

Burnside Cottage
Manse Road
Abernethy
Perth
PH2 9JP

RECEIVED

23 MAR 2012

22nd March 2012

Dear Ms Murray

Proposed Local Development Plan, Hatton Road, Abernethy – H8

I would like to object to the proposed development of 16 residential units on this agricultural site of 0.9 hectares.

My reasons are;

- (1) That there are far more suitable areas for development within the village and its environs, which better suit the disposition of the village. This area is 'backland'. It is not within the village envelope. It is rural and open and not naturally connected to any large area of housing.
- (2) The site is raised. Any development, even if single storey, will result in a complete loss of privacy /overlooking for the small, traditional cottage style properties situated at the foot of the site.
- (3) There are already sites within the village committed for housing and not yet developed or taken up. Utilisation of these and identification of larger areas for housing which can be serviced more efficiently will more easily solve the councils requirement to identify land for development.
- (4) As one of the local GPs, I have concerns about the ability of the local infrastructure, including the school, to cope with the scale of this and other proposed developments. In particular I am concerned about our practice's ability to provide healthcare for a larger population, with our current facilities.

Yours sincerely,



Dr David Booth

6, Glenearn Park
Forgandenny
Perth PH2 9FB
16/3/12
[REDACTED]

RECEIVED
20 MAR 2012

Local Development Plan Team
Planning and Regeneration Dept
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Dear Sirs,

Local Development Plan
Site H22, Forgandenny

I have studied in detail the plans relating to the above proposed Site and submit herewith my objections as outlined.

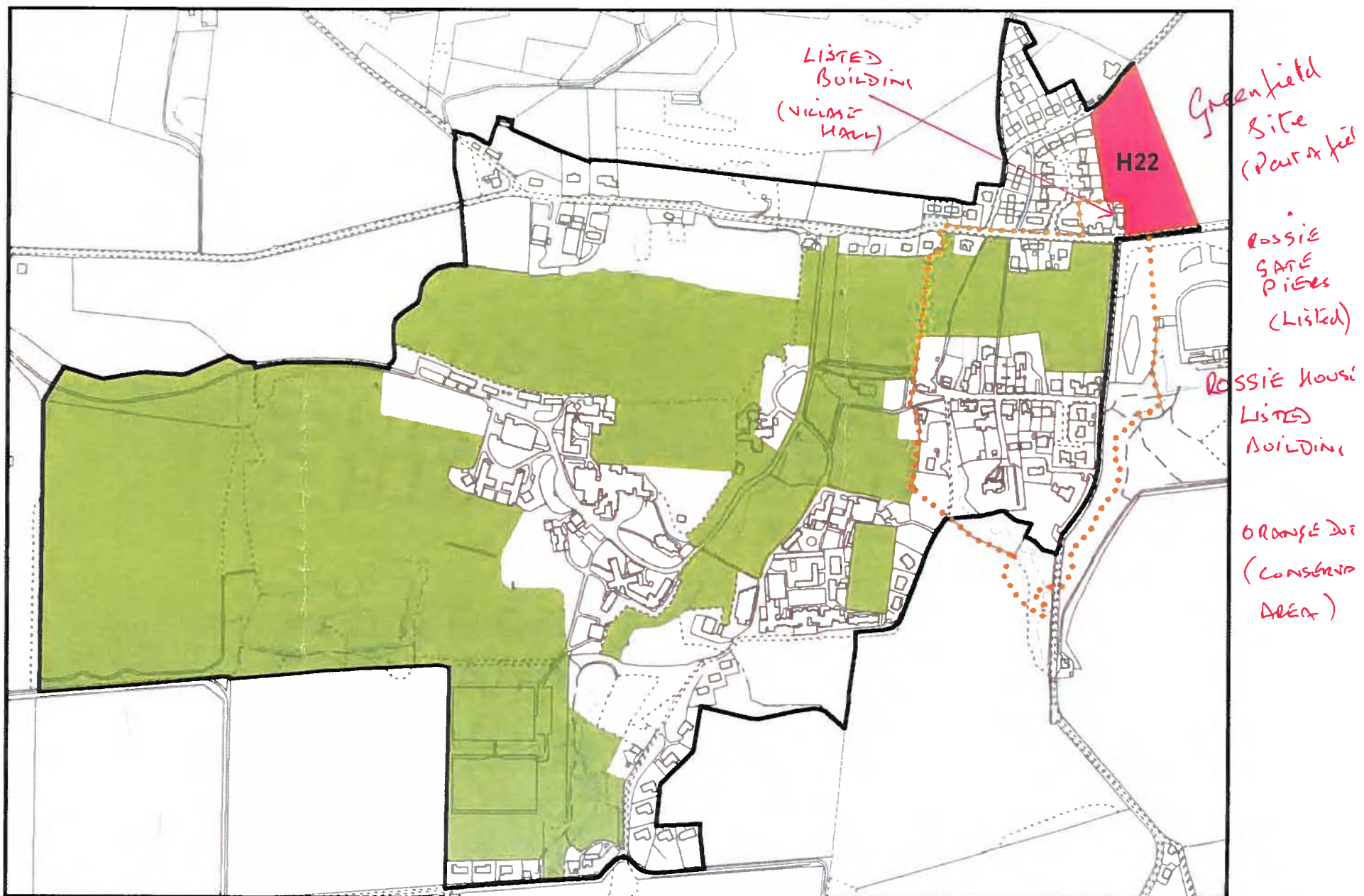
1. The Site is on prime agricultural land and not on a brown belt.
2. The size of the Site is not adequate to accommodate the proposed development.
3. Kinnaird Road and County Place is far too narrow and there is the added danger of the burn at the side.
4. The exit onto the B935 relating to Point 3 above and the new road from the Site will both be very dangerous with increased vehicle traffic. Even at present the B935 has a very high volume of cars and lorries not to mention riders on horseback. There is also a history of flooding on this road near the village hall.
5. I am led to believe there is a colony of bats on or around the proposed site. Bats, I understand, are a protected species.
6. Public transport through Forgandenny is not very good and I believe the local primary school could not cope with the additional numbers of children the proposed development would generate.

Indeed such a development, or any other, is out of character in relation to the size and population of Forgandenny and this, together with the above points, coupled with the environmental effect on this rural community, makes me of the opinion the proposed development on Site H22 should not be proceeded with.

Yours faithfully,
[REDACTED]

Geo. P Taylor

Forgandenny – Proposed Development Plan



20 MAR 2012

ROSSIE HOUSE
FORGANDENNY
PERTSHIRE PH2 9EH

Tel: [REDACTED]

e-mail: [REDACTED]

The Director of Planning
Perth and Kinross Council
Pullar House
35, Kinnoull Street
PERTH PH1 5GD

17th March 2012

Dear Sir,

Perth and Kinross Council ("PKC") Local Development Plan
Forgandenny: Proposed Site H22

I am writing to express serious concerns about the proposed development of Site H22 in the Local Development Plan.

Specifically, my objections are:

1. Forgandenny is a delightful rural village as is recognised by its status as a Conservation Area. The western approach on the B935 is enhanced by green fields and a number of listed buildings, notably, Rossie House and its Gate Piers (Listed "B") plus The Village Hall (Listed "C"). All are an important and integral part of the setting for the Conservation Area.
2. Scottish Ministers' Scottish Historic Environment Policy ("SHEP 2009") declares that "the setting of listed buildings and conservation areas should be safeguarded". The proposed development of Site H22 contravenes SHEP 2009 as it would destroy the western approach to the conservation area and the setting of the village hall as well as Rossie House and its policies.
3. It contravenes PKC's own policy document on "Housing in the Countryside" in a number of ways:
 - (a) A development of this nature cannot be supported by the existing community. The primary school is up to capacity. Public transport is inadequate and further cars on the road will increase pollution and congestion. The B935 through the village is already being used by commuters into Perth avoiding the Broxden roundabout. This will add to safety concerns on this rural road.
 - (b) The proposed is on prime agricultural land and is failing to "safeguard the characteristics of the countryside".
 - (c) It subdivides a field artificially; a direct contradiction of PKC declared policy
 - (d) It will contribute to ribbon development.

2.

4. Site H22 is adjacent to an area with a longstanding and significant drainage problem. The B935 has flooded with resultant road closure on many occasions. The frequency and seriousness of these drainage problems have escalated in recent years culminating in a torrent of water going down Station Road in 2011 for two days. This caused considerable disruption and damage in Station Road which has still not been satisfactorily repaired.
5. The policies at Rossie House contain red squirrels whose survival would be prejudiced by an increase in levels of human disturbance.

In summary, this proposed development contravenes both Scottish Ministers' Policy and Local Government Policy in a number of highly important respects. As a consequence it has attracted considerable local criticism.

I trust you will give due and proper consideration to the points raised in this letter and I look forward to hearing your response.

Yours Faithfully,



David Nichol

P.S. This letter has also been sent to your Local Development Plan Team.

D.N.

This representation was submitted with supporting documents, due to size these are unavailable on the website, but are available to view at Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

RECEIVED
20 MAR 2012

Viewlands
13 Glenearn Park
Forgandenny
Perth
PH2 9FB

29th February 2012

Planning and Regeneration
Perth and Kinross Council
Pullar House
35 Kinnoull Street,
Perth
PH1 5GD
Your Ref S13/2

Dear Sir / Madam

We are writing in response to your notification letter regarding publication of the proposed local development plan dated 26th January, your reference S13/2.

The plan with regard to Forgandenny proposes the development of 1.4 ha. of agricultural land designated as H22 to incorporate 30 residential units.

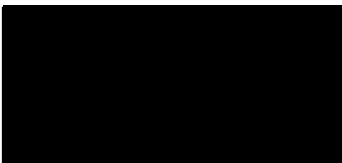
I would like to raise several concerns and objections regarding this proposal.

1. The proposed development on prime agricultural land is adjacent to the boundary of this conservation village.
2. The size and position of the development which does not appear to follow any existing field boundaries will impact on the western approach to the village currently dominated by the village hall which lies in the conservation area.
3. In the Draft Local Plan published in December 2004, two sites were identified VH22 and V47 for future development. VH22 a 0.6 ha site for 15 houses appears to have been ignored and placed outside the village boundary. V47 is adjacent to an area now incorporated into the village for possible roadside development. There are other sites which were assessed and considered for inclusion into the proposal including site 430 (former sand and gravel quarry) that would appear to meet the councils own policy for prioritising former brownfield sites.
4. The initial assessment of this site, designated site 433 describes the site as a proposed residential development in 2 phases, the first 1.09 ha and the second phase 3.71 ha. Is the proposed current size of the site 1.4 ha. a compromise or part of the same 2 phase plan ? If the latter is correct the impact of the development would be even greater given its edge of village location.

