in 1975. They have grown to become one of the UK's leading privately owned housebuilders. The company has a commitment to enterprise and innovation meshed with traditional value for quality product and services. They have significantly invested in the Perth and Kinross economy with a number of interests across the region including Auchterarder and Almond Valley.

Stewart Milne Homes welcome the opportunity to comment on the Proposed Local Development Plan 2 and are encouraged by the publication of this, with a view to it being progressed and adopted timeously. Up-to-date plans are essential in the current planning system.

Stewart Milne Homes have reviewed the Proposed Plan and the associated documents and whilst the Proposed Plan is relatively concise and easy to read, it makes reference to Supplementary Guidance in a number of instances. This contradicts Circular 6/2013: Development Planning that Development Plans should be succinct and map based with the emphasis on the written material explaining the spatial strategy and the policies and proposals shown on the maps. The new planning bill also removes the ability for supplementary guidance to be prepared, adopted and issued with the development plan. This increases the need for the Proposed Plan to include all of the necessary information without reference to supplementary guidance.

Also, a number of new pieces of Supplementary Guidance are referred to in the Proposed Plan which are not contained in the pack of LDP documents or within the existing SG documents. It is essential that these documents are produced alongside the Development Plan and available for full consultation as part of that process. Stewart Milne Homes therefore reserve the right to make further comment on emerging documents as the LDP 2 emerges.

Development Plans are spatial, land use plans which are primarily about place. Circular 6/2013 advises that they are intended to guide the future use of land in our cities, towns and rural areas by addressing those spatial implications of economic, social and economic and environmental change. Given the emphasis on land use planning, Stewart Milne Homes question the need for the Plan to address issues such as low and zero carbon generating technologies which can be more appropriately dealt with under Building Regulations.

It is understood that Homes for Scotland have made comments in relation to housing land supply, in addition to other policies. Stewart Milne Homes support their position, but also wish to comment on and formally object to a number of policy issues as detailed below. The following representation highlight areas of concern and the changes required to the Proposed Plan.

Objection 1 – Map 1 and 2

It is agreed that the Proposed Plan must accommodate population and household growth and direct that growth to appropriate locations. The release of greenfield land to aid sustainable growth of the area is supported. However, objection is made to the tiered approach identified in Map 1: Principal Settlements and Map 2: A Successful, Sustainable Place. Auchterarder, for example, is identified as a Tier 3 settlement, however, it benefits from a strategic location on the A9 with good transport links

to Glasgow and Edinburgh and therefore has a stronger housing market than some of the Tier 2 settlements. SPP requires the right development to be located in the right place to provide opportunities for people to make sustainable choices.

As such, the settlement hierarchy is not helpful in meeting the objective to direct growth to appropriate locations. It is therefore recommended that references to the hierarchy should be removed from the Local Development Plan.

Objection 2 – Policy 1D: Placemaking

This policy states that sites allocated in the Plan for housing development have a capacity range identified and only in exceptional circumstances will permission be granted for proposals which fall out of the identified range.

SPP requires policies and decisions to be guided by a number of principles. This includes making efficient use of existing capacities of land and infrastructure thus developing them in a way that maximises the efficiency of the site. This may result in some sites being more appropriate for higher density development than is identified at the Local Development Plan preparation stage.

Higher density development, in many instances, is better designed and more conducive to a safer, inclusive society than standard suburban development that has been the norm for a number of years. Higher density development is not appropriate on all sites and should be considered on its own merits. It is therefore not considered appropriate to have a capacity range of units identified at this stage and more appropriate to consider the number of units at the detailed design stage.

Objection is therefore made to this policy and it is suggested that this Policy should be removed entirely from the LDP. The appropriate capacity of sites should be determined on a case by case basis, determined through detailed considerations of the site.

Objection 3 - Policy 5: Infrastructure Contributions

There is a concern that the levels of developer contributions emerging through policy and supplementary guidance are unreasonable, resulting in many developments becoming unviable. Contributions need to be reasonable and proportionate and partnership working required to bring forward essential funding, which needs to be set out in the policy to enable it to be appropriately tested.

Policy 5 therefore needs to set out specific requirements of developer contributions linking to the supplementary guidance. Bullet points a) and b) of the policy are non-specific and could be applied to any contribution the Council may consider appropriate at a later date. Levels of emerging developer contributions are unreasonable making many sites unviable even when identified at an early stage.

Any requirements for developer contributions must take account of available capacity within the existing infrastructure network and must not be used where there is no direct link within the development or if it is too remote to be considered reasonable. Supplementary Guidance must therefore ensure that the contributions are justified in terms of circular 3/2012 and meet all 5 policy tests. Any requirements need to be fully set out at an early stage in the plan making process and full opportunity provided to test and challenge the assumptions used. It is essential that sites identified in the LDP2 are deliverable and this requires early identification of planning gain requirements.

Developers should not fund large scale infrastructure projects to enable development to come forward and make up shortfalls in the local authority budget. A fair mechanism of delivery

considered on a site by site basis is needed to ensure that development viability is not at risk as a result. This should be assessed and demonstrated through the Local Development Plan and not left for Supplementary Guidance or until an application is made for planning permission.

It is therefore questioned whether Perth and Kinross Council's Supplementary Guidance on Developer Obligations and Affordable Housing, specifically section 6 in relation to transport infrastructure is valid. This includes the Cross Tay Link Road (CTLR) which requires funding of £88 million from developments in the area identified in Appendix 3 of the guidance. The validity of pooled infrastructure contributions is even more critical after the Supreme Court's decision that Aberdeen City and Shire Strategic Development Planning Authority's Strategic Transport Fund is unlawful as there was not a sufficiently clear and direct relationship between the development supplying the contribution and the infrastructure to be delivered.

In summary, the Proposed Local Development 2 will require to ensure that any contributions must have more than a trivial connection with proposed developments and it is suggested that the supplementary guidance should be reviewed to ensure that it remains valid. In addition to this, Policy 5 should be amended to make reference to Circular 3/2012 to ensure full consideration is given to the policy and scope for pursuing developer contribution.

Objection 4 – Policy 6: Settlement Boundaries

This policy acknowledges that development directly adjoining settlement boundaries will only be permitted in certain circumstances. While this is generally supported, it is considered that this policy should also allow for development adjacent to settlement boundaries if it is in a sustainable location, justified by SPP. SPP requires planning to direct the right development to the right place. Paragraph 40 outlines that this requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area. Decisions should be guided by using land within or adjacent to settlements for a mix of uses. This will also support the creation of more compact, higher density, accessible and more vibrant cores. Further to this, paragraph 29 requires that policies and decisions should be guided by the following principles: giving due weight to net economic benefit; supporting good design and the six qualities of successful places; making efficient use of existing capacities of land; supporting delivery of accessible housing, supporting delivery of infrastructure, and improving health and well being

As such, it is suggested that additional part d) should be included in Policy 6 to allow for development adjacent to settlement boundaries if it is in a sustainable location as supported by SPP.

Objection 5 – Policy 20: Affordable Housing

Stewart Milne Homes generally support proposed Policy 20 on affordable housing. They welcome the flexibility within the policy approach to the provision of on-site affordable housing introducing alternatives to bringing forward the 25% requirement. It is particularly encouraging that the Council are prepared to look at these opportunities on a site by site basis and consider deliverability, viability and availability of funding. This will ensure greater opportunities for the provision of affordable housing on site, be it for social rented purposes, low cost home ownership, mid-market rent or other means are brought forward in line with PAN 2/2010.

