

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

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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.

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

Name **IAN MCINTYRE**
Address and Postcode **19 POLINARD, COMRIE
PH6 2HT.**

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.		or
Site ref.	H 58	or
Chapter	8	Page no.
		Paragraph no.
		8.7.2 & 8.7.4

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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 CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

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I have further concern regarding flooding at the Eastern end of Polinard and at the South side of the field for the said development.

Is the present sewage capacity adequate to cope with a further thirty houses at the present time?



8th April 2012.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

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

Name JEAN R. DAVIDSON
Address and 22, POLINARD, COMRIE
Postcode PH6 2HT

Telephone no. [REDACTED]

Email address

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

Name JOYCE MOORE

Address and Postcode 11 POLINA RD COMRIS

PH6 2HJ

Telephone no. [REDACTED]

Email address [REDACTED]

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

Name	MRS MARY PATERSON
Address and Postcode	4 RUCHILL PLACE COMRIE PH8 2HT
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Site ref.	458	or
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7/4/2012-

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

Name Robert Arnott
Address and Postcode 12 Polinard, Comrie,
PH6 2HJ

Telephone no. [REDACTED]

Email address [REDACTED]

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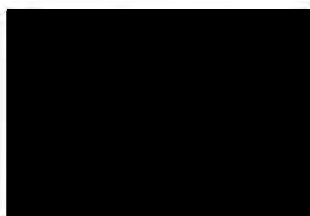
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Perth and Kinross Local Development Plan – Proposed Plan Representation

1. Contact details

Name Felicity Martin
Address and Postcode Ellangowan, 4 Polinard, Comrie, Perthshire PH6 2HJ
Telephone no. [REDACTED]
Email address [REDACTED]
Note: I am happy to be corresponded with by email

2. I am making a representation on is:

The Proposed Plan

3. The part of the document I am making a representation on is:

Site ref. H58, which appears in **Chapter 8 Page no.** 260-1

4. My representation is that I would like to see the following change to the Plan:

I propose that site H58 should be removed from the Local Development Plan presented to Ministers for approval and that Chapter 8 section 7 (Comrie and Cultybraggan) of the plan should be amended accordingly.

This is because:

- (A) Inclusion of Site H58 Comrie within the proposed housing land allocation for the Landward area of Strathearn represents a major anomaly within the Draft plan, which is clearly at odds with the strategic policy set out in **TAYplan**.
- (B) Inclusion of this site is at odds with Policies defined in Chapter 3 of the **Local Development Plan** and also results in a total housing land allocation for Strathearn of 440 units - representing a 66% OVER-ALLOCATION against the requirement for 265 units identified at para. 8.1.10 of the Plan.

Reasons for requesting a change are set out in detail below.

With regard to **(A)** above, inclusion of Site H58 is inconsistent with the over-arching TAYplan Spatial Strategy (Chapter 4) with which the Perth & Kinross Local Development Plan (LDP) is required to be consistent (ref. para. 1.1.4) for the following reasons:

- (i) Comrie is not identified as within one of the three tier hierarchy of settlements identified as the focus of most of the new development envisaged in the plan (para 4.2.1).
- (ii) Below the tiered hierarchy the LDP seeks to allocate limited growth to those settlements with a range of facilities capable of serving local needs. The strategy also seeks to restrict growth within the smallest and least accessible communities. Addition of 30 low density (less than 10/ha) housing units on the 3.8ha Site H58 in Comrie is a significant development in this context and is way beyond local need in the current economic climate. This provision is clearly at variance with the TAYplan Spatial Strategy. (para. 4.2.2).
- (iii) Para. 4.3.12 of the Spatial Strategy identifies prime quality agricultural land as an important national resource to be used sparingly and wisely. Site H58 Comrie is such land (under continuous arable cultivation, and offering great potential for improvement). Lying as it does in a sheltered position on the southern edge of the

settlement this field could in the future be of great strategic importance to Comrie community as a potential contributor to local food security and diversity for a community relatively remote from conventional supply chains, and with the prospect of needing to adapt to climate change and to maintain its vitality and improve self-sufficiency in a post fossil-fuel economy. In this context change of use to housing (already demonstrated as surplus to projected requirements) of 3.8ha of potentially highly productive quality agricultural land situated right on the edge of the village can in our view not be regarded as either wise, or sparing use.

With regard to **(B)** above, the Policies within **Chapter 3** of the draft **Local Development Plan** which further support the case for removal of site H58 are referenced as follows:

3.5 Residential Development

Policy RD1 Residential Areas

“Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area.”

Proposal for 30 housing units on site H58 does not fall into any of the 5 categories listed (a)-(e), and is arguably not compatible with the amenity and character of the area. This is especially so in terms of the potential impact which access provisions and increased vehicle movements associated with a development of this scale would have on the residential environment and integrity of unadopted roads of Polinard and Cowden Road. The development of site H58 for housing would also have major implications for the continued defining character of the south end of the designated Dalginross part of Comrie Conservation Area, as improved vehicular access infrastructure, with adoption to council Highways Department standards would potentially compromise the integrity of "Top Square" and its approaches, which form the boundary and characteristic gateway to the Conservation Area.

Policy EP3: Water Environment and Drainage

Policy EP3B: Foul Drainage

“Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer.”

The sewers in Polinard are poorly constructed and have too little gradient, leading to frequent blockages for us and our neighbours. This situation could be worsened if sewers from site 58 were to join into ours, or were to inhibit the flow from adjacent areas.

Policy EP3C: Surface Water Drainage

“All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures.”