5. The initial assessment, notes that there are no flooding issues associated with the site. The B935 was closed due to flooding last year at the point where the development would access the road. See enclosed photograph.
6. The proposed development has prompted 2 local resident meetings. The first informal and the second a formal meeting in the village hall on March 8th to which all the village residents were invited to attend. There were strong objections to the development, which I believe will be reflected by individual and collective representations regarding H22.

I trust that these points will be considered when the proposal is taken to the next stage and H22 will be removed from the local development plan.

Yours Sincerely



Robert & Lynda Jones

RECEIVED
21 MAR 2012

40 Rosamunde Pilcher Drive
Longforgan
Perthshire
DD2 5EF

Brenda Murray
Team Leader – Development Plans
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

20th March 2012

Dear Ms Murray

Proposed Local Development Plan – Longforgan site Ref H25 & H26

We are writing to make known my objection to house building on sites H25 and H26 as detailed in the Proposed Local Development Plan dated January 2012.

My objections are based primarily on infrastructure concerns but also on the fact that house building on sites H25 and H26 would alter the structure of the village physically, socially and alter the sense of a village community.

From a physical standpoint building on the above sites would remove the physical structure of Longforgan as an ancient Scottish linear village and go against what is stated in the Proposed Local Development Plan “We want to improve the distinctiveness of our towns, villages and neighbourhoods.”

If the proposed development of H25 and H26 were to proceed, this would lead to an inevitable increase in traffic through the village on Main Street, especially as there is only one direct access to the A90 (going both east and west). As Main Street could not be widened to accommodate this increase in traffic this would cause disruption to residents of Main Street and increase the likelihood of accidents to both pedestrians and vehicles.

This problem would become especially acute when children are going to and coming from the local primary school. Indeed, at present it is very difficult to drive along Main Street at these times due to parents taking children to and from school and parking cars on both sides of the street. Any increase in volume of traffic at these peak times could be catastrophic.

In addition, if these developments were to proceed, there would be an increase in traffic using the junctions of Rosamunde Pilcher Drive / Station Road and Station Road / Main Street.

At present, the junction of Rosamunde Picher Drive and Station Road causes problems due to the sight-line looking south being impaired by the buildings on the triangle of land owned by Dundee Airport (HIA) at the junction. As both the proposed developments would use this junction to access Station Road to reach Main Street to reach the A90, any increase in traffic is likely to increase the possibilities of a major traffic accident as this junction is also used by large farm vehicles, articulated lorries and horse boxes to access Westbank Farm. Indeed, my wife and myself have had a number of "near misses" over the last 11 years at this junction.

With regards to the junction of Station Road and Main Street; Station Road narrows quite considerably prior to its junction with Main Street and there have been a number of occasions where buses and articulated vehicles have had problems negotiating this junction causing other road users either to have to back up or mount the pavement to allow them to pass. Any increase in traffic from the proposed developments would only increase this problem, again increasing the possibility of accidents.

One solutions to these traffic problems would be to site any proposed development to a site west of the Longforgan A90 interchange so that any increase in the volume of traffic exiting or joining the A90 would not need to use Main Street to do so.

If a further 75 houses were to be built in Longforgan there would be an impact on the local village school which is at present struggling to meet the local demands of the village. Therefore, if further development were to take place there would be a need to upgrade the school to cope with the potential increased pupil numbers. This would change the social and community dynamics of a local village school.

Another infrastructure issue that would have to be improved is both the water supply and the removal of sewage.

It is well known locally that on many occasions the village suffers from low water pressure and that sewage cannot be pumped away adequately and has been known to flood gardens at the bottom of Castle Road. Without serious capital expenditure from Scottish Water any increase in the number of houses locally will only add to this problem.

From the map in the Proposed Local Development Plan, the site H25 has as one of its borders the local cemetery that is nearing capacity. If housing were to be built on this site then there would be no possibility of expanding the cemetery to allow villagers to be buried within the confines of the village church. Any development of this site would also have a negative impact on the northern views of the conservation area skyline of the ancient village church that was founded in 521 AD and rebuilt in 1794.

Likewise the local village school borders H25, and if the local school were to be expanded to meet increased demand, if housing were to be built on this site then the site would not be available for further school expansion which would surely be a priority before any further housing development took place within the catchment area of the local school.

There is a claimed pedestrian right of way that runs from Main Street in the north to Castle Road in the west and the historic link to Westbank Farm. If housing were to be built on H25 this right of way would be severed by the vehicular access to the proposed development on H25 and therefore extinguish this pedestrian right of way.

While I appreciate that over the next few years there may be the need for extra housing to be built in or near Longforgan, I feel that to maintain the distinctiveness of the village and to meet the objectives of the Proposed Local Development Plan that any development should take place to the west of the A90 interchange. This would allow the required extra housing to be built while minimising the impact, both physically and socially on the existing residents of the historic village of Longforgan.

Yours sincerely,



Kenneth L. Dorman



Laura E. W. Dorman

cc John Swinney MSP
Pete Wishart MP
John Hulbert
Peter Mulheron
Mac Roberts

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

RECEIVED

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk 20 MAR 2012

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

20 MAR 2012

1. Contact details (only representations that include full contact details are valid)

Name	MRS SHEILA DOUGLAS
Address and Postcode	CRAIGBANK. FORGANDENNY PERTH. PH2 9ER
Telephone no.	
Email address	

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☒

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	LOCAL DEVELOPMENT PLAN	or			
Site ref.	H22 FORGANDENNY	or			
Chapter		Page no.		Paragraph no.	

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐ No.

Or

Would you like to see a change to the Plan? Please state this change.

SITE H22 FOXGANGENNY.

Please include the reason for ~~supporting the Plan~~/requesting a change.

ENTERING FOXGANGENNY FROM THE WEST
WOULD BE A COMPLETE EYESORE.

ALSO THE PROPOSAL TO JOIN UP A ROAD
INTO COUNTY PLACE WOULD BE COMPLETE
LUNACY.

I WOULD SUGGEST BUILDING THE
NECESSARY AMOUNT OF HOUSES IN A
DESIGNATED BROWN FIELD SITE.

TRUSTING COMMON SENSE PREVAILS.

RECEIVED

19 MAR 2012

The Old Manse, Pitcairngreen, Perth, PH1 3LR
Tel: [REDACTED] e-mail: [REDACTED]

Perth & Kinross Council
Pullar House,
35 Kinnoull Street
Perth
PH1 5GD

16 March 2012

Dear Sir or Madam

Proposed Local Development Plan

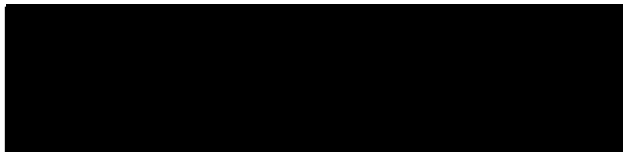
Further to yesterday evening's meeting of Methven and District Community Council in Methven School, I write to confirm my support of all the recommendations and observations on the Proposed Local Development Plan made by the Community Council Chairman, Peter Pearson.

There is, however, a particular matter which seems to me inadequately represented in the Proposed Plan. The village of Pitcairngreen is mentioned as being a Conservation Area and the implication is that because of this, the village is protected. To an extent that may be so but in practice the village is slowly being degraded by the number and size of HGVs that criss-cross the roads around the village green. This is as a consequence of planning permissions for developments around the periphery, south of College Road, at Cromwell Park and at Dalcrue, as well as activities further away which involve HGV traffic taking a route through the village, so as to avoid being caught by Police checks on the main A90-A9 route via Broxden.

I am well aware that so long as a road is a public road, HGVs have as much right to use it as any other road user. I am also well aware that part of the reason for the proposals in E 5,6 and E9 stem because of their use during WWII as storage sites for the Admiralty; you will be aware that one of my local history books - running to over 100 pages - has the title *An Illustrated History of the Royal Naval Aircraft Stores and Workshops at Almondbank, Perthshire*, so I do not need to be reminded that during the Second World War there was considerable traffic, including busses for workers commuting through the village to the store sites numbered 4 (off College Road), 5 (at East Cromwell Park) and 7 (across the river from Dalcrue Farm). However, these vehicles were not of the size and weight of the HGVs of this century and most certainly there were no 5 share ploughs on contract farming and other heavy contract farm machinery, nor massive potato trailers connecting with the potato stores at the upper part of 5 Site, nor cattle trucks shuttling back and forward from the Inveralmond abattoir to Dalcrue farm, nor half chalets from Island Leisure at 7 Site, nor massive forestry transporters using the village as a short cut, nor HGVs at 4 Site and at the repair works at the far end of 7 Site, nor HGV training vehicles that use the village as a training route, and this is an incomplete list.

So each time planning permission is given for another 'industrial' development at a site peripheral to the village, this results in more heavy traffic chewing up the grass verges and generally degrading what the Council is pleased to call a Conservation Area. This designation is increasingly becoming a fiction and the Development Plan should recognize that action must be taken to halt the wrong kind of development at these peripheral sites.

Yours faithfully, Thomas Huxley



The Willows, Station Road,
Forgandenny, Perthshire PH2 9HS

RECEIVED

21 MAR 2012

Local Development Plan Team,
Planning and Regeneration Department,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

March 17th, 2012

Dear Sir,

Local Development Plan site H22

Forgandenny is a small village in rural Perthshire with an intimate relationship with the fertile farmlands that surround it. It has a post office and is on a bus route, though services are infrequent. Forgandenny Primary School is an important part of the community and already has a full pupil roll.

Every house in Forgandenny has a garden of reasonable size, a source of pride to the occupiers and an adornment to the village as a whole. It already has a relatively new housing development of fourteen houses, occupying the same area as the proposed development of thirty houses. How can thirty individual houses have the same amenity?