Policy 20 advises that the details of provision, including landlord, tenure, house size and type will be a matter for agreement between the developer and the Council based upon local housing need and individual site characteristics. As required by SPP and PAN 2/2010, Stewart Milne Homes would

suggest that all data relating to housing need or demand should be fed into and through the Housing Need and Demand Assessment (HNDA) which will provide an up to date, robust data source.

Any agreement will also require to meet the tests set out in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

In summary, it is therefore suggested that reference is made to both the Housing Need and Demand Assessment providing up to date, robust data and to Circular 3/2012 in the text of Policy 20.

Objection 6 - Policy 23: Delivery of Development Sites

It is important the LDP2 is realistic in terms of the delivery of housing sites as the continued allocation of long-term, non-effective sites will hinder the delivery of an appropriate level of housing land. In the majority of cases, Policy 23 requiring a delivery strategy is not required as sites can and do progress through the planning system.

The Proposed Local Development Plan 2 provides no definition of a Delivery Strategy and it is therefore difficult to comment on its form and requirements. Perth and Kinross Council therefore require to provide more information on exactly what a Delivery Strategy is. It is argued that the preparation and submission of a Delivery Strategy will likely only delay progress and pull resources that should be concentrated on the delivery of the site. These statements may be more appropriate for sites that have been allocated for a long period of time, with no progress shown, rather than newly allocated sites, especially those with developer backing, which goes some way in demonstrating deliverability. Policy 24: Maintaining an Effective Housing Land Supply deals with this issue and it is therefore argued that an additional policy 23 is not necessary.

In many cases, it is not possible for developers to provide key information up front to inform a delivery strategy, the infrastructure providers themselves cannot provide this until a certain stage of in the development process is reached. By way of example, Scottish Water will not undertake a Drainage Impact Assessment until the developer has met 5 criteria, one of which is a planning consent.

Developers already regularly input into the Council's LDP Action Programme. The aim of that Action Programme is to support the delivery of the Adopted LDP and sets out the actions, timescales and partnerships required to implement the policies, proposals and strategies of the LDP. It is therefore argued that there is no need for a further, formal policy on this issue.

It is suggested that instead, Perth and Kinross Council should work in partnership with major landowners/developers and key infrastructure providers to identify and understand the capacities and constraints within the network to allow better programming of strategic sites, through the existing Action Programme. As such, objection is made to this Policy which should be removed from the Plan going forward.

In addition to this, Policy 23 also makes reference to sites of 300 houses or more requiring to demonstrate how delivery will be maximised including proposals for involving a range of developers and provision for self-build. It is argued that the provision of self-build housing on large sites, where there may be a range of housebuilders is not practical. For example, lending in the UK does not work for self-build and the funding of the two would not work together. Further to this, the management of health and safety considerations for self-build housing on large sites is also impractical and extremely difficult to coordinate. Self-build options are therefore more appropriate for smaller sites or individual plots. As such, reference to this on large sites should be removed from this policy.

This Policy notes that guidance will set out how landowners/developers can comply with this policy but there needs to be more clarity now on how this policy would work and how it would implement delivery where the current Action Programme is failing to do so. If this policy is maintained, it must be ensured that this exercise in itself does not add an additional layer to the planning process, which, as stated above, would cause unnecessary delay to the delivery of sites. This is inconsistent with the original need for a delivery statement.

In summary, it is argued that Policy 23 is not appropriate and should be removed from the LDP 2.

Objection 7 – Policy 24: Maintaining an Effective Housing Land Supply

Stewart Milne Homes acknowledges that the Spatial Strategy reflects that of TAYplan, the Strategic Development Plan. However, along with much of the development industry, Stewart Milne Homes have serious reservations regarding the Housing Land Supply and its failure to deliver the required number of homes.

Table 1 contained in the Housing Background Paper (November 2017) states that the Housing Land Requirement is the Housing Supply Target + 18%. Paragraph 116 of Scottish Planning Policy (SPP) includes a requirement to increase the housing supply target by a margin of 10-20% in order to ensure a generous supply of housing is provided. Objection is made to only an 18% margin and it is argued that a 20% generosity, across all areas, is more appropriate.

Allocating a more generous supply of land for housing will give the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective housing land supply occur during the lifetime of the Plan. This would also promote a population increase across the area which is key to economic development and the success of the area. This will maintain viable communities and ensure infrastructure and services are adequate to meet the needs of existing and future communities. Also, to grow the region and ensure opportunities for its growth are secured and planned for. Higher rates of housing development should therefore be maximised to sustain population growth over the lifetime of the Plan.

Objection is therefore made to the 18% generosity and the LDP2 and subsequent housing land requirements should be amended to allow for 20% generosity.

Objection 8: Policy 25: Housing Mix

Stewart Milne Homes support the requirement to provide an appropriate mix of house types and sizes on development sites, however, they object to the requirement to provide at least 10% of their homes as 1 or 2 bedroom properties. The house building industry has a key role in the delivery of affordable housing, however, in terms of viability, this requirement is too restrictive. In addition to this, not every site lends itself to the provision of 10% 1 and 2 bedroom properties. There is a danger that if the viability and suitability of a development site does not work, adequate housing land will not be brought forward, impacting on the provision of affordable housing.

In addition to this, if there is any need for any special needs homes, such as housing for wheelchair users, this should be part of the affordable housing requirement under Policy 20 and not a 10% requirement over and above that requirement. Any specific need for this special needs housing should be determined through developer obligations in line with Circular 3/2012 and PAN 2/2010.

It is therefore suggested that Policy 25: Housing Mix is removed from the Local Development Plan going forward.

Objection 9 - Policy 32: Sustainable Heating and Cooling

While support is given to the need for continued reduction in carbon emissions and to the efforts within the construction industry to identify technologies and methods to reduce carbon output, objection is made to Policy 32 Sustainable Heating and Cooling and its associated policies.

The implementation of district heating networks is not viable for mainstream development. Even at larger scales, district heating systems are costly to implement and are more expensive than standard oil or gas systems and can have a long pay-back period for the householder. District heating suppliers do not have to be licensed to operate, resulting in no guarantee in standards and no consumer protection. There is also a danger of creating energy monopolies where one provider manages and maintains large areas of infrastructure where the price is not subject to competition. This can push prices up, becoming an additional burden on the householder at a time when there is a need to make the cost of housing more affordable. The emphasis should be on energy reduction, rather than energy production and greater emphasis should be made on the way fabric solutions, which themselves can be considered as technologies, reduce carbon emissions as opposed to the ad hoc use of Low and Zero Carbon Generating Technologies.

In summary, this policy should be removed from the LDP2, so that reliance is not placed on such heating networks.

Objection 10: Policy 41: Green Belt

Objection is made to the failure to amend Green Belt Policy to allow more scope for development. This policy should have the flexibility to allow development if there is a shortfall in the housing land supply, in order to release land to meet housing need, without the requirement for a Development

As such, this policy should be amended to include an option g) there is a shortfall in the housing land supply, in order to release land to meet housing need.