At present surface water from Cowden Road runs downhill into Polinard, which has no road drains, and I anticipate that there could be increased run-off if site 58 were to be developed. Water runs along Polinard and builds up into a lake at the east end. The whole of this area is very flat, so when it rains heavily, especially when the ground is frozen, we step out of our backdoor into standing water.

3.6 Transport and Accessibility

para. 3.6.2: *“SPP identifies a need to shift to more sustainable modes of transport to help meet the Scottish Government’s greenhouse gas emission targets. Tackling congestion will also help support sustainable economic growth. SPP comments that planning authorities should support development that reduces the need to travel and facilitates travel by walking, cycling and public transport and freight movement by rail and water.”*

and Policy TA1B -Transport Standards

“All development proposals that involve significant travel generation should be well served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, in addition to cars. The aim of all development should be to reduce travel demand by car, and ensure a realistic choice of access and travel modes is available.”

The proposed development of an additional 30 houses at site H58 on the extreme southern edge of Comrie village, which lies as it does towards the western margin of Perth & Kinross well away from main transport and retail infrastructure provisions and poorly served by public transport can not be justified in terms of compliance with Policy TA1B, which requires that new developments should be well served, and easily accessible to all modes of transport.

Given the nature of development likely at site H58, it would probably be occupied by people of a similar mix to those living in the adjacent residential areas, which comprise mainly of mature adults, who commute to jobs in the Perth/Stirling areas, and retired people, who will increase the demand on the Council for services for older people. N.B. Comrie already has a higher than average proportion of elderly people in the population.

3.7 Community Facilities, Sport and Recreation

para. 3.7.5 CF1A

“The Plan identifies Sports Pitches, Parks and Open Space. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply:”

The Open Space at site 58 is a valuable resource for local residents, who during the autumn and winter use the stubble field for recreation, particularly dog walking/play. Proposed development of the site would result in complete loss of the field.

3.9 The Natural Environment

para. 3.9.3: *“Government policy and legislation has established the foundation for environmental policies on matters as diverse as pollution and waste, planning and land use, wildlife and protected areas, and climate change. Everyone has a responsibility to manage these in a more integrated way ensuring stewardship of farmland, biodiversity and the scenic beauty of our landscapes.”*

and Policy NE4 Green Infrastructure

“Development will contribute to the creation, protection, enhancement and management of green infrastructure by the:

- (c) protection of the countryside from inappropriate development whilst supporting its positive use for agriculture, recreation, biodiversity, health, education and tourism;*
- (f) protection, enhancement and management of watercourses, floodplains and wetlands which are important contributors to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community.”*

A more integrated approach to management of Ecosystem Services in the context of Comrie's setting, and specifically in relation to site H58 should rule out the development of this site on grounds of ensuring stewardship of farmland, and potential flood risk exacerbation. In particular:

- The field at site H58 is prime agricultural land: it grew a good crop of barley last year and has been re-sown this year.
- Having this cultivated open land at the south edge of Comrie aids biodiversity: it is used by farmland/woodland birds, brown hares and roe deer.
- Large parts of the field at site 58 are liable to flooding and the burn that flows down its south side is only slightly below the ground level of the field. I am concerned not only that houses built here could flood, but that development of the site (and consequent changes to Cowden Road) could exacerbate existing problems in Polinard.

Also with regard to **(B)** above, development of site H58 is not consistent with the **draft Local Development Plan, Chapter 8: Strathearn Area Spatial Plan** for the following reasons:

8.7 Comrie & Cultybraggan

The case for inclusion of site H58 for housing as set out in this chapter of the draft LDP is weak and does not stand up to scrutiny when set against policy considerations identified above and projected housing land needs for the Strathearn Area detailed in the draft plan.

Strathearn Area Spatial Plan identifies additional housing land allocation required over the term of the LDP as 265 units (paras. 8.1.9 & 8.1.10)

para. 8.1.13 states that:- *"To provide choice one site is identified in Comrie, which currently has a limited supply."* This statement is made without any further justification related either to the scale of the site referred to, which is clearly at odds with the TAYplan strategy for landward Strathearn, or in terms of demonstrating a particular need in Comrie for a development of this scale.

para. 8.1.14 sets out a table showing housing land sites identified to *"meet the TAYplan requirement"*.

However the cumulative total units on the 4 sites detailed (3 in Crieff and H58 Comrie) is 440 housing units.

This represents a +66% over-allocation against the identified need for 265 additional units as stated in para 8.1.10. Indeed the 3 sites identified in Crieff come to a total of 410 units representing a 55% over-provision against the identified need. So there can be no case for inclusion of an additional significant scale site in Comrie unless a clear local need is identified. No such case for this is made.

para 8.7.2 identifies that Comrie... *"is not identified for significant growth and the settlement boundary has been largely maintained, with a relatively modest site identified to the south of the village for housing."*

This statement, under the heading Spatial Strategy Considerations appears to be a rather limp attempt to justify the inclusion of site H58 for housing, despite its significant scale (30 units) being at odds with TAYplan and clearly unjustified on this count, and also in the context of the already over-provision against identified need coming from the 3 Crieff sites, which are compatible with the TAYplan strategy which seeks to confine significant development to the major settlement hierarchy.

In the light of these figures and taking account of policy considerations identified above, together with the TAYplan strategy, with which the LDP is required to be consistent it is clear that the proposed allocation of site H58 in Comrie for housing development is unjustified and totally at odds with the main thrust of TAYplan and the founding principles of the LDP as stated earlier in the draft.