A stream runs down from the hills behind through the village. At least twice in the last three years the stream, where it runs alongside the extension of County Place, has flooded into the field where the proposed development is to be built, and from there onto the road to Forteviot by the 30 miles an hour sign. The floodwater reaches a depth which makes the road, the only access to the village from the west, impassable to ordinary vehicles, and overflows down Station Road. The water has caused damage to road surface beyond the turning into Church Road and has threatened the houses beside it, the Lodge (GR 087186), where the culvert has collapsed, and the cottages by the entrance to Farmhall. If the field is to be covered with houses and tarmac roads, there will be even less chance that surface water will be absorbed by the ground.

I am not familiar with planning policies and regulations. My remarks are based on my own observations. In my view, the proposed development is a mistake on many counts. I hope that planners will reconsider.

Yours sincerely,


David Willington

Planning and Regeneration
P & K Council
35 Kinnoull Street
Perth PH1 5GD

Glen Ashdale
19, Rosamunde Pilcher Drive
LONGFORGAN
By Dundee DD2 5EF
20-03-12

RECEIVED
21 MAR 2012

Dear Ms Murray,

Comments and objections to proposal for development at Longforan in Proposed Local Development Plan. Specifically sites H25 and H26.

As one who objected to the application for planning permission by A&J Stephen in 2008 but who has received no information from the council in regard to this objection/application, I now wish to object to the proposals for the sites in Longforan for many of the same reasons, some of which have since increased.

The infrastructure is barely coping with the population of the village at the moment and another 75 houses would be the final straw, I suspect. It is well known that water pressure is variable in parts of the village and also a major problem with sewage is also ongoing. How could Scottish Water therefore cope with solving these items and also those arising from a large amount of new buildings as well.

Traffic is already a constant problem in Main Street and Station Road particularly when the local primary school pupils are arriving and departing. There are many articulated lorries plus other large farm vehicles using the above junction which not only have difficulty negotiating an acute turn but force people, myself included on many occasions, having to reverse back into Main Street, not always easy with traffic behind you. The narrow part at the junction cannot be widened and to add cars from an extra 75 houses to this hazard would add to the danger. Exiting from Rosamunde Pilcher Drive onto Station Road is also difficult due to the sight line being obscured by airport equipment belonging to Dundee Airport.

Building houses on site H25 would presumably mean up to 50 cars exiting the development on to the upper part of Rosamunde Pilcher Drive and turning down a single track (traffic calming) section of the road. The extra 100 or so cars from site H26 would perhaps use a single track with passing places road leading to Westbank Farm with its associated vehicles, again not advised.

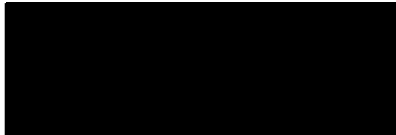
Site H25 backs up to the local school which is already having difficulties with space for the existing number of children so where would the school extend to with so many new children to admit. It also backs up to the village Church cemetery which may soon need extending so that local people could be sure of their place.

Option.

Extending the village to the south was not supposed to be an option when discussed previously thus keeping the village atmosphere and community feeling. The alternative field to the west of the existing village limit would mean the extra traffic would not need to use Main Street when exiting to the dual carriageway, east or west. It would also eradicate the problem of extending the cemetery and school premises.

From the large attendance at the recent Community Council meeting and the petition being circulated I would respectfully suggest that our local councillors listen to what is being said by their constituents.

Yours faithfully,



Mrs Daphne Gibson

Cc Provost J Hulbert
Councillor P Mulheron
Councillor M Roberts

Councillors for Carse of Gowrie ward 1.

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

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REC'D

26 MAR 2012

1. Contact details (only representations that include full contact details are valid)

Name	P.K. and G.B. Johnston
Address and Postcode	Wyndings, Huntingtowerfield Perth PH1 3JL
Telephone no.	
Email address	

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	<input type="text"/>	or
Site ref.	E38	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Designate site ref. E38 as green/agricultural/open space.

Maintain an adequate green buffer zone between residential and industrial/business areas and major new roads.

Please include the reason for supporting the Plan/requesting a change.

While the above Notification appears to be a simple change of designation for site E38 from current agricultural (arable fields and grazing land) use to "general employment" use, the change is actually to extend the Inveralmond Industrial Estate to the garden boundary of residential housing, including our own property, i.e. within 10m of the house itself.

We strongly object to this proposal.

The recent fire at a waste management site in the above industrial estate clearly demonstrates the inadvisability of siting industrial activity adjacent to residential property.

Before purchasing this property, only two years ago, a search was made, particularly as regards a possible extension of the Inveralmond Industrial Estate. No adverse circumstances were found.

The site of the property is ideal in that it is quiet and has direct access to green areas, while being close to amenities and transport links. The proposed change in designation would drastically change the nature of the property and possibly even result in a decision to move away from Perth.

The proposal provides no explanation and makes no justification for the change in designation.

The proposal makes no reference to adjacent areas and how the proposed change is related to them. In particular it should be noted that the Huntingtowerfield/Ruthvenfield area is essentially rural and residential in nature. It should remain so.

On viewing the online version of the LDP it appears that a major road is planned through the middle of site ref. E38. No mention is made about this in the above notification and no separate notification has been received.

I tried to submit this online but received no indication that submission had actually taken place.

23/3/12

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

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1. Contact details (only representations that include full contact details are valid)

Name	Mrs Janet Mackay
Address and Postcode	7 Argyll Road, Kinross KY13 8BB
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

N/A

3. Which part of the document are you making a representation on?

Policy ref.	N/A	or			
Site ref.	H46	or			
Chapter	7	Page no.	207	Paragraph no.	1

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Cancellation of proposed development to area known as H46 in Kinross.

Please include the reason for supporting the Plan/requesting a change.

My objections are as below:

1. Davis Park is the only safe, green area/play park which serves two estates in Kinross. My grandchildren use it frequently and I feel it would be a great loss.
2. Many dog walkers also enjoy the area which offers a local walk for the many residents.
3. Traffic exiting Springfield Road at either end is chronic at peak times as is it therefore severe congestion would follow if 125 houses are built.
4. I fail to understand where all the extra children will be educated. My granddaughter has been in a composite class for three years, housed in portacabins at the primary school. There is also a long wait for a non emergency doctor's appointment - this situation can only become much worse.

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Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

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1. Contact details (only representations that include full contact details are valid)

Name	Peter Allan
Address and Postcode	35 Craigleith View Edinburgh EH4 3JY
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="6"/>	Page no.	<input type="text" value="152"/>	Paragraph no.	<input type="text" value="6.1.10"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

It is suggested that the LDP may require amendment following the outcome of the TAYPlan examination and Ministers' determination.

Please include the reason for supporting the Plan/requesting a change.

The housing requirement – paragraphs 6.1.10

The calculation of additional allocations required is based on the number of HMA completions derived from TAYplan, viz., 80 completions p.a. The DPEA website includes correspondence from the Directorate of the Built Environment in relation to the current examination into the strategic plan querying whether the figure of completions provides sufficient information to judge whether the Plan does provide for sufficient land. In addition the Directorate suggests a change to wording in the third bullet on page 16 to read: "LDPs should allocate additional land as required to ensure an effective supply of housing land to assist in the delivery of Proposal 2 and to provide choice".

Deriving allocations based on the outcome of completions requires a number of assumptions to be made; but to equiparate completions with 'housing land requirement' as per the table in the LDP Proposed Plan in paragraph 6.1.10 is likely to understate the requirement, even though that is a figure over a 14 year period. It does not obviously provide a generous supply nor does it clearly support a range of choices.

It is suggested that the LDP may require amendment following the outcome of the TAYPlan examination and Ministers' determination.

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Name	Peter Allan
Address and Postcode	35 Craigleith View Edinburgh EH4 3JY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="Chapter 6"/>	Page no.	<input type="text" value="152"/>	Paragraph no.	<input type="text" value="6.1.12"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☒**Or**

Would you like to see a change to the Plan? Please state this change.

The local plan proposal not to include boundaries around many small villages is supported in principle but subject to a mechanism for enabling benefit to be obtained from the development plan reference in s.25 of the Act.

Please include the reason for supporting the Plan/requesting a change.

The role of brownfield and small sites.

If there is doubt about the amount of the housing land requirement, it merely serves to underline the importance of the brownfield and small sites assumed contribution which amount together to 25% of the requirement, but are not allocated. The Background Topic Paper – Housing, shows that small sites amounting to 25 houses per annum are assumed to be built as 'new land' from 2015 onwards. It is estimated that there are 17 small villages shown with boundaries in the current local plan that are not so identified in the LDP. The method used is supported, ie., in the exceptional circumstances in the Highland HMA landward area, to ignore the contribution from small sites would deny how important they are to the overall housing supply since, being under 5 in size, they could not be allocated.

The clear inference is that there should be a development plan mechanism for encouraging small sites to come forward as planning applications taking account of lead-time as implied in the table. Leaving it to development management only would not satisfy the requirement to 'allocate' but more particularly would offer no clear guidance in terms of s.25 of the Act as to the policy to be applied. As several of the villages are over 20 houses in size and therefore with boundaries have allocations within them, the further inference is that those without formal allocations may have to accommodate a larger proportionate share. It should be noted that the current Highland Area Local Plan allocates all of the land to meet strategic requirements, leaving windfalls and small sites as additional flexibility. The LDP proposal therefore represents a fundamental change in methodology.

Complete reliance on development management is unsatisfactory in relation to a local development plan and its separate requirement to identify effective housing land as set out in SPP paragraphs 70 – 76. Similarly, PAN 2, paragraph 62, makes it clear that windfalls are by definition not part of the planned housing land supply. The annual housing land audits allow the performance of the local plan to be checked. They are not a substitute for local plan allocations.

The local plan proposal not to include boundaries around many small villages is supported in principle but subject to a mechanism for enabling benefit to be obtained from the development plan reference in s.25 of the Act.

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Name	Peter Allan
Address and Postcode	35 Craigleith View Edinburgh EH4 3JY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	<input type="text"/>	or			
Site ref.	MIR representation reference 9038 Keltneyburn	or			
Chapter	6	Page no.	152	Paragraph no.	6.1.12

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☒**Or**

Would you like to see a change to the Plan? Please state this change.

No change necessary. For information/background

Please include the reason for supporting the Plan/requesting a change.

Village envelopes - MIR

The Main Issues Report, Key Issue 7 – Housing in the Countryside Policy– seeks views on the proposal not to provide village boundaries for settlements smaller in size than 20 houses, unless there are specific reasons for doing so (such as in the Lunan Valley described on page 146 where the boundary is designed to be restrictive and similarly at Coshieville where development has already taken place).