Objection 11 – Policy 58b: New Development Proposals

Stewart Milne Homes are generally supportive of Policy 58b in relation to the requirements for significant travel generating new development proposals and their accessibility. However, they object to the reliance on non-statutory Guidance for Transport.

The note to Policy 58b provides brief details of the content of this, including requirements for public transport availability in new developments, provision of infrastructure to support low and ultra-low

to comment on its content if it is to affect the development sites they are bringing forward and ultimately the viability of their sites.

It is therefore recommended that any guidance taken forward for this policy does have a statutory footing and it is suggested that the LDP2 is amended accordingly.

LDPConsultation - Generic Email Account

From: Lauren Springfield <lauren.springfield@turley.co.uk>
Sent: 01 February 2018 17:12
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission for the site Townhead - Auchterarder Development Framework Site 3
Attachments: P+K LDP Reps_Townhead FINAL.pdf

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission for the site Townhead - Auchterarder Development Framework Site 3.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

Turley

8th Floor
80 St Vincent Street
Glasgow G2 5UB
T 0141 204 7390
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D 0141 204 7398

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Local Development Plan 2

Proposed Plan 2017



REPRESENTATION FORM

You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name* [Eilidh Shaw

Organisation [Turley [on behalf of Stewart Milne Homes (Central Scotland)]

Address* [115 George Street, Edinburgh EH2 4JN

Email [eilidh.shaw@turley.co.uk

Phone [0131 240 5440

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 5

5A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name Auchterarder Development Framework Site 3

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

5B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

A notation stating "Indicative Plan" should be added to the diagrammatic framework plan on page 118.

Update the following text "Capacity Range" to "Indicative Capacity Range".

5C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Ref: STEE3035

Dear Sir / Madam

**REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
TOWNHEAD – AUCHTERARDER DEVELOPMENT FRAMEWORK SITE 3**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017. Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of their site at Townhead in Auchterarder identified as 'Auchterarder Development Framework Site 3'.

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The Auchterarder Expansion Framework (March 2008) set out a structured approach to delivering approximately 800 dwellings across three sites in Auchterarder: Kirkton; Castlemains; and Townhead. Construction of houses is well underway at all three of these sites.

Planning Permission in Principle (08/01131/IPM) for residential development was granted for both Stewart Milne's site known as 'Auchterarder Development Framework Site 3' and the adjacent site on 3 July 2015. This permission established the principle of residential use on both sites. The adjacent site is under separate ownership and residential development is currently being delivered on this site.

Representations in respect of 'Auchterarder Development Framework Site 3' are provided overleaf.

115 George Street
Edinburgh
EH2 4JN

T 0131 240 5440 turley.co.uk

REPRESENTATION – AUCHTERARDER DEVELOPMENT FRAMEWORK SITE 3

B What is your representation?			
I support the Plan:	<input checked="" type="checkbox"/>	OR I would like to see a change	<input checked="" type="checkbox"/>
What change to the Proposed Plan would you like to see?			
<p>A notation stating "Indicative Plan" should be added to the diagrammatic framework plan on page 118.</p> <p>Update the following text "Capacity Range" to "Indicative Capacity Range".</p>			
C What are your reasons for supporting the Plan or requesting a change?			
<p>Stewart Milne Homes supports Allocation 'H342 - Auchterarder Development Framework Site 3', which continues to allocated 4.9 hectares at Auchterarder for residential development. Stewart Milne Homes also supports the proposed capacity range of 98 - 150 dwellings. Notwithstanding this, an application for residential development will be informed by market demand for units at the time, as well as detailed technical assessments which will feed into the design process, influencing the final layout and housing types. The number of units deliverable on this site should not be fettered by the inclusion of an indicative capacity range within the Local Development Plan as this will ultimately be based on detailed assessments at the appropriate time.</p> <p>Stewart Milne Homes respectfully requests that the text "Capacity Range" is updated to "Indicative Capacity Range".</p> <p>The LDP includes a diagrammatic site plan on page 117 which indicates main developable areas, landscape areas, routes and an area of archaeology. An application for residential development on this site would be informed by detailed technical assessments covering these various aspects and would feed into the design process before developing the final proposed layout. The extent of developable area should not be fettered by the site plan on page 117.</p> <p>Stewart Milne Homes respectfully requests that a notation is added to the plan stating it is an "Indicative Plan".</p>			

CONCLUSIONS

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely



Eilidh Shaw
Senior Planner
eilidh.shaw@turley.co.uk

LDPConsultation - Generic Email Account

From: Eilidh Shaw <eilidh.shaw@turley.co.uk>
Sent: 02 February 2018 14:48
To: LDPConsultation - Generic Email Account
Cc: Stephen Partington; Lauren Springfield; Alasdair Finlayson
Subject: RE: PKC Proposed Plan representation submission in respect of the Auchterarder Settlement Summary
Attachments: P+K LDP Reps Form_Settlement Summary_REVISED.pdf

Dear LDP 2 Consultation team,

Further to the below, please find attached our revised representation to the PKC 'Proposed Plan' in respect of the 'Auchterarder Settlement Summary'.

As discussed earlier today, the attached replaces the previously submitted representation on this matter.

We'd be very grateful if you can confirm receipt of this revised representation.

Should you require any further information or clarification on this, please do not hesitate to contact us.

Kind regards,
Eilidh

Eilidh Shaw
Senior Planner

Turley

115 George Street
Edinburgh EH2 4JN
T 0131 240 5440
M 07557 973 150
D 0131 240 5445

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From: LDPConsultation - Generic Email Account [mailto:LDPConsultation@pkc.gov.uk]
Sent: 02 February 2018 10:54
To: Lauren Springfield
Cc: Eilidh Shaw
Subject: RE: PKC Proposed Plan representation submission in respect of the Auchterarder Settlement Summary

Dear Ms Springfield

Thank you for giving us your comments on the Perth & Kinross Local Development Plan 2 – Proposed Plan. Please note that you will not receive a response to your comments.

After the last date for representations on 2nd February 2018, we will consider and summarise all the representations received in respect of the Proposed Plan. The issues raised will be summarised and reported to Councillors, and then considered at a Local Development Plan Examination by an independent, appointed person known as a Reporter. Only comments made between the start and end of the period of representations will be considered by the Reporter. The Reporter will examine the issues raised in representations and make recommendations as to whether the Proposed Plan should be changed before it is Adopted.

Representations and any information you have provided will be available for public inspection, published online and may be shared with other appropriate professionals and service providers, please be assured, however, personal details such as signatures, email address and telephone numbers etc. will be removed from representations prior to this.

If you have attended an information event or had any contact with our staff as part of the period of representations please take 5 minutes to complete our questionnaire. This can be found at www.pkc.gov.uk/ProposedLDP2 and will help us improve future consultations.

In the meantime if we need any further information or clarification of your comments, we will contact you again.

Kind regards
LDP Team

From: Lauren Springfield [<mailto:lauren.springfield@turley.co.uk>]
Sent: 01 February 2018 17:15
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission in respect of the Auchterarder Settlement Summary

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission in respect of the Auchterarder Settlement Summary.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

Turley

8th Floor
80 St Vincent Street
Glasgow G2 5UB
T 0141 204 7390
M 07973 135 431
D 0141 204 7398

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Proposed Plan 2017



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REPRESENTATION FORM

You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*

Organisation

Address*

Email Phone

*required

Local Development Plan 2

Proposed Plan 2017
REPRESENTATION 2

2A Which part are you making a representation on?