Moreover, **para 8.7.2** states that *“Comrie incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance.”*

The **Conservation Area Appraisal** says in

Chapter 5 PROPOSALS: Opportunities for development:

“13.5 Other development sites outwith the conservation area may be allocated for housing or other uses in future Local Development Plans. It is important to preserve and where possible enhance the setting of the conservation area. The design, scale and landscaping of any development must not adversely affect this setting.”

The Dalginross part of the Comrie Conservation Area would lose its integrity if at its southern end Cowden Road were to be upgraded to the status required for an adopted road, with the removal of grass verges, addition of kerbs and widening of the road. This would impact the appearance of Top Square, where the junction layout would also have to be altered.

Conclusion

Site H58 Comrie should therefore be removed from the final Perth & Kinross Local Development Plan housing land allocation prior to submission to Scottish Government Ministers for approval.

Additional points

Letter from A&J Stephen

A letter from A&J Stephen (Builders), dated 19 January 2011, that they submitted to PKC Planners at the MIR consultation stage of LDP development stated that Site H58 is “free from flooding risk”. This is not true, as local experience will testify.

Comrie Community Council representation

I am not in agreement with **Comrie Community Council** position, which I believe does not reflect all the representations they have received. Firstly, they ignored representations I and others made against the inclusion of Site H58 at the Community Council meeting when the MIR was discussed. Secondly, in responding to the LDP Proposed Plan, they have only represented the people who spoke loudest. From discussions locally, I believe that, like me, most of the residents of Cowden Road and Polinard do not want their roads adopted as this would mean considerable physical changes to their appearance. However, we do not want increased traffic on Cowden Road as we are jointly responsible for maintaining it (and have recently paid for patching the surface).

Process for making representations

For a democratic process, I think the way you have provided information and asked people to respond has not been inclusive. The online and downloadable versions of the proposed Plan have different numbering, for instance 8.7.4 online is included in 8.7.3 on the downloaded version. In addition, the pdf form requires considerable technical competence to complete and does not function properly on many desktop computers, including my iMac.

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

Name	Douglas Neill
Address and Postcode	Easter Denhead Farm, Coupar Angus, Blairgowrie PH13 9ET
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.	H65	or			
Chapter	9	Page no.	288	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.

We would most definitely like to see a change to the plan. We are proposing that you take out H65 and replace this area with 2 fields directly behind the row of houses directly behind Coupar Angus Primary School. Please see the attached map where the shaded area is the area we are proposing for the plan . Should you require any other information please contact Douglas Neill on [REDACTED] or by emailing [REDACTED]

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

The site we are suggesting as an alternative to H65 is more local to the town boundary and is screened. We also have an access from these fields which would lead to the school gate and is keeping the town in a more orderly fashion, which allows residents to be within walking distance to all local amenities. The site we are proposing is very free draining.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

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

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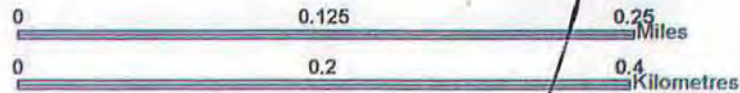
322000

322500



Scale 1:5,000

1 cm equals 50 Metres
 1 cm equals 55 Yards
 1 inch equals 139 Yards



Yellow Land Parcel Boundary

In order to comply with Ordnance Survey licence conditions this IACS Land Parcel map can only be used by you or your agent for official dealings with the Scottish Government. If you wish to use this map for any other purpose you are required to enter separate licensing arrangements with Ordnance Survey.

COOPAR ANGUS
 PRIMARY SCHOOL.

Access To School

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

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.

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

Name	Jamie Barflett
Address and Postcode	18 St Marys Place, Kinross KY13 8BZ
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.	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 the Council to remove H46 from their proposed housing development plan and develop housing at the old High School site instead.

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

I have lived in Kinross in the same house for 38 years with my parents. Unfortunately, my dad passed away last August and this has left my Mum trying to cope with the trauma of his death and the unsettling news of further development at our doorstep.

Although I am not against further houses being built, I object to H46 being used for an extra 125+ houses as I truly believe this Site to be totally inadequate. Below are some of the reasons:

CONCERNS ABOUT ROAD SAFETY

Traffic on Springfield Road is currently heavy and also busy with queuing traffic to and from Station Road. This is a very busy road with pedestrians, mainly young children walking to both schools, together with mums pushing their children in prams, whilst at the same time trying to hold other toddlers hands. These people are being put at risk!

The reconstructed plan by Wallace Land is also totally unsuitable as it will create a hazard to children who will have to cross an access road to get to the Park. At present this new proposal will remove the safety aspect of the Park for our children. More and more children will be put at risk, causing great anxiety to parents. Whereas at present they can have peace of mind knowing that their children can play in a safe environment. This is something that has been enjoyed by many people, young and old, over many, many years. Why change or remove something that seems to be working so well for so many years?

OTHER CONCERNS

Health Services: doctors and dentists. At present it takes a long time to get appointments, as the Health Centre does not have the resources to meet the demand. Increasing the population, without putting in the infrastructure required would be very detrimental to the people in Kinross.

Schools : at present Primary school is up to capacity, with children being taught in portacabins! High School has limited capacity for extra pupils.

Flooding: currently occurs at top end of proposed development.