Several of those who made representations see village boundaries as a means of preventing development. As noted, that may well be appropriate in certain instances; but if applied generally would defeat the purposes of the Plan. Submissions were made to the MIR on behalf of Peter Allan. The submitted plan showed a field to the north of the present village. However, the MIR itself (reference 9038) referred to the proposal as ‘small scale housing development (2 units)’.

MIR respondents appeared either not to be aware of this restriction or chose to ignore it. Consequently, several points were made which it is felt were misleading, for example impact on the adjacent SSSI or inappropriate use of the Garth Road access.

Reference was also made to a previous appeal decision. However, that was based on a very different policy background, in particular, against a restrictive settlement boundary beyond which development would not be permitted, which this new LDP does not choose to repeat. The Reporter on that occasion was not concerned about access or infrastructure (points made by local people). He was concerned about visual impact and landscape containment. But these were concerns expressed in the absence of any identified need for such development or policy support for such development and must therefore be seen in context.

For the avoidance of doubt, a maximum of two houses only is envisaged on the identified site, but more likely only one house.

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1. Contact details (only representations that include full contact details are valid)

Name	Peter Allan
Address and Postcode	35 Craigleith View Edinburgh EH4 3JY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="6"/>	Page no.	<input type="text" value="152"/>	Paragraph no.	<input type="text" value="6.1.12"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Proposed additional wording to follow paragraph 6.1.12

Please include the reason for supporting the Plan/requesting a change.

Proposed additional wording to follow paragraph 6.1.12

The absence of a boundary around a small village is an invitation to put forward small sites designed to meet the identified need and the contribution assumptions in the Plan. Chapter 6 of the Plan as worded however does not offer any clear development plan support for this, the implication being that land may come forward only through development management in terms of the Housing in the Countryside Policy RD3 and the accompanying SPG.

It is suggested that the following wording should be added as an additional paragraph following paragraph 6.1.12 in the Plan:

“Where settlement boundaries have been identified, the presumption is that any future development will take place within those boundaries. Settlement boundaries have not been drawn for a number of small settlements in the landward area thus removing the restrictive policy in the present local plan which stated that built development should not be located adjoining and outwith those settlements which are the subject of inset maps. The development of small sites within or adjacent to these small villages and hamlets will be encouraged. Criteria (a) and (b) of Policy RD3 will be deemed to have been met in such cases but otherwise development will be controlled by the published SPG on Housing in the Countryside with regard to criteria a) – m) in the section headed ‘For All Proposals’”. (Note: see comment on criterion ‘j’ in relation to the SPG draft).

It is suggested that criterion m) in particular will provide an appropriate level of control given that in the end, each site put forward to meet the requirement will be judged on its own merits, provided it is either within or adjacent to the settlement in question (cf., “Building Groups” in the SPG which conceives of extensions to the group).

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1. Contact details (only representations that include full contact details are valid)

Name	Peter Allan
Address and Postcode	35 Craigleith View Edinburgh EH4 3JY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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If making a representation on Supplementary Guidance, please state the name of the document:

Housing in the Countryside Guide

3. Which part of the document are you making a representation on?

Policy ref.				or	
Site ref.				or	
Chapter	"For all proposals"	Page no.	1	Paragraph no.	criterion 'j'

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Omission of criterion 'j'

Please include the reason for supporting the Plan/requesting a change.

Draft Housing in the Countryside SPG

At the consultation stage, a representation was made drawing attention to the potential anomaly in the policy which declared that new housing could not be located adjacent to existing defined settlements while at the same time conceiving of development associated with existing building groups. The new LDP removes that anomaly in the cases where no settlement boundary appears in the Proposed Plan.

However, the SPG continues to refer in criterion “j” to the requirement that in all cases the proposal should not conflict with any other policy or proposal in the local plan. The Plan should be clear as to applicable policies and should refer to all applicable criteria, which it is suggested the criteria do very well. It is proposed elsewhere in representations that development within or adjacent to small settlements where there are no boundaries shown should be encouraged. Unless such potential policy conflicts can be identified, it is suggested that criterion ‘j’ should be omitted as it has the potential to create uncertainty.

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1. Contact details (only representations that include full contact details are valid)

Name	Anne Farmer
Address and Postcode	10 Thompson Place Kinross KY13 8AD
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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Policy ref.	<input type="text"/>	or
Site ref.	H46	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

I am totally opposed to any development in the area H46 in the proposed plan for Kinross.

Please include the reason for supporting the Plan/requesting a change.

- Visual Impact

Kinross is a beautiful town and I have lived here all my life. I think that from both looking at this site from the motorway and from the town this would spoil the look of Kinross. With the exception of the path around the Loch, the path that lies next to H46 is the one safe walkway which is on the edge of the town but lies next to the countryside making you feel as if you are very much in rural countryside. This path is very busy and brings great joy to those who use it and adds to the enjoyment of being able to live in Kinross in which you feel you are part of a town community whilst living alongside the beautiful countryside and views of Kinross shire. Building this development will make Kinross look more like other built up towns and take away one of its attractions and lead to yet another path through a housing estate.

I also cannot understand why you would want to build or why anyone would want to buy houses so close to the motorway. Living at the edge of the town ourselves I certainly would not want to be any closer to the motorway and have concerns for pollution in these houses as well as issues with drainage, flooding etc.

Davies park.

Currently my children along with many others can safely run down the existing path to play at Davies park. This is a beautiful big park where children can not only play football, play on swings etc but can run round the trees and paths and give them the opportunity to play alongside the countryside and develop an appreciation for nature which many children do not get the chance to do. Even if a new park was built it would not be as big or natural and would end up in the middle of a housing estate. Davies park as it is, is a wonderful attraction for people coming into Kinross with children and although Kirkgate park is also available it is too far for children to go on their own without supervision taking away a big play area for children at the top of the town.

- Safety

My children walk to school, and to friends and as it is I have concerns about how busy Springfield Road, station road and Gallowhill road are. Proposed access roads into H46 will only make these already hazardous roads even busier particularly at Springfield road near to Davies park where crossing the road is already very dangerous and trying to leave Springfield at junction onto Station Road at busy times is already congested. I would also have concerns for more traffic along Sutherland Drive and into cul de sacs.

- I feel that when so many houses in Kinross are already up for sale and have been for some time and with the development of houses at the South of Sainsburys which has been ongoing for years I question the need for all these houses needing to be built in Kinross. I would also oppose if they are to be used for affordable housing and families moved here from elsewhere as unable to be housed in their own area. This part of Kinross is attractive for many reasons and having an area of affordable housing would take away from this for so many reasons.

If housing has to be developed why not continue building to the south of Sainsburys which is already a development area. Houses would not be so close to the motorway there, and would have good access via the new bypass road being currently built. This would also have less of an affect on current residents, parks, walks, access problems etc and seems to me as a better solution.

- Other concerns for the town generally are local services such as schools, health services and how they will cope with all the proposed planning for Kinross.

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1. Contact details (only representations that include full contact details are valid)

Name	David Menzies
Address and Postcode	5 Katrine Place Kinross KY13 8YY
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

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If making a representation on Supplementary Guidance, please state the name of the document:

n/a

3. Which part of the document are you making a representation on?

Policy ref.	n/a	or			
Site ref.	H46	or			
Chapter	7	Page no.	207	Paragraph no.	1

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

The change I wish to see to the plan is its cancellation.

Please include the reason for supporting the Plan/requesting a change.

My objections to the proposal are:

The proposal will adversely affect the value of my property.

The proposal will cause increased traffic and parking hazards in cul-de-sacs.

The proposal will involve heavy plant and machinery moving through our residential area for some two years or more as work progresses.

The proposal will further increase the strain on this towns creaking infrastructure. The primary school is bursting at the seams and the building is well past it's use by date. Sewage, a problem in the past, health services etc. will all be further stretched. It is not unusual to wait a week or more for non urgent medical appointments.

I understand the proposal will require the destruction of Daviies Park, which was donated to the people of the town. This is completely unacceptable. There are little enough amenities at this end of the town.

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1. Contact details (only representations that include full contact details are valid)

Name	Mrs Maria Victoria Bartlett
Address and Postcode	18 St Mary's Place, Kinross KY13 8BZ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or			
Site ref.	H46	or			
Chapter	7	Page no.	207	Paragraph no.	1

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

I would like to see a change in the Plan from housing to a more ecological and pleasing environment.

Please include the reason for supporting the Plan/requesting a change.

I moved to Kinross 38 years ago and have lived in the same house for all those years, enjoying the quiet and attractive surroundings of my neighbourhood, and the lifestyle of a rural town. My home is immediately adjacent to the area H46 which is proposed for housing development.

The area H46 runs from Springfield Road behind the Wimpey and G.S. Brown residential estates to Gallowhill Road. The land is currently designated arable farming land and continues to be cultivated annually by a local farmer. It runs parallel and in immediate proximity to the main M90 motorway linking Edinburgh to Dundee and Aberdeen. Many visitors to Scotland travel this route, which in the main, from the Forth Road Bridge northwards, affords attractive scenery of green fields and rolling hills, very pleasing to visitors' eyes. However Perth and Kinross Council's proposed plan to build 125+ residential units on this stretch of arable land will immediately detract from the scenic approach into Kinross and destroy any appeal to encourage visitors to come into Kinross and enjoy our services. Kinross has much need to stimulate trade and growth and, as it is surrounded by attractive scenery, it should be able to offer an enjoyable stay to visitors and be party to the "Promote Scotland" campaign.

This area of arable land is currently overlooked from Gallowhill Caravan Park, which receives many visitors during the summer season. No doubt most of the visitors come to escape from life in heavily developed residential areas and they wish to enjoy what we in Kinross currently give - lovely open countryside and hills. I doubt if they will be attracted to looking onto yet another housing development as proposed by PKC's local Plan. We should be encouraging their continuous return to the area by offering more attractions on the west side of Kinross.

The area H46 would make a great small woodland, which would attract small wild life, insect breeding, wild flower growth and encourage birds to remain in the area. The current hard core pathway formed along the old railway line could offer access into this woodland for the many people who presently enjoy walking this route, the elderly, young parents and small children to numerous dog walkers. This leisure pursuit is taking people away from t.v.s, computers and game counsels out into a more active healthy lifestyle. Often people walking this route will tell you that they come out to break the loneliness of their life and love looking at the scenery. An environmental development of this nature would cost very little and almost no maintenance.