Policy ☐ Settlement Summary ☒ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name Auchterarder, Settlement Summary, penultimate paragraph

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

2B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☐

What change to the Proposed Plan would you like to see?

No change

2C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Ref: STEE3035

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Dear Sir / Madam

• **REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
AUCHTERARDER SETTLEMENT SUMMARY**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017. Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of the Auchterarder Settlement Summary.

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The Auchterarder Expansion Framework (March 2008) set out a structured approach to delivering approximately 800 dwellings across three sites in Auchterarder: Kirkton; Castlemains; and Townhead. Construction of houses is well underway at all three of these sites.

Planning Permission in Principle (08/01133/IPM) for residential, industrial and office use was granted for both Stewart Milne's site at North West Kirkton (Hunters Meadow) and the adjacent Castlemains site in October 2013. This permission established the principle of residential use on both sites and included provision for the delivery of four hectares of employment land at North West Kirkton. Detailed planning permission (09/01290/FLM) for 261 houses, which included two phases of residential development at North West Kirkton (Hunters Meadow), was granted in January 2014. The majority of Phase One has now been developed.

Stewart Milne Homes is in the process of revising the design and layout of Phase 2 to meet current market demands. Pre-application discussions regarding this are on-going and it is anticipated this application will be submitted early 2018.

115 George Street
Edinburgh
EH2 4JN

T 0131 240 5440 turley.co.uk

REPRESENTATION – AUCHTERARDER SETTLEMENT SUMMARY

B What is your representation?			
I support the Plan:	<input checked="" type="checkbox"/>	OR I would like to see a change	<input type="checkbox"/>
What change to the Proposed Plan would you like to see?			
No change proposed.			
C What are your reasons for supporting the Plan or requesting a change?			
<p>The Auchterarder 'Settlement Summary' acknowledges that Transport Scotland is reviewing options for provision of the new junction at Shinafoot as part of the wider review of all the trunk road junctions between Dunblane and Perth.</p> <p>The Auchterarder 'Settlement Summary' also goes on to state that if alternatives to Shinafoot are to be brought forward, potentially including a grade separated junction at Aberuthven, these alternatives will be incorporated into a future Local Development Plan. Notwithstanding this, the lack of clarity regarding the alternative junction solution should not cause delays to development coming forward in the meantime.</p>			

CONCLUSIONS

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely


 Eilidh Shaw
 Senior Planner
 eilidh.shaw@turley.co.uk

LDPConsultation - Generic Email Account

From: Lauren Springfield <lauren.springfield@turley.co.uk>
Sent: 01 February 2018 17:16
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission for the site North West Kirkton in Auchterarder
Attachments: P+K LDP Reps Form_North West Kirkton FINAL.pdf

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission for the site North West Kirkton in Auchterarder.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

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8th Floor
80 St Vincent Street
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You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*

Organisation

Address*

Email Phone

*required

Local Development Plan 2

Proposed Plan 2017
REPRESENTATION 4

4A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

4B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

A notation stating "Indicative Plan" should be added to the diagrammatic framework plan on page 117.

Delete bullet point 3 of the 'Site Specific Developer Requirements' which states:

- "To be delivered only after the fully serviced delivery of the alternative employment land (E25)."

4C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Ref: STEE3035

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Dear Sir / Madam

**REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
NORTH WEST KIRKTON, AUCHTERARDER**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017. Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of their site, North West Kirkton in Auchterarder.

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The Auchterarder Expansion Framework (March 2008) set out a structured approach to delivering approximately 800 dwellings across three sites in Auchterarder: Kirkton; Castlemains; and Townhead. Construction of houses is well underway at all three of these sites.

Planning Permission in Principle (08/01133/IPM) for residential, industrial and office use was granted for both Stewart Milne's site at North West Kirkton (Hunters Meadow) and the adjacent Castlemains site in October 2013. This permission established the principle of residential use on both sites and included provision for the delivery of four hectares of employment land at North West Kirkton. Detailed planning permission (09/01290/FLM) for 261 houses, which included two phases of residential development at North West Kirkton (Hunters Meadow), was granted in January 2014. The majority of Phase One has now been developed.

Stewart Milne Homes is in the process of revising the design and layout of Phase 2 to meet current market demands. Pre-application discussions regarding this are on-going and it is anticipated this application will be submitted early 2018.

115 George Street
Edinburgh
EH2 4JN

T 0131 240 5440 turley.co.uk

REPRESENTATION - AUCHTERARDER SETTLEMENT STRATEGY – SITE H228, NORTH WEST KIRKTON

B What is your representation?

I support the Plan:



OR I would like to see a change



What change to the Proposed Plan would you like to see?

A notation stating "Indicative Plan" should be added to the diagrammatic framework plan on page 117.

Delete bullet point 3 of the 'Site Specific Developer Requirements' which states:

- *"To be delivered only after the fully serviced delivery of the alternative employment land (E25)."*

C What are your reasons for supporting the Plan or requesting a change?

Stewart Milne Homes supports Allocation 'H228 - North West Kirkton', which identifies 4 hectares at north west Kirkton for residential development. This assists in addressing the identified shortfall in Effective Housing Land Supply of 225 dwellings during the period 2016-28 within the Strathearn Housing Market Area. The allocation also reflects page 47 of the Auchterarder Expansion - Townhead & North East Development Framework (February 2008), which recognises that a better location for the proposed Employment Land may be identifiable in the short to medium term. The Framework also acknowledges that an alternative site may offer a better solution in terms of immediate access to the A9, improved marketability, appropriate topography and reduced visual impact to immediate and distant local environs.

Notwithstanding this, the LDP includes a diagrammatic site plan on page 117 which indicates main developable areas, landscape areas, routes and an area of archaeology. An application for residential development on this site would be informed by detailed technical assessments covering these various aspects and would feed into the design process before developing the final proposed layout. The extent of developable area should not be fettered by the site plan on page 117. Stewart Milne Homes respectfully requests that a notation is added to the plan stating it is an "Indicative Plan".

Stewart Milne Homes respectfully requests that Bullet point 3 of the 'Site Specific Developer Requirements' is deleted. This states that the site is "To be delivered only after the fully serviced delivery of the alternative employment land (E25)". Whilst Stewart Milne Homes acknowledges that a planning application (17/00946/IPM) has been submitted for 6.1 hectares of the site identified as E25, this is a live application and does not cover the full site. The delivery of employment uses on the site will ultimately be driven by market demand for employment uses, which may differ to the market demand for housing in the area. The ability to deliver site H228 for housing as part of the Effective Housing Land Supply should not be hindered by the delivery of an alternative site for employment which Stewart Milne Homes has no direct control over. The identification of site E25 for employment uses should be sufficient to address employment needs in Auchterarder.