Visual impact : Kinross is renowned as a place of natural beauty. The proposed development site H46 would be ideal as a community woodland, increasing the pleasure for the numerous people in Kinross that use the pathway to walk their dogs, children learning to ride their bikes in a safe environment and those just simply trying to relax from the pressures of living.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

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

From: [REDACTED]
Sent: 10 April 2012 10:24
To: TES Development Plan - Generic Email Account
Subject: Notification of publication of proposed Local Development Plan- ref site E 5
Follow Up Flag: Follow up
Flag Status: Green

Proposal for development at West Cromwell Park.

I received a copy of a letter issued on 26 January 2012 to the owner, lessee or occupier of West Cromwellpark House, Almondbank (Mrs Hilary Mackenzie) in relation to site E 5. We as Scottish Government as owners of site did not receive any notification so I would be grateful if you could now note our interest and that the building referred to as the 'depot' in your letter and one of the hardstandings - near to the depot- on the site are currently let to the Tay District Salmon Fisheries Board. Mrs Mackenzie has no legal interest in the site and the location of her property means she takes access over a small section of the roadway from where the access to what was the former DEFRA owned site (Site 5) joins the public road. The site is used by large heavy vehicles that take access over this small section of roadway.

As owners of the area E 5 and with an eye to the future we would be content with the possibility of the hardstanding to the west and associated land be used for general employment purposes. I would also suggest that given the location that some residential may be appropriate as there are several houses forming a small community immediately outside our boundary fence.

The road which serves E 5 is owned (road and solum) by Scottish Ministers and maintenance is currently the responsibility of our tenant TDSFB. The road is used by all the neighbouring owners who take access at no cost and who are concerned about the state of the road should increased traffic be introduced. SM are under no responsibility to maintain the road to any standard for these users. It may be useful to engage with PKC Roads Department about the road and whether it could be looked at for adoption in the future if development of site E5 be considered appropriate for the benefit of the area. We will be looking at the future of the site in the coming year and will no doubt be in touch with yourselves at that time.

Maureen Garvie

Maureen E Garvie MRICS

Principal Estates Surveyor

Property Advice Division | Scottish Commercial & Procurement Directorate | 3G-North | Victoria Quay |
Edinburgh | EH6 6QQ

[REDACTED]

[REDACTED]

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

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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.

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

Name	MR AND MRS O FERRY PER AGENT
Address and Postcode	CBRE 7 CASTLE STREET EDINBURGH EH2 3AH
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	FIVE	Page no. 82-150 Paragraph no. <input type="text"/>

OMISSION OF NEW FARGIE FROM IDENTIFIED SETTLEMENTS

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 SEE ATTACHED
SUBMISSION

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

PLEASE SEE ATTACHED SUBMISSION

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

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

LOCAL DEVELOPMENT PLAN REPRESENTATION

LAND AT NEW FARGIE

ON BEHALF OF

MR & MRS OWEN FERRY

INTRODUCTION

We have been instructed by Mr & Mrs Ferry, the owner of land at New Fargie to make representations to the Local Development Plan to have New Fargie identified as a small settlement and to extend the settlement boundary from that shown on Map 61 of the Perth Area/Central Area Draft Local Plan December 2004 to that shown on the attached Design 29 Architects' plan.

We note that the LDP proposes to maintain the identification of small settlements that was identified in the draft Local Plan but it has excluded New Fargie. We note also that the LDP is promoting a policy RD3 that contains a presumption in favour of groups of housing in the countryside, subject to a list of criteria. Whilst we welcome the fact that the LDP contains a policy that reflects the guidance of Scottish Planning Policy to allow development of housing groups in the countryside we believe that for the sake of clarity the effective boundaries of significant building groups could and should be defined. We see no reason why New Fargie should be excluded from the list of settlements given that it was included as a defined settlement in the draft Local Plan.

This representation therefore requests New Fargie should be identified within the list of settlements and settlement statements at Chapter 5 Perth Spatial Area, with inset map and settlement statement.

BACKGROUND

The area is situated approximately 1 kilometre south of the River Farg. It is accessed from the A912.

The area is visually self-contained and is screened from the surrounding countryside by topography and planting.

The southern portion of the settlement contains an area designated as open space. Beyond the existing settlement boundary is an area of rough grazing, which is crossed by 2 tracks and includes a vehicle storage area.

New Fargie contains a series of dwellings which have developed over time around an estate house and farm. A series of planning consents have been granted in the past 5 – 7 years and the location of these is included on the attached plan.

Policy RD3 of the draft LDP states that

The Council will support proposals for the erection or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

(a) Building groups

(b) Infill sites...

(e) Conversion or replacement of redundant non domestic buildings...

The subject site contains a group of buildings which form a distinct self-contained settlement. It is visually self-contained and contained by topography. As well as small areas of undeveloped land within and adjoining this building group there are also opportunities for development of single dwellings as infill and conversion and replacement of redundant agricultural buildings.

The subject site meets these criteria of draft LDP policy RD3 and is clearly more than a collection of buildings. We believe that there is a strong case for the site to be included as a settlement within Chapter 5 of the draft LDP. The settlement was included in the draft Local Plan and the reasons for the allocation and its implications have been discussed on a number of occasions with your officers, for example with Ron Moody at meetings on 31st January 2005 and 3rd November 2006. The following correspondence has been submitted over time making the case for the allocation of New Fargie as a settlement:

1. RPS representation dated 3rd March 2005
2. RPS letter dated 21st March 2005
3. ARA letter dated 31st January 2006
4. RPS Support statement dated March 2006
5. RPS Support statement dated May 2006
6. ARA letter dated 10th July 2006 (Ron Moody)
7. RPS Support statement dated September 2006
8. PDC letter dated 6th November 2006 (Ron Moody)

None of this correspondence resulted in any reply to indicate that New Fargie, which was identified as Insert Plan 61 in the draft Local Plan, was to be removed from the list of settlements. We are not aware that your Council has presented our client with any justification for its removal.