You state Kinross needs housing, but surely not at the expense of destroying arable land in an area much enjoyed by people both residential and visitors. I have no doubt there are areas of Kinross which offer an opportunity for housing development. The old high school, Council Offices and the former Medical Centre all have available services and are surely more suited to residential needs.

I urge you to re-consider your plan and not to destroy the assets of Kinross!

Save a copy

Print

Submit

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

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1. Contact details (only representations that include full contact details are valid)

Name	Sheena Kathleen Forbes
Address and Postcode	Firs of Viewfield, Drum, Kinross, KY13 0UN
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="7.7"/>	Page no.	<input type="text" value="218"/>	Paragraph no.	<input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☒**Or**

Would you like to see a change to the Plan? Please state this change.

Please include the reason for supporting the Plan/requesting a change.

As Someone who has lived and worked in thi9s area for over 35 years, I feel the only responsible choice is to accept Proposals. They are in keeping with the Rural environment, which everyone, who is fortunate to live here, can enjoy at their leisure. Yet, it also considers the needs of the local communities of Drum, Fossoway,& Croo0k of Devon. I approve the Plan

Save a copy

Print

Submit

From: [REDACTED]
Sent: 23 March 2012 13:14
To: TES Development Plan - Generic Email Account
Cc: [REDACTED]
Subject: Local Development Plan - Section 7.7 - Crook of Devon
Follow Up Flag: Follow up
Flag Status: Green

Dear sir,

I have reviewed the plan in regard to the Crook of Devon and in the main support the proposals. I am pleased to see that the village has been clearly defined and that there will be no development outwith the proposed boundary.

I am concerned at the consideration of up to 90 houses on the site at Naemoor Road and feel that this would change the village out of all recognition. There is not the infrastructure to support such large scale development there being neither places in school for such an influx of children nor the highway structure to support such a development. Indeed the current bridge over the River Devon is not wide enough nor safe enough for the likely additional traffic. The speed of traffic approaching the bridge from the Naemoor side is too fast and if more traffic was to use it I fear there would be a lack of safety for pedestrians and vehicles approaching the bridge from the A977.

Any relaxation of the defined boundary would I fear open up other possible sites for development by G S Brown who seem to have acquired most of the current open space, especially around the Monarch Deer Farm and the fields used for deer grazing. Any development of these areas would certainly have a detrimental effect on the 'village' turning it into a small town, again without the infrastructure to support such development. Access to the A977 would be an additional problem to have to be addressed and currently there does not appear to be a safe way of ensuring that access from the north side of Naemoor could be facilitated.

Currently houses situated to the north of the river along Naemoor Road and Moubray do not have access to mains sewerage services, any development to install connections to the mains along Naemoor would lead to major disruption on an already restricted road. There would be a need to cross the river to establish this connection and would likely need an upgrade to any current sewerage treatment areas. There would also be a threat of pollution going into the river caused by such construction and possible outflow.

I have also noted that the playing area situated on Waulkmill has been mentioned for possible development. I feel that this is inappropriate as it will remove the only recreational area within the village. While it is not currently used as a football pitch because of the lack of changing facilities I understand that this matter is being considered by the Community Council and the use of the Village Hall is reviewed for the provision of changing facilities.

Yours faithfully

Alan A Harper
3 Moubray
KY13 0UU
[REDACTED]

copied to Fossoway Community Council and Councillor Mike Barnacle

27/03/2012

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Doug Crawford"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Tigh an allt"/>
Address 2	<input type="text" value="Old Perth Road"/>
Address 3	<input type="text" value="Milnathort"/>
Postcode: *	<input type="text" value="KY13 9YA"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.2 Kinross and Milnathort - Paragraph 7.2.8

We are completely opposed to the development of proposal ref E20 at Old Perth Road Milnathort. We (Doug and Rosie Crawford) live adjacent to the proposed site at Tigh an allt, Old Perth Road, Milnathort, KY13 9YA and the development of this site for commercial use would completely change the nature of the immediate area. This is essentially open countryside and to develop it as commercial land with retail, industrial units on it would completely destroy the vicinity.

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

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1. Contact details (only representations that include full contact details are valid)

Name	Y R Knowles
Address and Postcode	See attached letter
Telephone no.	
Email address	

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	<input type="text"/>	or
Site ref.	A9 / A85 junction: link road 102 at crematorium	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

See attached letter - originally submitted in respect of planning application.
Wish same points to be considered in respect of local development plan

Please include the reason for supporting the Plan/requesting a change.

Save a copy**Print****Submit**

CP

Rep no. 00335/1

16 MAR 2012

12 Millburn Court
Windsor Ter
Perth
PH20TJ
15th March 12

Planning and Regeneration
Head of Service David Littlejohn
Pillar House
35 Kinnoul St
Perth

Ref No 11/01579/ELL

Dear Sir

upgrading of roads infrastructure including
the formation of slip roads, roundabouts bridges SUDS ponds
landscaping and diversion of culverts site 450 meters north
of A9 and A85 Junction Perth
I object to any part of the reconstruction
that would encroach in any way on the
crematorium garden of Rest. If there is future
development would you please advise me
by post
Yours faithfully

[Redacted Signature]

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

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1. Contact details (only representations that include full contact details are valid)

Name	MR + MRS R. SHEPHERD
Address and Postcode	50 JOHN DUFF PANNING, 26 ACRES, LINLITHGOW, WEST Lothian EH49 6HY.
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☒

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	9.3 BARGONRIE + BATTAY.	or			
Site ref.		or			
Chapter	9 SPATHWICK	Page no.		Paragraph no.	

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

MR+ MRS R. SHEPHERD OWN WESTFIELDS OF BATHAY - IT WAS IDENTIFIED IN THE DRAFT EASTERN AREA LOCAL PLAN FOR DEVELOPMENT + HAS NOW BEEN REMOVED. WE WOULD REQUEST THE REINSTATEMENT OF THE SITE

Please include the reason for supporting the Plan/requesting a change.

PLEASE SEE ATTACHED
SUBMISSION REQUESTING
WESTFIELDS OF BATHAY IS
REINSTATED FOR DEVELOPMENT.

Save a copy

Print

Submit

Representations on behalf of Mr & Mrs R. Shepherd,
Westfields of Rattray
To
Perth & Kinross Local Development Plan
Removal of land allocation at Westfields of Rattray

John Duff Planning

March 2012

Representation by Mr & Mrs R. Shepherd to Perth & Kinross Local Development Plan

Contents

1. Introduction
2. Background
3. The proposal
4. Planning Policy
5. Conclusion & Recommendation

Appendix

[a] Location Plan

[b] Representation Form

1. Introduction

1.1 Mr & Mrs R. Shepherd have owned Westfields of Rattray for many years and ran it as a successful piggery.

1.2 As is now well documented the pig rearing in UK became unviable in the late 1990's pushing many such businesses out of business – most of our bacon and pork now comes from Denmark / Holland.

1.3 This left Mr & Mrs Shepherd with a large site which had been customised to suit a now defunct business sector. This problem was exacerbated as the property is located on the main tourist route in / out of Perthshire to the ski slopes of Glenshee and Deeside.

1.4 The Shepherds are unable to financially remove the now defunct premises on site and after careful discussion with grant funding bodies such as Scottish Enterprise became very aware that there was no financial support available to clear the site.

1.5 It therefore became clear that a redevelopment option was the only way forward.

1.6 After considerable discussion with the Planning Department it was most encouraging when the site was allocated in the Local Plan for residential and workspace use.

1.7 Significant market interest has been received in the site, with 3 large organisations all expressing interest in early development.

1.8 Progress was unfortunately halted by the well documented credit crunch which made bank borrowing almost impossible slowing any progress with this and many other sites.

1.9 It was therefore a matter of real concern to discover that just as the market appears to be improving that the site had been removed from the proposed Local Development Plan with no prior discussion.

1.10 It was even more disappointing to discover that the new housing allocation within Blairgowrie / Rattray was on green field land something the local plan seeks to avoid.

1.11 Westfield of Rattray is a brownfield site located on a key tourist route where redevelopment is critical to the economic success of the town yet the only way it

can be achieved has been stopped by the site's removal from the proposed Local Development Plan.

1.12 If the site had been allocated and the housing market was strong it might be reasonable to remove the allocation that was undeveloped however with strong interest in the site only delayed by the credit crunch this appears an ill considered decision.

1.13 This representation is to request the reinstatement of the site in the Local Development Plan which will allow the site to be redeveloped & the key tourist route enhanced.

2. Background.

2.1 Pig farming was a key sector of the Scottish and UK agricultural industry for many years however due to changes in international competition, the industry has reduced in size by 2/3's in recent years.

2.2 Hence this specialised site with buildings designed to cope with the particular requirements of the now defunct industry has no future in its current format.

2.3 The only future for the site is site clearance at a significant cost which the current owners Mr & Mrs R. Shepherd cannot afford.

2.4 Redevelopment for housing / business space is the only viable approach – the redevelopment cannot be promoted under the Housing in the Countryside Policy Approved in December 2011 which states

“Proposals for more than five new houses on rural brownfield will only be permitted exceptionally where the Planning Authority is satisfied that a marginally larger development can be acceptably accommodated on site”

2.5 To finance the site clearance a development in line with the previous housing allocation in the Draft Eastern Area Local Plan which proposed a mixed used development with 75% private housing / 25% affordable housing and provision of small business units compatible with an adjacent residential environment is essential to advance the redevelopment of this key brownfield site.

2.6 The site extends to 3.2 Ha which requires significantly greater policy support than can be achieved through the Housing in the Country Policy.

2.7 When the site appeared in the Local Plan very quickly 3 interests came forward and a preferred developer was selected – a development agreement was close to being signed when the credit crunch arrived delaying progress.

2.8 To redevelop this site by the only route possible [privately financed development] it is essential that development which was being promoted in the Eastern Area Local Plan is reinstated.

2.9 During the consultation on the Eastern Area Local Plan the local community was broadly supportive of the allocation.

2.10 Further the site is well located to use existing services and does not require the deployment of scarce public resources.

2.11 Its location on a key tourist route and its brownfield characteristics must make Westfields of Rattray a priority for development rather use Greenfield sites which is discouraged in the Local Development Plan.