CONCLUSIONS

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely

Eilidh Shaw
Senior Planner
eilidh.shaw@turley.co.uk

LDPConsultation - Generic Email Account

From: Lauren Springfield <lauren.springfield@turley.co.uk>
Sent: 01 February 2018 17:18
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission for Site E25 - Auchterarder
Attachments: P+K LDP Reps Form_Auchterarder - E25 FINAL.pdf

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission for Site E25 - Auchterarder.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

Turley

8th Floor
80 St Vincent Street
Glasgow G2 5UB
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D 0141 204 7398

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="Eilidh Shaw"/>		
Organisation	<input type="text" value="Turley [on behalf of Stewart Milne Homes (Central Scotland)]"/>		
Address*	<input type="text" value="115 George Street, Edinburgh EH2 4JN"/>		
Email	<input type="text" value="eilidh.shaw@turley.co.uk"/>	Phone	<input type="text" value="0131 240 5440"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 3

3A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

3B What is your representation?

I support the Plan: ☒ OR I would like to see a change ☐

What change to the Proposed Plan would you like to see?

No change.

3C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Ref: STEE3035

Dear Sir / Madam

**REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
SITE E25 - AUCHTERARDER**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017. Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of Site E25 – Auchterarder (as per the Auchterarder Settlement Strategy).

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The Auchterarder Expansion Framework (March 2008) set out a structured approach to delivering approximately 800 dwellings across three sites in Auchterarder: Kirkton; Castlemains; and Townhead. Construction of houses is well underway at all three of these sites.

Planning Permission in Principle (08/01133/IPM) for residential, industrial and office use was granted for both Stewart Milne's site at North West Kirkton (Hunters Meadow) and the adjacent Castlemains site in October 2013. This permission established the principle of residential use on both sites and included provision for the delivery of four hectares of employment land at North West Kirkton. Detailed planning permission (09/01290/FLM) for 261 houses, which included two phases of residential development at North West Kirkton (Hunters Meadow), was granted in January 2014. The majority of Phase One has now been developed.

Stewart Milne Homes is in the process of revising the design and layout of Phase 2 to meet current market demands. Pre-application discussions regarding this are on-going and it is anticipated this application will be submitted early 2018.

115 George Street
Edinburgh
EH2 4JN

T 0131 240 5440 turley.co.uk

REPRESENTATION – SITE E25 AUCHTERARDER

B What is your representation?			
I support the Plan:	<input checked="" type="checkbox"/>	OR I would like to see a change	<input type="checkbox"/>
What change to the Proposed Plan would you like to see?			
No change proposed.			
C What are your reasons for supporting the Plan or requesting a change?			
<p>Stewart Milne Homes supports Allocation 'E25 - Auchterarder', which identifies 8 hectares of land for employment use as an alternative employment site to the planned 4 hectares at north-west Kirkton.</p> <p>This allocation reflects page 47 of the Auchterarder Expansion - Townhead & North East Development Framework (February 2008), which recognises that a better location for the proposed Employment Land may be identifiable in the short to medium term. The Framework also acknowledges that an alternative site may offer a better solution in terms of immediate access to the A9, improved marketability, appropriate topography and reduced visual impact to immediate and distant local environs.</p> <p>The allocation of site 'E25 - Auchterarder' for employment also enables the delivery of additional residential development at 'H228 - North West Kirkton', which will assist in addressing the identified shortfall in Effective Housing Land Supply of 225 dwellings during the period 2016-28 within the Strathearn Housing Market Area.</p>			

CONCLUSIONS

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely



Eilidh Shaw
 Senior Planner
 eilidh.shaw@turley.co.uk

LDPConsultation - Generic Email Account

From: Lauren Springfield <lauren.springfield@turley.co.uk>
Sent: 01 February 2018 17:19
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission for the Hunter Street Office site in Auchterarder
Attachments: P+K LDP Reps Form_Hunter Street FINAL.pdf

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission for the Hunter Street Office site in Auchterarder.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

Turley

8th Floor
80 St Vincent Street
Glasgow G2 5UB
T 0141 204 7390
M 07973 135 431
D 0141 204 7398

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You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

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Once you have completed the form please email to LDPConsultation@pkc.gov.uk
Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name* [Eilidh Shaw]

Organisation [Turley [on behalf of Stewart Milne Homes (Central Scotland)]]

Address* [115 George Street, Edinburgh EH2 4JN]

Email [eilidh.shaw@turley.co.uk]

Phone [0131 240 5440]

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☐ Settlement Summary ☐ Site ☒ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment: ☐

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

Change site allocation from 'Employment Safeguarding (Core)' to Housing Proposal.

1C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Ref: STEE3035

Dear Sir / Madam

**REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
HUNTER STREET OFFICE, AUCHTERARDER**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017 (LDP2). Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of their Hunter Street office site in Auchterarder.

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The site accommodates a two storey brick and render office building with associated car parking, located on the eastern side of Hunter Street. The building ceased to be used as a functional office in October 2016. The site was most recently used as the construction offices for Phase 1 of Hunters Meadow and is currently vacant.

Planning Permission in Principle (08/01133/IPM) for residential, industrial and office use was granted for both Stewart Milne's adjacent site at North West Kirkton (Hunters Meadow) and the nearby Castlemains site in October 2013. Detailed planning permission (09/01290/FLM) for 261 houses, which included two phases of residential development at North West Kirkton (Hunters Meadow), was then granted in January 2014. The majority of Phase One has now been developed. As a consequence, the office building on Hunter Street is now surrounded by residential development and a children's play park on all sides.

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REPRESENTATION - AUCHTERARDER SETTLEMENT STRATEGY – HUNTER STREET OFFICE, AUCHTERARDER

B What is your representation?			
I support the Plan:		OR I would like to see a change	<input checked="checked" type="checkbox"/>
What change to the Proposed Plan would you like to see?			
Change the site allocation from 'Employment Safeguarding (Core)' to Housing Proposal.			
C What are your reasons for supporting the Plan or requesting a change?			
<p>The Site</p> <p>The site measures approximately 0.9 hectares and accommodates a large, two storey brick and render office building with associated surface level car parking, located on the eastern side of Hunter Street. The site was most recently used as the construction offices for Phase 1 of Hunters Meadow and is currently vacant. The building ceased to be used as a functional office in October 2016. The site was most recently used as the construction offices for Phase 1 of Hunters Meadow and is currently vacant.</p> <p>Auchterarder High Street with its many local shops and services is located 150 metres south of the site. The Community School of Auchterarder is approximately a 600 metre walk from the site to the west via the High Street / New School Lane.</p> <p>Proposal</p> <p>It is proposed to redevelop the site for residential development. The site would accommodate circa. 40 units in a mix of dwelling houses and apartments. The site is surrounded on all sides by residential development and the redevelopment of the site would complement the adjacent residential uses.</p> <p>Scottish Planning Policy (June 2014)</p> <p>Scottish Planning Policy (SPP) highlights the need for a spatial strategy when locating new development to promote sustainable patterns of growth to make best use of existing infrastructure, reduce the need to travel, and promote sustainable and active travel modes. The re-use or re-development of brownfield land should be considered before new development takes place on greenfield sites (paragraph 40). It is therefore incumbent on Local Planning Authorities to exhaust brownfield land supply before considering greenfield. A flexible approach to development with provision for new homes in areas where economic investment is planned or there is a need for regeneration (paragraph 109). SPP also introduces a presumption in favour of sustainable development (paragraph 29) and specifies decisions should be guided by principles favouring, inter alia, good design and delivery of accessible housing development.</p> <p>In terms of employment uses, paragraph 101 of SPP requires a range of sites to be allocated for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. Paragraph 103 also supports the identification of new sites for employment uses where a site no longer meets current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered.</p>			

Presumption in Favour of Sustainable Development

The site is bound to the north and east by Phase 1 of the recent Hunters Meadow development, a children's play park and residential properties to the south and east. As a consequence, the site is relatively small employment site (0.9 hectares) surrounded by residential properties on all sides.