Our clients became aware that the Council had reconsidered its stance during the Local Development Plan consultation that took place in February 2011. The matter was addressed in the ARA representations dated 9th February 2011.

We attach a plan prepared by Design 29 Architects, which shows our client's latest thinking on how New Fargie could develop. It includes 3 areas with development potential:

- Area A 0.25 ha;
- Area B 1.24 ha;
- Area C 1.50 ha.

In addition, there are substantial areas of open space and community woodland and new landscaping. The plan shows limited areas of development potential with a commitment to develop these sensitively, paying as much attention to setting as to development.

PLANNING POLICY

Scottish Planning Policy (SPP) seeks to create quality residential environments, in the right places. Local Plans should provide a supply of effective land to meet the requirement for at least 5 years and this supply should include a variety of locations in order to create choice about house types and location.

The SPP encourages a more supportive attitude towards appropriate development in rural areas. It requires the creation of opportunities for development in sustainable locations, for

example, where infrastructure capacity and good access exist or can be provided at reasonable costs. The SPP notes the amount and location of new housing that can be developed in rural areas is determined by factors such as how it fits in the landscape; design details which reflect the local character; and access to services and infrastructure. Different landscapes have different capacities to accommodate development but appropriate provision in rural areas is essential to maintain a balanced housing land supply. The focus of the SPP is to consider carefully designed development within or adjoining existing building groups.

PAN 67 – Housing Quality, promotes good housing design as a means of creating successful places. It provides examples of successful places. Issues to consider include:

- Topography and relationship to adjacent sites;
- Natural and built features such as landmark buildings or landscape features;
- A respect for surroundings and views.

Landscape is identified as key to designing housing that makes the most use of its setting. It can create a sense of place and identity. The PAN notes that public, private and communal space is valuable and left over space is wasted space and a wasted opportunity.

PAN 67 states that the planning process has an essential role to play in ensuring that:

- the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions;
- the design of new housing reinforces local and Scottish identity; and,
- new housing is integrated into the movement and settlement patterns of the wider area.

Any future proposal will provide a development that can be satisfactorily accommodated within the settlement boundary. It creates the opportunity to produce high design quality, which will enhance the existing amenity of the area. The proposal has been sensitively designed, which will allow for successful integration with both the immediate and wider surrounding environment.

Good design represents an investment in Scotland's people and places, and adds value to the built environment. The most successful places are those that flourish socially, environmentally and economically. They also have the following qualities in common:

- Distinctiveness - they have a distinct character and identity;
- Safe and pleasant - their public spaces are well looked after;
- Easy to get to and move around - they are easy to reach, especially on foot;
- Welcoming - their occupants and visitors feel at ease;
- Adaptable - they have the capacity to cope with change; and
- Resource efficient - they promote the sustainable use of resources.

Development to date at New Fargie demonstrates this commitment to quality. Within the above context, it is considered that a future proposal will represent a wholly appropriate scale and form of development, in keeping with the character of the associated building group, which is visually contained within strongly defined boundaries and will positively enhance the character of the immediate environment with the site absorbing the proposal without losing its sense of place.

ASSESSMENT

Principle of Development

The SPP encourages a more supportive approach towards development in rural areas, particularly in or adjacent to existing settlements. The topography of New Fargie and its landscape setting means that the area is visually enclosed and development would not be prominent. This accords with the advice of the SPP which requires new development to respect existing vegetation and natural features.

The Local Plan has previously designated much of New Fargie as a rural settlement. The re-instatement of the previously used Inset Maps including Map 61 New Fargie will provide greater clarity by showing the extent to which building groups could be developed. The proposed amendment to the settlement boundary shown on Design 29 Architects' plan would include under-utilised land that clearly forms part of the settlement rather than the surrounding countryside because it lies within an area contained by a strong physical boundary.

Settlement Shape

The Council has approved applications for residential development in New Fargie. These past decisions demonstrate recognition of the contribution that New Fargie can make to meeting housing demand and the suitability of New Fargie as a location for new housing development. The proposed amendment to the settlement boundary will create the opportunity to provide linkages and cohesion to the existing settlement and will utilise land that would otherwise remain unused and detract from the character of the settlement.

Open Space

The SPP emphasises the importance of open space but PAN 67 states that leftover space is wasted space and a wasted opportunity. The Design 29 Architects' plan shows as much focus on open space, new woodland and landscaping as development. This illustrates my client's commitment to create a high quality setting

Housing Quality

Past planning decisions indicate an acknowledgement of the acceptability of residential development at New Fargie. Well designed houses respecting the surrounding area, using local materials and incorporating careful landscaping will enhance New Fargie as a small settlement. Such development will be achieved on land that clearly forms part of the settlement, rather than the countryside that would otherwise remain vacant and underutilised.

Conceptual Development Proposal

The Design 29 Architects' plan reflects the opportunities the site offers in terms of the applicability of natural physical and social growth forces, under positive economic influences:

- the units will form a unified architectural group while still providing adequate space for service vehicle manoeuvres;
- the house frontages will take advantage of the spectacular rural views and to form a positive settlement edge;
- materials will reflect those used locally;
- the landscape proposals will respect the existing boundary vegetation and a permeable edge;
- the limited development will be capable of being accommodated within the existing rural level of service and facilities in the area, whilst not placing a strain on the local community.