3. The Proposal

3.1 Mr & Mrs R. Shepherd have submitted these representations to request that Perth & Kinross Council reinstate the proposed allocation of Westfields of Rattary for mixed use development comprising –

Private Housing
Affordable Housing
Business Space.

3.2 The site has proven attractive to the market and its redevelopment will remove a brownfield site / located unattractively on a key tourist route.

3.3 To ignore the site flies in the face of the stated objectives of the Local Development Plan which seeks to maintain the development momentum of Perthshire in a time of restricted public resources whilst preserving the highly attractive environment to the benefit of tourists / local residents.

3.4 The proposal to reinstate the site as previously allocated in the Eastern Area Local Plan extends to an area of 3.22ha.

4. Planning Policy

4.1 The Local Development Plan sets out its vision very clearly

“2.2 The Local Development Plan Vision Statement

2.2.1 We recognise the area has experienced significant population growth in recent years and that trend is likely to continue. There is a need to embrace this opportunity and ensure the area’s prosperity continues and improves. Our vision is of a Perth & Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

4.2 The vision for the area is welcomed by Mr & Mrs Shepherd and it squares perfectly with developing sites such as Westfields of Rattary for residential and business use all on a brownfield site.

4.3 The Local Development Plan goes on to state in 2.2.6 –

2.2.6 Our area – highly valued for the beauty of its natural and built environment – is a great place to live, work and visit and should be developed in a way that does not detract from its attractiveness.

4.4 Again Westfields of Rattary is a perfect fit with the Council’s stated priorities – it will remove dereliction, it will enhance the attractiveness of the area, it will help develop / encourage tourism, it will provide housing and spaces for people to work / create wealth – in fact a perfect fit with stated policy.

4.5 Under the section Sustainable Communities the importance of a sensitive approach to the environment is highly

“Environmentally Sensitive – providing places for people to live that are considerate to the environment”

Westfields of Rattary again is ideally placed as a site as its development removes dereliction impossible by any other route and avoids developing important Greenfield land. Further by providing in a mixed use employment close to housing the development will minimise the need for unnecessary commuting a Council priority. The site at Westfields of Rattary is ideal for houses which can accommodate home working which again will assist the economy whilst minimising unnecessary commuting.

4.5 In Policy ER6 the importance of conservation of the landscape is stressed however by removing this site and allocating Greenfield land the Council is working at odds with its own stated objectives

Policy ER6 – Managing Future Landscape Change to Conserve and enhance the diversity and quality of the area's landscapes

...development proposals will be required to conserve and enhance the quality of landscape of Perth & Kinross.

4.6 The Council has set out its logical and positive approach in policy terms a matter Mr & Mrs Shepherd support however the withdrawing of Westfields of Rattray and the insertion of a Greenfield site is completely at odds with the stated objectives of the Local Development Plan.

5. Conclusion and Recommendation.

5.1 Westfields of Rattray is a classic site where the previous business activity has ceased due to no fault of the owners or Perth & Kinross Council.

5.2 There is general acceptance that a major derelict site on a key tourist route requires to be redeveloped to enhance the quality of environment for tourists and locals alike.

5.3 In the current economic climate the only way to secure the redevelopment of this site is by development of the land as shown on the attached plan extract.

5.4 The owners were delighted when the site was identified in the Draft Eastern Area Local Plan for mixed use redevelopment which would tackle a brownfield site on a key tourist gateway and avoid using Greenfield sites for development. Early market interest in the site was very positive with progress delayed by the credit crunch.

5.5 It was therefore a matter of great concern to see this site had been ignored in the Local Development Plan after no discussion with Perth & Kinross Council yet a Greenfield site had been identified which is completely at odds with stated Council policy in the LDP.

5.6 Mr & Mrs Shepherd ask Perth & Kinross Council to reinstate Westfields of Rattray as a site for mixed used development in the Local Development Plan. This will

- * Ensure a brownfield site is redeveloped
- * Avoid unnecessary development on Greenfield land a stated Council priority
- * Enhance a key tourist route
- * Provide housing and employment opportunities

5.7 Mr & Mrs Shepherd thank Perth & Kinross Council for their support in this matter

John Duff Planning
27th March 2012

This representation was submitted with supporting documents, due to size these are unavailable on the website, but are available to view at Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

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1. Contact details (only representations that include full contact details are valid)

Name	CALEDONIAN TRUST PLC
Address and Postcode	90 JOHN DUFF RANNING, 26 ACRES, LINLATHEN, WEST LOTHIAN, EH49 6HY.
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

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Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

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3. Which part of the document are you making a representation on?

Policy ref.	8.7 GORRIE + CULTYBRAGGAN.	or			
Site ref.	EAST BATHFRANK FARM, GORRIE	or			
Chapter	<input type="text"/>	Page no.	<input type="text"/>	Paragraph no.	<input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

CALEDONIAN TRUST HAVE SUBMITTED REPRESENTATIONS
REQUESTING THAT LAND THEY OWN IS REALLOCATED
FOR RESIDENTIAL DEV (INCLUDING HOME WORKING).

Please include the reason for supporting the Plan/requesting a change.

PLEASE SEE ATTACHED
STATEMENT.

[Save a copy](#)[Print](#)[Submit](#)

Representations on behalf of Caledonian Trust PLC
To
Perth & Kinross Local Development Plan
Re allocation of land at East Tomperran Farm, Comrie

John Duff Planning

March 2012

Representation by Caledonian Trust PLC to Perth & Kinross Local Development Plan

Contents

1. Introduction
2. Background
3. The proposal
4. Planning Policy
5. Conclusion & Recommendation

Appendix

- [a] Location Plan
- [b] Site Plan
- [c] Representation Form

1. Introduction

1.1 Caledonian Trust PLC acquired East Tomperran farm at Comrie in 2006.

1.2 Following the acquisition the owners appointed the highly respected firm of Colliers International UK PLC who are Chartered Surveyors based in Scotland to market the area of land allocated for employment use. In 6 years Colliers have had no enquiries for this site.

1.3 Caledonian Trust secured planning approval in 2011 for residential development based on the previous farm steading for 12 houses and the balance of the farmland is let out on annual grazing lets to local farmers.

1.4 An approach was lodged with Perth & Kinross Council Planning Department at an earlier stage of the Local Development Plan process suggesting that it would be logical to allocate the balance of the site identified for employment use and owned by Caledonian Trust [extending to 1.31 acres] for residential development where the houses would have provision to allow home working.

1.5 The suggestion has not been included in the LDP albeit it may have arrived too late to allow the plan to be changed.

1.6 As will be outlined later in this submission when this area of land was identified for employment use there was a dearth of such land. However provision in the Comrie area has changed significantly with the acquisition of Cultybraggan by the Comrie Development Trust. The proposals for Cultybraggan have as a major focus employment uses.

1.7 The Development Trust secured planning consent for the conversion of 9 Nissen Huts to create 12 spaces for employment use and they have stated in press releases that they have received a good response to this provision. The strong demand has led the lodging of a further planning application to maintain this momentum.

1.8 It is therefore proposed that the focus of employment space in the Comrie is maintained at Cultybraggan and that the site identified for employment use at East Tomperran is released for residential use on the basis that the houses have provision for home working.

2. Background

2.1 Caledonian Trust recognises the importance of a strong economy to the long term development of Comrie and its surrounding area however retaining a field where there have been no enquiries for in excess of 6 years seems of little value to the community. Caledonian Trust researches suggest that the land was originally allocated for employment uses in the Local Plan adopted on 18th May 2001 yet no progress in supporting the economy has been achieved.

2.2 In reviewing market demands for employment use, it is evident that 95% of all business enquiries are for buildings to lease and not sites hence when Cultybraggan became available with business space which could be made immediately available at a reasonable cost it proved attractive to the market.

2.3 In locations such as Comrie there is no prospect of business space being provided by commercial developers as it is not economically viable due to a combination of significant shortfalls between cost and value, lack of bank support to undertake such ventures etc.

2.4 It is therefore essential to consider alternatives which can be delivered and which offer the prospect of creating added value for the local economy all as identified in the LDP

“3.3 Economic Development

3.3.2 Scottish Planning Policy [SPP] identifies that Planning Authorities need to adopt flexible approach to ensure changing circumstances are accommodated for new economic opportunities to be realised.”

2.5 Further policies develop this theme to promote home working as a way to capture economic activity for rural areas, increase local expenditure and to reduce unnecessary car journeys to and from work.

“3.3.7 The roll out of high quality broadband and 3/4G will increase home working and reduce commuting.”

2.6 East Tomperran is a site ideally suited to houses designed for home working which would allow Comrie to capitalise on new economic opportunities without retaining a site where there is no proven demand / attempt to compete with Cultybraggan.

3. The Proposal

3.1 The proposal is to revise the allocation of the 1.31 acres to Residential where all houses will be designed to accommodate and encourage home working.

3.2 Early consultation with the Comrie Community Council has informed Caledonian Trust that the Community Council will not object to this revised proposal.

3.3 Revising the allocation to residential use will fit in well with the consent for 12 houses granted on the former steading site in 2011 and will ensure the early development of this site at the entrance to the village.

3.4 In the past Perth & Kinross Council have identified a lack of available employment land in the Strathearn area however the community acquisition of Cultybraggan in 2007 has resolved this situation by providing a large area of serviced land with a wide variety of existing buildings to accommodate from office uses through to low cost business space in the former Nissen Huts.

3.4 Cultybraggan will satisfy the Council's requirement for a 7 year land supply and its attractiveness has been proven by the strong take up of space, it is understood that the initial proposal to convert former army buildings into business space has been oversubscribed encouraging Comrie Development Trust to advance a second phase of space. This has all happened at a time when there have been no enquiries to Caledonian Trust for East Tomperran.

3.5 By adopting a flexible approach to development Comrie can benefit from economic opportunities on both East Tomperran and Cultybraggan.

;.4. Planning Policy

4.1 Planning Policy is as proposed in the Local Development Plan.

4.2 The Local Development Plan sets out its vision as contained in 2.2

“2.2 The Local Development Plan Vision Statement

2.2.1 We recognise the area has experienced significant growth in recent years and that trend is likely to continue. There is a need to embrace this opportunity and ensure the area’s prosperity continues and improves. Our vision is of Perth & Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

4.3 Caledonian Trust support this positive and pragmatic vision which will maintain the attractiveness of this area – by encouraging home working at East Tomperran Farm it will support this vision and avoid a site where there has been no demand over at least the last 6 years lying undeveloped.