The site complies with the principles for sustainable development identified within SPP as follows:

- With regards to **net economic benefit**, the employment land has ceased to fulfil a useful function and is currently vacant.
- With regards to **economic issues, challenges and opportunities**, a planning application (17/00946/IPM) has been submitted for 6.1 hectares of the site identified as E25. The identification of site E25 for employment uses should be sufficient to address employment needs in Auchterarder.
- In terms of the **six qualities of successful places**, the site is visually self-contained and forms a natural extension to the surrounding residential area.
- In considering the **efficient use of existing capacities of land, buildings and infrastructure**, the Employment allocation covers a relatively small employment site which includes a comparatively large area of surface level car parking. A more flexible approach to development within this area would make more efficient use of land given the lack of take-up for employment land in recent years which is outlined in the Employment Land Supply attachment.
- With regards to the **delivery of accessible housing, business, retailing and leisure development**, housing on this site would be accessible given its well-located position which is: adjacent to existing housing, a play park, the nearby High Street with its shops and services as well as the nearby Auchterarder Community School.
- In terms of the **delivery of infrastructure**, the area is previously developed land within the Auchterarder settlement boundary, therefore benefits from existing services and the existing transport network and pedestrian network would be utilised. This represents a more sustainable option in terms of the delivery of infrastructure such as transport, education, energy, digital and water than the development of greenfield land.
- In terms of **climate change mitigation and adaptation** including flood risk; the nearest watercourse to the site is a tributary to Ruthven Water, located approximately 400 metres east of the site (as the crow flies). The SEPA flood maps indicate there is no risk of flooding on site.
- With regards to **improving health and well-being**; the wider area is bound adjacent to a children's playground, and in close proximity to the sports pitch facilities at the Auchterarder Community School as well as the surrounding Perthshire countryside. All of these offer opportunities for social interaction and physical activity, including sport and recreation.
- Having regard to the **principles for sustainable land use set out in the Land Use Strategy**; this is supported by the integration of a further residential use which would complement and reinforce the surrounding sites.
- In terms of **cultural heritage**, this is easily accessible to a large number of nearby Listed Buildings, Scheduled Ancient Monuments and historic sites.
- With regards to **natural heritage**, the surrounding Perthshire countryside is easily accessible.

- In terms of **reducing waste**, the redevelopment of brownfield land supports the aspiration to reduce waste.
- With respect to **over-development**, the site accommodates a single, large office building and an area of surface car parking. Higher density development in this location would represent a more efficient use of land which supports the principles of sustainable development. The redevelopment of this area of brownfield land would have less of an impact on water, air and soil quality than the development of greenfield land.

In summary, the office building on site is vacant and has ceased to fulfil a useful function. The office building is also a large, purpose built building which cannot be easily adapted for alternative occupiers or uses. The existing building and car parking configuration on site does not represent an efficient use of the land.

The site is part of a wider residential area, in close proximity to the local shops and services on Auchterarder High Street, Auchterarder Community School and surrounded by residential uses and a play park on all sides. The site and the wider area is brownfield land and a flexible approach to the re-development of this under-utilised and well-located land for residential and smaller scale employment uses supports SPP's aspirations for sustainable development.

Housing Land Supply

SPP requires local authorities to maintain a five year supply of effective housing land at all times (paragraph 110). Guidance on what can be considered 'effective' is provided within PAN 2/2010: Affordable Housing and Housing Land Audits. For a site to be considered 'effective', it must be demonstrated that within the five-year period beyond the date of the Housing Land Audit, the site can be developed for housing (i.e. residential units can be completed and available for occupation), and will be free of constraints satisfying the seven criteria outlined at paragraph 55. An assessment of the Hunter Street office site against each of these criteria is provided below.

CRITERIA	ASSESSMENT
Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal	<p>The site is capable of delivery commencing within the 0-5 year plan period. The site is wholly owned by Stewart Milne Homes.</p> <p>There are no known legal burdens or covenants on the site which would impact upon delivery of the site.</p>
Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply	<p>Slope/Aspect: The site is relatively flat, previously developed land. There are no topographical or aspect constraints to the development of the site.</p> <p>Flooding: The nearest watercourse to the site is a tributary to Ruthven Water, located approximately 400 metres east of the site (as the crow flies). The SEPA flood maps indicate there is no risk of flooding on site. An application for the redevelopment of the site would be supported by a Flood Risk Assessment (FRA).</p> <p>Ground Stability: The site is previously developed and there are no known ground stability issues. A planning application would be supported by a Site Investigation</p>

	<p>to address this.</p> <p>Access and Roads: There is an existing vehicular and pedestrian access from the site on Hunter Street.</p> <p>Historic Environment: There are no Canmore designations on site.</p> <p>There are no physical constraints to development of the site.</p>
Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing	The site is previously developed and accommodates an existing office building with associated surface level car parking. It is not anticipated that any contamination is present on site. A planning application would be supported by a Site Investigation to address contamination.
Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned	<p>There is no reliance on public sector funding to deliver the site.</p> <p>In accordance with Policy, Stewart Milne Homes is committed to providing up to 25% of the site's capacity as serviced land for the provision of affordable housing, where there is a proven need.</p>
Marketability: the site, or a relevant part of it, can be developed in the period under consideration;	The site is in full control of Stewart Milne Homes who are committed to the development of the site.
Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development	<p>The site is previously developed land within the built-up area and therefore benefits from existing services.</p> <p>Any shortfall in infrastructure capacity can be addressed via developer contributions as necessary.</p> <p>Stewart Milne Homes will assist the Council to consider additional education capacity. Any additional primary or secondary education provision will be subject to final housing numbers and phasing.</p> <p>There are no infrastructure constraints which restrict the development of the site.</p>
Land use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option	Housing is the sole preferred use of the land.

Summary

In summary, the site compares favourably when assessed against the effectiveness criteria in PAN 2/2010 and can come forward as an effective site to develop housing in the next five years.

CONCLUSIONS

The findings from the above in relation to the Hunter Street office site can be summarised as follows.

- The site measures approximately 0.9 hectares and accommodates a large, two storey brick and render office building with associated surface level car parking, located on the eastern side of Hunter Street.
- The site was most recently used as the construction offices for Phase 1 of Hunters Meadow and is currently vacant. The building ceased to be used as a functional office in October 2016 and cannot be easily adapted for alternative occupiers or uses.
- The site is currently allocated for Employment use within the LDP2: Proposed Plan. The wider area comprises existing and emerging residential sites.
- Auchterarder High Street with its many local shops and services is located 150 metres south of the site. The Community School of Auchterarder is approximately a 600 metre walk from the site to the west via the High Street / New School Lane.
- Given the nature of the site it satisfies the principles for sustainable development identified at paragraph 29 of SPP.
- In terms of Paragraph 40 of SPP, it is incumbent on LPAs to exhaust brownfield land before new development takes place on greenfield sites.
- SPP requires local authorities to maintain a five year supply of effective housing land at all times (paragraph 110). Guidance on what can be considered 'effective' is provided within PAN 2/2010: Affordable Housing and Housing Land Audits, the criteria for effective land supply is summarised as: ownership; physical; contamination; deficit funding; marketability; infrastructure; and land use. The site compares favourably when assessed against these criteria.
- Consistent with the principles of SPP and its aspirations for sustainable development, the redevelopment of the site for residential use would support the comprehensive redevelopment of the wider area.