SUSTAINABILITY

The development in this location is sustainable for the following reasons:

- the location is relatively close to the town centres of Glenfarg and Kinross and to Perth which provide access to services including Health Care, Education, Cultural and Service facilities;
- the orientation of the buildings offers excellent opportunities for sustainable and energy efficient design, which can be complemented by best practice in building design;
- the location allows footpath access to many countryside walks available in the vicinity;
- the location is close to existing transportation routes and other Local and Regional facilities;
- the site is close to major employment areas.

BENEFITS OF THE PROPOSED DEVELOPMENT

The main benefit of the proposal is that a local need for family housing is satisfied in a desirable location. Other benefits are:

- the site is available and can come on stream immediately;
- the development can be achieved without undue disruption to the local community;
- the site is visually contained and sheltered and would provide convenient accessible family housing;
- the innovative use of shared surface and off-street parking maximises the available space and provides a unique and attractive asset;
- building orientation will maintain the character of the settlement edge; provides opportunities for sustainable and energy efficient design; and takes advantage of the open prospect;
- the building pattern and detailing, and integrated landscape proposals will allow the development to be effectively absorbed into the landscape and settlement context,
- the development provides a respectful refinement to the New Fargie.

These, combined with a generally high standard of housing environment proposed, will be beneficial to the local community.

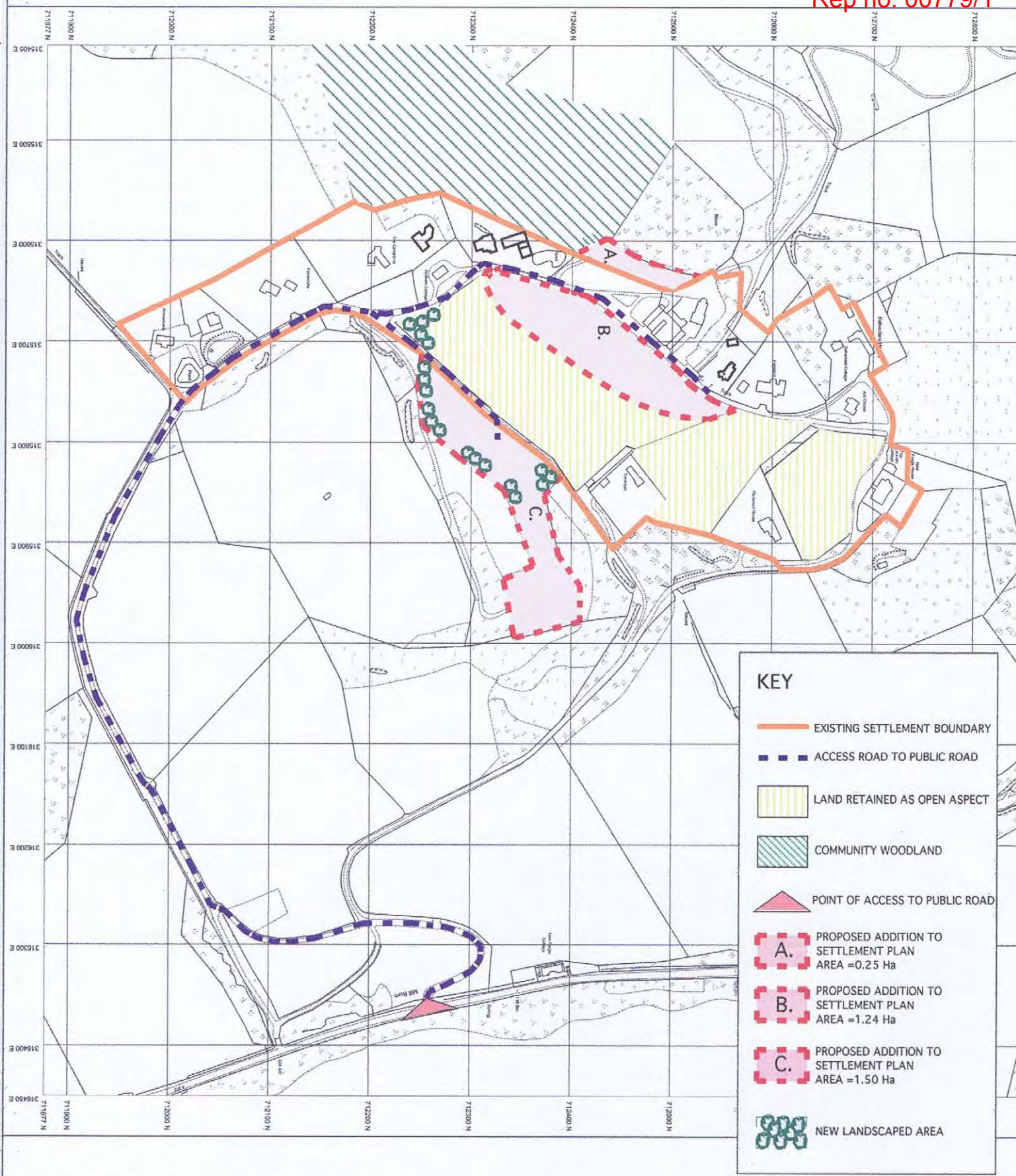
SUMMARY & CONCLUSION

Mr & Mrs Ferry seek the following amendments to the Draft Local Plan:

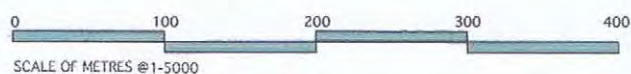
- New Fargie to be identified as a defined settlement, with settlement statement, in chapter 5 of the plan.
- A clear statement that New Fargie is suitable for housing.
- New Fargie should be included in the list of defined settlements in Chapter 5 of the plan and be subject to a settlement statement and Insert Map, in accordance with the attached Design 29 Architects plan.