4.4 The Local Development Plan goes on to say in Policy RD1

“Policy RD1 – Residential Areas

Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable.”

The Local Development Plan goes on to give examples of uses which should be encouraged

[d] Business, home working or leisure.

4.5 After 6 years of active marketing by Colliers of the employment land at East Tomperran as shown on the attached plans there has been NO ENQUIRIES. Further Cultybraggan has become available and clearly demonstrates by its take up that there is a demand for available business space.

4.6 It is not viable to provide any office or business space in this location hence a change of approach is key to ensure the drive to grow the local economy is maintained.

4.7 Caledonian Trust are convinced that by actively promoting Cultybraggan for employment use and this site at East Tomperran for houses suitable for home working the community will gain the maximum advantage.

5. Conclusion and Recommendation

5.1 The Perth & Kinross Local Development Plan seeks to maintain the best advantage for the current & future residents of this highly attractive area – Caledonian Trust supports this vision.

5.2 The site allocated for employment use at East Tomperran has not proven attractive to the market and after 6 years of marketing by Colliers Chartered Surveyors there have been **no enquiries**.

5.3 In the previous Local Plan there was perceived to be a shortage of available employment land in areas such as Comrie – however with the acquisition of Cultybraggan by the community in 2007 this position has radically changed.

5.4 Caledonian Trust is delighted by the success of the community in letting space at Cultybraggan which has demonstrated there is a demand for existing space at the right price something not deliverable at East Tomperran.

5.5 The Local Development Plan recognises the importance and growth of home working which reduces unnecessary commuting and increases local expenditure helping growth / support local economies.

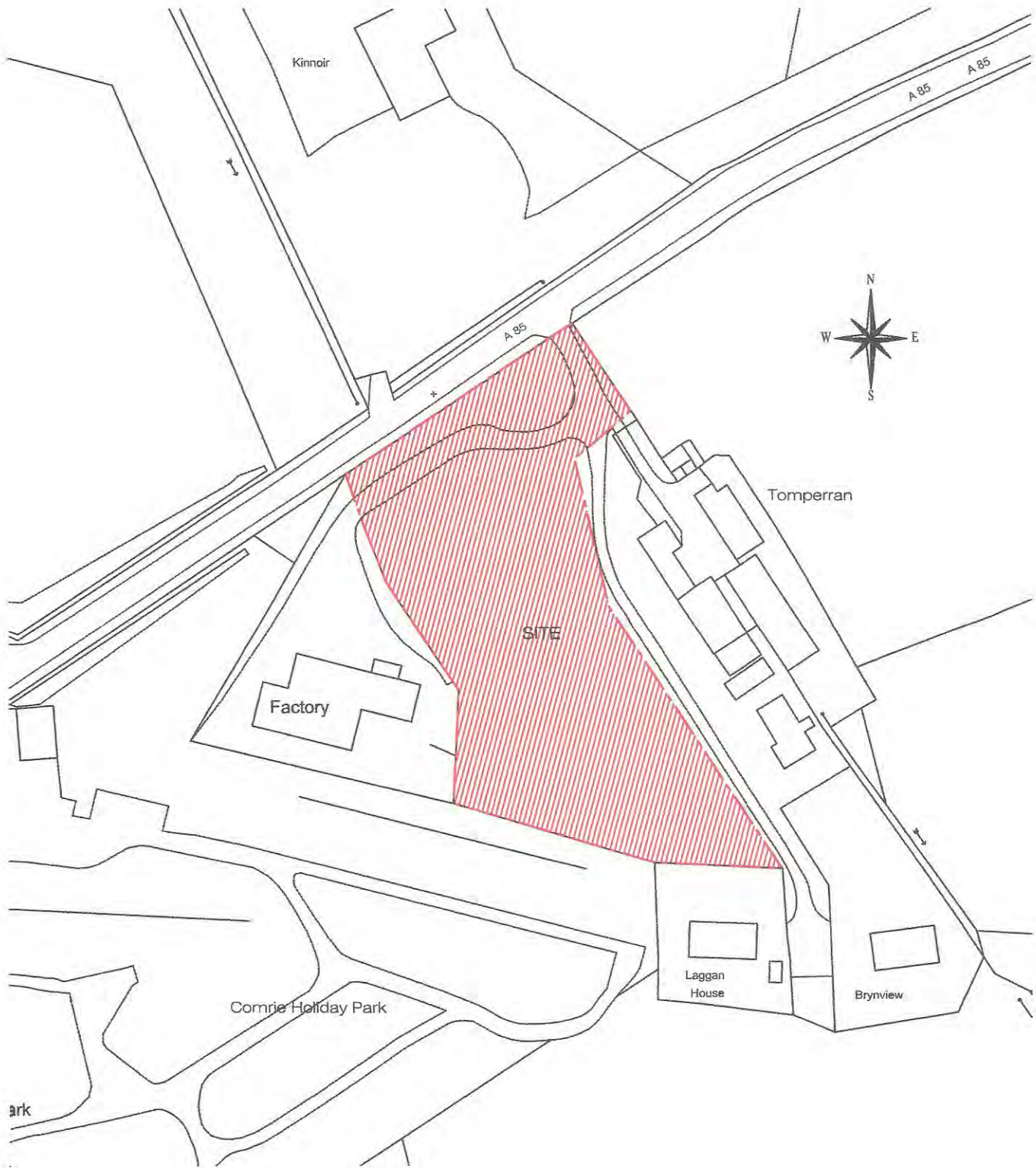
5.6 Perth & Kinross Council is therefore asked to revise the proposed land allocation at East Tomperran from employment use to residential where the properties are designed to accommodate home working.

5.7 The proposal has been presented to the Community Council who has stated they have no objections.

5.8 Caledonian Trust thanks Perth & Kinross Council for its support in this matter

John Duff Planning

8th March 2012



client Caledonian Trust Plc		drawing Location Plan			iain gaul	
project Proposed Development Site, Land to the West of Tomperran Farmhouse, Comrie		project no 570	drg no Co 01	revision -	plot date	architects
scale 1:1250		drawn i	checked -	date 5 '09	4 - 6 coltbridge avenue, edinburgh eh12 6ah	

This representation was submitted with supporting documents, due to size these are unavailable on the website, but are available to view at Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

From: colin young [REDACTED]
Sent: 27 March 2012 11:55
To: TES Development Plan - Generic Email Account
Subject: Objection to Proposed LDP
Follow Up Flag: Follow up
Flag Status: Green

Meadowland,
Newton of Pitcairns,
Dunning,
Perth PH2 0SL
Tel: [REDACTED]
Email: [REDACTED]
27th March 2012

The Head of Service,
Proposed Local Development Plan,
Perth & Kinross Council,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Dear Sir/Madam,

**Perth & Kinross Proposed Local Development Plan (LDP)
H20 - Land to the west of Latchburn Wynd, Dunning**

The proposal to build 50 residential properties on this land has some attraction for the village as there is a need for affordable housing in this area and any contribution would be viewed as a benefit to many of the younger people who are currently seeking property in the village. This would, obviously, require a 'mix' of housing types to be incorporated into the development rather than a contribution to Perth & Kinross Council for the acquisition of land elsewhere for the construction of affordable housing.

The Proposed LDP appears to leave the resolution of the following items to the developer of H20:-

Flood Risk Assessment

Apart from the normal Flood Risk Assessment that is likely to be favourable to such an elevated and sloping site it would be necessary to assess the effects of introducing 50 residential properties, associated surface drainage arrangements and SUDS in order to prevent the damage that was incurred during the construction of Latchburn Wynd, by G.S. Brown Construction Ltd., when a great deal of building 'washout' was permitted to flow into the village surface drainage system and that resulted in the drains between Latchburn Wynd and Station Road becoming ineffective during periods of heavy rainfall. To-date, the drains along this section of Auchterarder Road and out Station Road, to a point well beyond the Cemetery, are still ineffective and quickly become choked following heavy rainfall.

Such a situation must be remedied prior to any construction work commencing should H20 become the development site in the Adopted LDP and, regardless of the Proposed LDP, should be raised as a matter of urgency with Perth & Kinross Council.

Access and Internal Road Layout

The northern boundary of H20 lies along a section of Auchterarder Road where it would be impossible to achieve acceptable visibility for safe vehicle access or exit. This would appear to indicate that access to H20 is likely to be through Latchburn Wynd where the road layout design contains uphill sharps turns with an almost 90° right-hand turn into the cul-de-sac that would appear to access the proposed development site. This route may not be acceptable to the residents of Latchburn Wynd as the layout of their frontages do not include boundary fences, walls or hedges that would prevent children from becoming vulnerable to the construction traffic.

This does not mean that there is no solution to such a problem but does indicate that little thought has been given to the amenity of the current residents in presenting H20 as the preferred site for residential housing in

the Proposed LDP.

Mature Trees on Auchterarder Road

These trees have had no management for many years and some of them may be approaching the end of their safe lives. While it may be possible to carry out some tree surgery to extend their lives, it is suggested that further planting along this section of H20 might be more useful in sustaining the village boundary. An early presentation of a Landscape Plan for H20 would help the local population understand how this area could be enhanced while protecting the viable trees that already exist should H20 become the site for residential housing in the Adopted LDP.

Off-Road Path to Village Centre Through Rollo Park

The provision of access to the Rollo Park along this section of Auchterarder Road would be welcomed by many residents who currently find it tortuous to access this area, and tend to bypass the Park completely. However, this does not constitute a direct route to the centre of Dunning as the pavement along Auchterarder Road remains as the primary access to Tron Square, Dunning Primary School and the centre of the village.

This proposal would require to be fully explained prior to any construction work commencing should H20 become the preferred site for residential housing in the Adopted LDP.

Contribution To Improvement Of Core Paths Network

There is a great deal to be done to improve the Core Paths network around Dunning and any contribution would be of great benefit to the community, many of whom use these paths and would enjoy the experience much more if they were improved. The paths within the village boundaries should be regarded as a priority as they are the most used and many require a better surface to permit a wider range of users. There are also some sections of these paths that have been eroded by the Dunning Burn and where remedial work should be regarded as a priority to restore the integrity of these well-used paths.

It would be an expectation that PKC Access Officers and the local community work with the developer to ensure that suitable funding is secured to ensure improvements to these valuable routes should H20 become the preferred site for residential housing in the Adopted LDP.