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely



Eilidh Shaw
Senior Planner
eilidh.shaw@turley.co.uk

LDPConsultation - Generic Email Account

From: Lauren Springfield <lauren.springfield@turley.co.uk>
Sent: 01 February 2018 17:22
To: LDPConsultation - Generic Email Account
Cc: Eilidh Shaw
Subject: PKC Proposed Plan representation submission in respect of Policy 1D - Placemaking
Attachments: P+K LDP Reps Form_Kirkton Policy 1D FINAL.pdf

Dear LDP 2 Consultation team,

Please see the attached PKC Proposed Plan representation submission in respect of Policy 1D – Placemaking.

Can you please confirm receipt of this representation at your earliest convenience?

Thank you for your time and consideration.

Kind Regards,

Lauren

Lauren Springfield
Assistant Planner

Turley

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80 St Vincent Street
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Local Development Plan 2

Proposed Plan 2017



REPRESENTATION FORM

You may use this form to make representations on the Proposed Local Development Plan 2. Representations should be concise, with Scottish Government guidance noting that representations should be no more than 2000 words, but should fully explain the issues you wish to be considered as there is no automatic opportunity to expand on representations later in the process. You may also comment online at www.pkc.gov.uk/proposedLDP2.

You may also use this form to comment on the Strategic Environmental Assessment (SEA) (Environmental Report Addendum 1) which describes the environmental impacts of the Proposed Plan. Please indicate which part of the Proposed Plan your comments on the SEA relate to.

If you wish to comment on more than 5 sections please use a separate form. Once we have your representation we will acknowledge receipt. Please note that your name, comments and any information you provide will be published online; please be assured personal details such as addresses, signatures, email addresses and telephone numbers will be removed prior to this. Please be aware that you should avoid making personal comments or expressing opinions about others and that comments of this nature will not be published.

Please notify us if you do not want your contact details to be published. Your comments and contact details may be withdrawn upon request by e-mailing developmentplan@pkc.gov.uk. For further information on how the Council collects and uses personal information please visit our website www.pkc.gov.uk/dataprotection, e-mail: dataprotection@pkc.gov.uk or phone 01738 477933.

Once you have completed the form please email to LDPConsultation@pkc.gov.uk Or post to: Local Development Plan 2, Development Plans Team, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

CONTACT DETAILS

Name*	<input type="text" value="Eilidh Shaw"/>		
Organisation	<input type="text" value="Turley [on behalf of Stewart Milne Homes (Central Scotland)]"/>		
Address*	<input type="text" value="115 George Street, Edinburgh EH2 4JN"/>		
Email	<input type="text" value="eilidh.shaw@turley.co.uk"/>	Phone	<input type="text" value="0131 240 5440"/>

*required

Local Development Plan 2

Proposed Plan 2017

REPRESENTATION 1

1A Which part are you making a representation on?

Policy ☒ Settlement Summary ☐ Site ☐ Appendix ☐

Please Enter Name and Number of Section, Policy, Settlement, Site or Appendix:

Number / Ref Name

OR General Comment:

If your comment relates to the findings or content of the SEA please tick here ☐

1B What is your representation?

I support the Plan: ☐ OR I would like to see a change ☒

What change to the Proposed Plan would you like to see?

Delete Policy 1D

1C What are your reasons for supporting the Plan or requesting a change?

Please refer to attached correspondence.

29 January 2018
Delivered by email

Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Ref: STEE3035

Dear Sir / Madam

**REPRESENTATION TO PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 'PROPOSED PLAN' (FEBRUARY 2017)
POLICY 1D - PLACEMAKING**

We write on behalf of our client Stewart Milne Homes (Central Scotland) in response to the Perth and Kinross Local Development Plan 2: Proposed Plan 2017. Stewart Milne Homes (Central Scotland) would like to take this opportunity to make representations in respect of Policy 1D Placemaking.

Outlined below is the background to the site and representations to the relevant parts of the Proposed Plan with our proposed changes, which we respectfully request be taken into consideration in advance of Examination of the Local Development Plan 2: Proposed Plan 2017 (LDP2).

BACKGROUND

The Auchterarder Expansion Framework (March 2008) set out a structured approach to delivering approximately 800 dwellings across three sites in Auchterarder: Kirkton, Castlemains; and Townhead. Construction of houses is well underway at all three of these sites.

Planning Permission in Principle (08/01133/IPM) for residential, industrial and office use was granted for both Stewart Milne's site at North West Kirkton (Hunters Meadow) and the adjacent Castlemains site in October 2013. This permission established the principle of residential use on both sites and included provision for the delivery of four hectares of employment land at North West Kirkton. Detailed planning permission (09/01290/FLM) for 261 houses, which included two phases of residential development at North West Kirkton (Hunters Meadow), was granted in January 2014. The majority of Phase One has now been developed.

Stewart Milne Homes is in the process of revising the design and layout of Phase 2 to meet current market demands. Pre-application discussions regarding this are on-going and it is anticipated this application will be submitted early 2018.

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REPRESENTATION – POLICY 1D PLACEMAKING

B What is your representation?			
I support the Plan:		OR I would like to see a change	✓
What change to the Proposed Plan would you like to see?			
Delete Policy 1D			
C What are your reasons for supporting the Plan or requesting a change?			
<p>The Auchterarder Settlement Strategy includes two sites for residential development and a Capacity Range for each site as follows:</p> <ul style="list-style-type: none"> • 'H342 - Auchterarder Development Framework Site 3', 98 - 150 units; and • 'H228 - North West Kirkton', 83 - 128 units. <p>Applications for residential development will be informed by market demand for units at the time, as well as detailed technical assessments which will feed into the design process, influencing the final layout and housing types. Given that both sites form part of the Strathearn Housing Market Area Effective Housing Land Supply up to 2028, accurately predicting site capacity up to 10 years in advance is particularly challenging.</p> <p>The number of units deliverable on these sites should not be fettered by the inclusion of capacity ranges within the Local Development Plan at this early stage. Site capacity will ultimately be based on detailed assessments at the appropriate time.</p> <p>Stewart Milne Homes therefore respectfully requests that Policy 1D is deleted.</p> <p>Should the Council be minded to maintain Policy 1D, the following amended wording is proposed:</p> <p>"Sites allocated in the Plan for housing development have an indicative capacity range identified. Only in exceptional circumstances will permission be granted for proposals which fall outwith the identified range. The Placemaking Supplementary Guidance will set out how capacity ranges will be calculated on windfall sites, and how proposals for changes to the capacity on consented sites will be dealt with."</p>			

CONCLUSIONS

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Stephen Partington or Eilidh Shaw at this office.

Yours sincerely



Eilidh Shaw
Senior Planner
eilidh.shaw@turley.co.uk

RECEIVED
31 JAN 2018

29/1/2018.