Given the nature of the topography and vegetation in the area, the proposed housing would be small scale and on a visually enclosed site. The proposed housing would confirm New Fargie a cohesive small settlement.

Accordingly, we would respectfully ask that the proposed amendment be incorporated within the Local Development Plan.



PROPOSED REVISIONS TO SETTLEMENT BOUNDARY NEWFARGIE BY GLENFARG



From: ROBERT SMITH [REDACTED]
Sent: 10 April 2012 13:00
To: TES Development Plan - Generic Email Account
Cc: Chris tineSmith
Subject: Proposed LDP
Follow Up Flag: Follow up
Flag Status: Green

Dear Sirs,

Re: Local Development Plan

We have attended one of your organised information events and also consulted the Proposed Plan online. On the whole we are impressed with the details outlined and the attempts to plan for the years ahead and to accommodate for growth in population, housing and employment and the environment of the region. We would like to make the following comments specifically with regard to Sections 5.35 of the Perth Strategy component of the plan and how it pertains to the village of Stanley where we have ownership of one of the apartments at Stanley Mills.

We note that in the general description in Section 5.35.1 that it is conceded that the village was initially developed to house workers from the cotton mill which opened in the eighteenth century serving as a place of employment until it closed completely in 1989. In the period since the council is to be applauded for its proactive planning along with Historic Scotland in restoring and converting the mills to their current status of providing a significant industrial heritage for not only Perth but Scotland as a whole with its visitor centre in addition to residential dwellings and offices and a visitor centre. We would hope therefore in the context of the proposed plan for the area that the importance of the Mills remains of paramount concern when making decisions with regard to putting the plan into practice as the Mills represent something which is unique to Stanley and thus is an asset in bringing people to the Perth region. In this respect we were encouraged to note the inclusion of the greenbelt area at the lower section of H31 where we understand permission is already granted for 34 dwellings. It is vital that the setting remains appealing in order to attract visitors. Similarly the impact on traffic of these houses in H30 needs careful handling so that it does not deter those visiting the site.

It is hoped that the intentions of the plan for this development will monitor seriously the demands on community facilities, not only in respect to the primary school, before the remaining expansion of 180 houses by 2024 is approved. There are already signs of vandalism, such as graffiti, and youths congregating with alcohol at both the Mills and in the village generally. One can only surmise that this is in part due to the limited recreational facilities and if the development of housing areas H30-H34 as planned goes ahead without meeting these needs one fears the problem can but only escalate. We recently visited the Church Centre at Bankfoot where, in addition to church groups the buildings are obviously used by organisations for young and old alike and supported by the Council: Stanley lacks such a focus and one would hope that the Council would be proactive in encouraging such facilities by ensuring developers help fund any similar initiatives.

With regard to the proposed 300 houses in areas H30-H34, we would also like to know whether these figures would be reduced if other buildings were approved in existing areas. For instance there are already a number of new apartments in North Range at the Mills which will increase the numbers of cars etc on the roads. What if additional housing projects were proposed at the Mills or say if Stanley Church was sold and applications were made to convert this ground for housing purposes.

Would such dwellings be included in the 300 currently proposed or would these be in addition to the plan?

We note in Section 5.35.2 that the developers would need to provide not only to enhanced community facilities but also support improved shopping facilities. One hopes this is not merely the development of additional large superstores at the expense of existing provision as the area is well served by these in addition to easy access to ASDA, Tesco and Morrison stores on the outskirts of Perth (all of which of course provide online shopping with delivery services). What shopping facilities does the Council have in mind exactly?

The plan is somewhat vague on where or what the 1 hectare of employment land entails. This is somewhat a concern and should be clarified. One would hope this would not create an sprawling industrial estate involving factories which would detract from the current ethos of the village. One suggestion might be that the Council maintained its previous proactive ventures with Historic Scotland by possibly encouraging the development of the remaining unused buildings at the Mills to include small local businesses for artists, craftsmen and small craft retailers in keeping with the history of the site and village.

Aspirations in Section 5.35.4 for cycle paths and improved roads are most worthy. As it seems the proposed transport plans are not being fully released until later in 2012 however, it is difficult to comment on these, but one hopes careful consideration is given to these.

We did try completing the form online but had difficulty with this. We trust these comments will be considered therefore along with all other responses to the Plan. We look forward to hearing that you have received these comments.

Yours faithfully,

Professor Robert and Mrs Christine Smith
1C East Mill,
Stanley Mills
Stanley
PH1 4RB

From: [REDACTED]
Sent: 10 April 2012 12:50
To: TES Development Plan - Generic Email Account
Subject: Proposed Development at Luncarty
Follow Up Flag: Follow up
Flag Status: Green

Dear Sir / Madam,

Having heard about and read reports regarding the recent Planning exhibition in Luncarty Memorial Hall on the 7th March which was most informative and useful I would like to make a representation:

H27 Luncarty Housing Site (pages 145 – 147) & the Proposed Green Belt Boundary

Proposed Green Belt Boundary

In the adopted Perth Local Plan from 1995 it shows that all of the land to the South of Luncarty is currently located within the existing Area of Great Landscape Value. It was also proposed to be within green belt in the draft local plan in 2004.