Enhancement Of Biodiversity

This would appear to be of benefit to everyone but comes at the price of the loss of good agricultural land. H20 is currently a predominantly arable field that yields a barley crop most years with grazing as a 'break' crop at other times. It is well drained, does not appear to be deficient of soil nutrients and is harvested fairly early, indicating that the barley crop can ripen well on this sloping ground.

The question of Enhanced Biodiversity is then a difficult one to resolve as the ground is currently inhabited by the European Hare or Brown Hare

(*Lepus europaeus*), Common Buzzard (*Buteo buteo*), Eurasian Sparrow hawk (*Accipiter nisus*), Long Tailed Field Mouse (*genus Apodemus*), Bank Vole (*Myodes glareolus*), Wren (*Troglodytes troglodytes*) and Blackbird (*Turdus merula*). The area is also frequented by Swallows (*Hirundo rustica*) and Swifts (*Apus apus*) during their breeding season during their migratory period UK.

The development of this site would reduce the available area, at the edge of a residential space, that this wildlife currently inhabits without interference. How, then, would it be possible to enhance the biodiversity of the area? Where would more arable land be found to grow barley or graze sheep? There are no easy answers to these questions except to use less productive land for any future housing needs, and to seek the establishment of new 'villages' in locations where the land does not produce food and where the level of current biodiversity would not be seriously affected.

On the current evidence it would appear that H20 is not the best site for development as it cannot possibly enhance the biodiversity of the area.

Opportunity 23

This site, lying beside Dunning Cemetery and open fields to the north-east, also presents major issues with regard to biodiversity as it further removes highly productive arable land from the country with no likelihood of improvement to the range of wildlife that currently inhabits this location.

Alternative Sites

There is an area of relatively unproductive land to the east of Dunning, on the south side of Bridge of Earn Road, much of which lies within the current 30mph limit of the village. This land is occasionally used as grazing land but is not cropped due to the severity of the upper slopes. This would easily accommodate the 50 residential houses that are proposed for H20, would provide easy access to the village centre, would be able to be accessed safely by traffic and would not interfere with much in the way of the local biodiversity. The lower part of this field would be the only acceptable area for development as the upper level borders with The Dunnock Wood, the site of an Iron Age Settlement that is currently the subject of on-going investigations by the Glasgow University Archaeological Unit.

It is suggested that early discussions are entered into with the owners of this site to explore the possibility of developing this location instead of the proposed H20.

Proposals

(i) It is proposed that the site known as H20 in the Perth & Kinross Proposed Local Development Plan be rejected as it fails to meet the following policies:-

Policy PM1A

Policy PM1B

Sections (a), (b), (d) & (e)

Policy RD1 Residential Areas

Sections (c) & (e)

Policy TA1B: New Development Proposals

Section (a)

Policy NE1D: European Protected Species

Sections (a), (b), (c) & (d)

Policy NE3: Biodiversity

Sections (a), (b), (c) & (d)

(ii) It is proposed that Opportunity 23 be removed from the Perth & Kinross Proposed LDP as is it likely to raise the same objections with regard to land use and biodiversity as are raised by H20.

(iii) It is proposed that the alternative site, lying to the south of Bridge of Earn Road, be investigated as an alternative for residential housing through the Perth & Kinross Proposed LDP as it represents a location more suitable for such development.

(iv) Within the boundary of Dunning Village there are several areas that are indicated in 'green' as open spaces and it is presumed that these would not be acceptable as development sites at any time in the future. However, the 'green' space between Millhouse Farm and the Old School House in Newton of Pitcairns, appears to be incomplete as the south-east portion of this field appears in 'white', indicating that it 'might' be viewed for development at some time in the future. It is therefore, proposed that this 'white' area be re-designated as 'green' in order to preserve that section of the Core Path Network that currently runs along the eastern side of the Dunning Burn through this field.

Conclusions

The purpose of a Proposed Local Development Plan is to present, for consultation, proposals that will enhance the locality, retain or improve the amenity of the area, improve the biodiversity, provide safe access and exit, and be the least controversial of all the possible options. The presentation of H20 in the Proposed LDP falls well short of achieving these aims and raises more questions than it presents answers.

I would urge Perth & Kinross Council to object strongly to the inclusion of both H20 and Opportunity 23 in the Perth & Kinross Proposed LDP and encourage Perth & Kinross Council to pursue the alternative site on Bridge of Earn Road as a more suitable location of residential development for the village of Dunning.

Yours faithfully,

Colin Young
CC Dunning Community Council

From: Á Ö[|â[} Âœ] à^||Á [REDACTED]
Sent: Á Ĝ Á æ&@œFGÁGFİ
To: Á VÒÜÂ^ç^[[] { ^} ó|æ ÄÖ^} ^! æÖ(æÄÖ&[^} c
Subject: Á ~Pí í Ě[] ä Ä -ä äÄ !ÄQ • ä * ÄœSæ * æ ÄÜ[æÄÖ!ä~
Follow Up Flag: Ä ||[, Ä]
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I wish to register my objection to the above zoning proposal.

Again we are to see peripheral development leading to the destruction of good farming land and, in this case, at the start of one of the most beautiful walks in Scotland. Already we have a virtually inaccessible library where, even if you have a car, you are unlikely to find parking while the old library lies empty and unused in the town centre. We are also to have a new supermarket outside town which will only succeed if the present accessible one closes - recent history shows that Crieff can only support one supermarket. I believe that the same landowner is involved in the present proposal and each of these developments plus others past and proposed.

There is also the problem of access to the proposed housing. The preferred route from town already has two recognised choke points, one of which is a two hundred year old bridge and leads to Laggan Road which can, during the summer months, become a car park for overspill from Macrosty Park... I also understand the Council may have to resort to compulsory purchase for any developer to gain access to the sight.

Isabel Campbell

Old Mill House
Greenloaning
Dunblane FK15 0LX
30TH December 2011

Perth & Kinross Council
Head of Planning
South Team
35 Kinnoull Street
Perth PH1 5GT

RECEIVED
15 MAR 2012

Dear Sir,

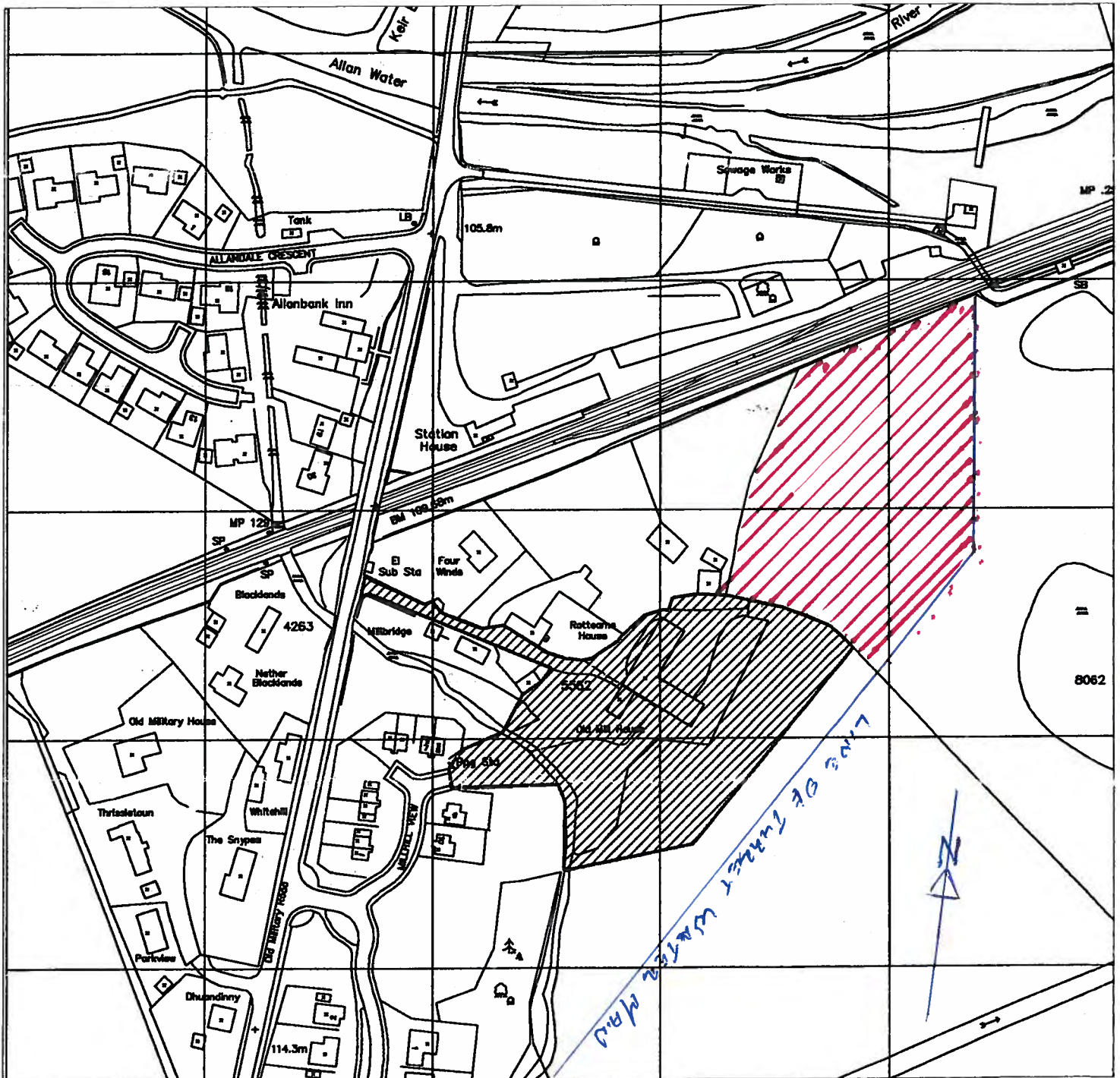
The recent Perth & Kinross Council News magazine had an article urging suggestions for the local development plan.

I suggest that the Greenloaning village boundary be extended to include all land north of the turret water main and south of the railway line as shown shaded red in the attached plan.

This would give a more definitive and precise village boundary.

Yours faithfully

John Blair



project: Rottearns Mill, Greenloaning	drawing: Location Plan	no. L 1	rev. ---
tom mcdonald, b.arch., riba, arias the old library, 13 kirk loan, edinburgh, eh13 0bq		scale: 1:2500	
			030531
			TM