Dear Brenda Murray,

To the development of houses north of Linden Park Rd. I am writing to object

I am permanently in a wheel chair & already find it difficult crossing the road at the bottom of Wester Loan. I also drive a car & find north st. a lot busier since the houses were put up at Lillipie. The road is not fit to cope with a lot more cars.

I used to go up Lillipie a lot in my wheel chair but feel it is not safe now with all the traffic.

Yours sincerely

30.1.18

Brenda Murray,
Local Development Plan Team,
Pullar House,
35 Kinoull Street,
Perth



Dear Ms Murray,

Development Land north of Linden Park Road, Milnathort

I wish to strongly object to the Development at Pacehill, Milnathort. I have lived in [REDACTED] for over 30 years and have noticed a considerable change in the amount of traffic and the speed at which it travels. Another 80 houses would be a considerable burden on North Street, Wester Loan and at Milnathort Cross. The increased traffic and congestion it would cause, will certainly be a detriment to this area.

I also have fears regarding the access to the development. This gives rise to grave safety features because of the contour of the road at this point.

It must be assumed that 80 new homes would have a negative impact on our local school and amenities.

Yours sincerely,

[REDACTED]

Kate Francis

Pertnand Kinross Council.
Development plan team leader

Miranda Thake

Rep no. 0294/1

20th December 2017.



Attention: Brenda Murray

I write to object to moving the settlement line out to include the field to the north of Lagger Road (Area: H237) I feel this proposal if allowed will open the way for dense housing on this agricultural arable land.

I believe development here is not necessary and will detract greatly from the wonderful circular Lagger Road - Lady Mary's walk core path.

The views to the north over this field towards the hills around Loch Turret is quite magnificent and enjoyed by so many locals and visitors alike. We came into Crieff to walk this with my young children every week.

Yours Sincerely,

H258 / GOLF COURSE ROAD



22/01/2018

Dear Sir / Madam

We are writing to object to the above proposal, see reference above. We would like to comment on the proposed road and house build on this GREEN AREA. The points we would like to make are as follows.

1. At the moment the road is only wide enough for a single pavement. Adding another pavement would mean a reduction in an already narrow road.
2. The road is already used by many heavy goods vehicles including buses, tractors and the lorries from Lairds quarry. The road already has a high volume of traffic as it is used as a short cut from Coupar Angus Road to Perth Road and visa versa. Adding an adjoining road to a housing development is only going to increase traffic flow from people accessing the school.
3. There is already an established road which is in place at the side of the cemetery. This road was always going to be used as an access road for future housing development on that land. There is also access from Elm Drive via Hawthorn Place, Douglas Road etc. Why was the existing road from Golf Course Road that runs parallel with the RDA not developed when football pitches got moved to make way for the new school? The council should have had a responsibility to upgrade that road and actually make the area accessible without causing damage to vehicles on badly maintained dirt track roads!
4. The RDA, Riding for the Disabled, have well established fields with new fencing and a riding arena costing thousands, this was paid for by public donations through fund raising events. Is it acceptable to just rip this up for a road when there is already existing access points?
5. **BIO DIVERSITY POINT IS LAUGHABLE.** How can an area proposed for new housing and road developments improve Bio Diversity? This area is a green space and is home to many forms of wildlife including frogs, toads, deer, red squirrels and not forgetting the horses which also reside in those fields. How can small green patches of grass and shrub areas between houses and roads improve what is already a thriving natural habitat.
6. How can the school support all of this extra housing? The school has actively supported the development at Blackthorn Place but the school has never been extended and has more pupils in attendance than it did 4 years ago!

Yours Sincerely





29th January 2018

FAO Brenda Murray
Development Plan Leader
Perth & Kinross Council
Pullar House
35 Kinnoull
Perth
PH1 5 GD

Dear Ms Murray or to whom it may concern

Local Development Plan 2 H237 Laggan Road PH7

Although my wife and I are not conterminous owners we would wish to record our vote against the pursuance of proposed local development 2 on the following reasons.

1. The present infrastructure of the area is bursting at the seams as it is a very popular recreation area and Laggan Road is continually full of parked cars.
2. We are continually pressurized by science and government to get more involved in genetically modified crops to increase production to feed the growing populations worldwide.
3. Therefore it beggars belief that a huge south facing piece of arable land which year on year produces excellent crops should have houses built on it.
4. We respectfully suggest that the decision made approximately 4 years ago to refuse development be the decision now.

Best regards

D & E Lawson

Local Development Plan Team
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD



Date 29th January 2018

Dear Sirs

Notification of Publication of Proposed Local Development Plan

Proposal for development at Land At Forfar Road. Meigle Forfar Road Meigle Site Reference H69

I thank you for the opportunity to hear my views on how land across the area will be used and developed in the years ahead to meet population, economic and environmental challenges.

My first and foremost concern is the destruction of valuable prime agricultural land At Forfar Road Meigle, (Forfar Road Meigle – Site Reference H69) for the proposed build of 100 houses which is totally unacceptable. Less than 50 houses is more in keeping with the current size of the village, especially given that slow development is taking place already, outwith the designated areas. I cannot understand how the destruction of good arable land coinciding with the knowledge that the population is reputed to be increasing, is identified to be covered in bricks, mortar and tarmac where food now, and in the years ahead, is of ultimate importance if we are to survive. Is it not more sensible, in this case, to build along the redundant railway line running alongside this field in question, and so utilising non-productive land.

I also feel that (Forfar Road Meigle – Reference H69) is a bad choice in view of the fact that it is within the possibility of a flood area, and Meigle has long since been established in a hollow in the surrounding landscape, and it is my opinion that, should the plan to build on Meigle Site H69 Forfar Road, which land is elevated above the village, with all the subsequent surface water, will create even more flooding problems.

Apart from the above, Meigle Village is not conducive to increased traffic flow. The road system being over-loaded as it is, and parking is a major issue. There is very little employment available in and around Meigle necessitating travel outwith the village, mainly by car, van, heavy goods vehicles, etc., because public transport is very limited.

The infrastructure, as it stands, cannot support the proposed scale of expansion relating to the size of the school, available medical services, public transport, local shops, youth activity facilities, etc.,

Expansion within the realms of reason is acceptable, bearing in mind that Meigle is a tangible example of our historic past to let us see where we have been and where we are going with this Planet!!!

Yours Sincerely Concerned





29 January 2018



Local Development Plan 2
Development Plans Team
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Dear Sirs

RE - Highland Area Site Assessment Appendix E - sites Fearnan1 H115, 2 H116, and 3 H117

It has been brought to my attention that these sites may be re-submitted for consideration despite being left out of the Proposed Local Development Plan following review by planners and PKC.

In relation to Fearnan, I agree with the Proposed Plan as it stands and the reasons for excluding these 3 sites. The Settlement Boundary should remain as it is shown in the plan.

I request that the Proposed Plan for Fearnan be adopted as it stands without any changes.

Yours sincerely

Frances Donovan



26. 1. 18

Development at Cowden Commie
for new houses - (32 - 50)
to be built.

I wish to object most strongly
to the building of another housing
estate in our village. I have
lived here for 40 years so
I know very well that the
village is already over
stretched with traffic, shops
Medical centre, roads &
other essential structures just
can't cope with any more. We
are losing our bank too.

village This is a lovely conservation
Please keep it as such &