Previous proposals for housing to the south of Luncarty had been rejected at public enquiries in the 1990's due to their adverse impact on the landscape character of the area. It is also prime agricultural land.

As nothing has changed in terms of the landscape i.e. an area of great landscape value since the previous enquiry I'm not sure why this planning application is being progressed? There has also been no specific green belt study to help the council define where boundaries should now lie?

I am unclear as to why this landscape is now not viewed of great value now as nothing has changed?

The only area where there has been a deletion of the green belt land is the land to the South of Luncarty. This has been done without any up to date green belt boundary study to support this change. Given this land was proposed to be included in the green belt in December 2004 this is a huge change to the council's position, I find this very concerning.

I also have a major concern that the proposed development area H27 has an area beyond the pylons which is being proposed as white land outside of the green belt. This looks as though it could be used to extend this proposed development even further in the future.

H27 Luncarty Housing Site (pages 145 – 147)

As mentioned previously Public enquiries had rejected any further development to the south of the village.

I have a major concern over the number of houses that site H27 will accommodate. Due to the size of the area ie 64 hectares this is probably going to be room for much more than 200 houses. How many more?

I think this is extremely unclear in the proposed plan and is trying to hide the facts from the residents of Luncarty. The council should state very clearly exactly how many houses they are proposing for site H27.

The proposed plan states Luncarty South would provide 20 houses each year from 2015 up to 2024 = 200. Post 2024 it states 300 additional houses.

- I am extremely unhappy about this and feel it is excessive for the size of Luncarty, it would increase the size of the village by 80 – 100%.

There is a statement on page 145 that Luncarty has a range of community facilities. There is a small shop a pub, hairdresser and a creche, hardly facilities which would facilitate the proposed extra housing in the village. Infact it would be nearer to a small town than a village!!

The proximity and ease of access to Perth means that the city provides many of the settlements needs, why should we have to travel to Perth for community facilities? There would need to be significantly enhanced community facilities from my perspective, a bigger school, more open spaces and services.

I also have a major concern that 5 hectares of general employment uses i.e. an Industrial Estate has been identified within the site. Whilst I have no issues with small scale business development within Luncarty and view this positively the proposed 5 hectares would be the largest employment designation outside Perth City. Given how close this would be to both Inveralmond and North Muirton Industrial Estates which both have substantial amounts of land still to be developed I object to such a large Industrial Estate on the edge of our village, I do not see how this is necessary. Again the visual aspect of an Industrial Estate on the landscape would be detrimental particularly as this area has been classed as an area of great landscape value.

I have another major concern regarding the 'design of a new A9 junction and river crossing which will have to be approved to allow access and site layout to be designed and a maximum of 75 houses will be permitted to be occupied prior to the site connecting to the new A9 junction.

I was completely unaware of any other proposals other than the Luncarty North junction. . Route C for the CTRLR which the council are promoting and is to be located some distance to the South of Luncarty which I am aware of and welcome. However no new A9 junction is shown within the proposed plan, clearly a concern.

There is a complete lack of clarity in this and I have a concern that there is another agenda for site H27. If this site is being considered for some other form of development then it very unclear if access will be from a Main Road junction next to the railway bridge or a lengthy new road link from the CTRLR to the south.

Finally to re-iterate a very major concern is the huge visual impact on the landscape that a development this size would have when viewed from the A9 and also the direct impacts on the River Tay.

I feel very strongly about this development and hope that my views will be considered carefully.

Yours sincerely

Michael Cairns
Marshall Way
Luncarty

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

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.

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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.

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

Name	David and Isobel Somers
Address and Postcode	4 Old Station, Rumbling Bridge, Kinross KY13 0QP
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" value="7.16.2"/>	or			
Site ref.	<input type="text"/>	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.

We would like to see a change in the plan which would reduce the size of any permitted housing development ----- exiting onto the A823 to the west of Blairhill Drive -----to five houses or less.

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

We request this change because the proposed boundary plan would fail to protect the existing settlement pattern of Rumbling Bridge if a small housing estate, such as that being suggested by Thompson Homes, is permitted to obliterate the character of the original village.

Additionally, there is NO MAINS SEWAGE DRAINAGE in Rumbling Bridge, therefore any large development of housing would involve multiple septic tanks draining into and POLLUTING the River Devon.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

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

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	Monica Lennon
Address and Postcode	Knight Frank LLP 120 Bothwell Street Glasgow, G2 7JS
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" value="0761"/>	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text" value="8.5"/>

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.

We wish to see our clients' land included in the plan for housing alongside a relocated Highland Games Park.

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

Keir and Cawder Estates' vision for Blackford is to create a high quality residential development. While the site is currently used once a year for the Blackford Highland Games, Keir and Cawder Estates have not lost sight of the importance of the Highland Games to the local community of Blackford. Therefore as part of their proposal Keir and Cawder Estates have identified an alternative location for the Games that they believe is agreeable with the Highland Games Committee, subject to ongoing consultation.

The land at Blackford offers a unique opportunity to deliver a residential development that will complete the 'broken' urban fabric of Blackford. The site is located between two allocated housing sites. Keir and Cawder Estates' site therefore has huge potential to naturally expand the settlement area of Blackford and help integrate the Ogilvie Mill development with the Town.

We consider this site presents a genuine opportunity to strengthen the village of Blackford. The site is within single ownership and can be delivered in the short-term, making a genuine contribution to the effective housing land supply. The development would help sustain local facilities and strengthen the case for a rail halt at Blackford.

Larger, strategic housing land allocations in the wider plan area continue to be constrained by development finance. This site can make a much-needed contribution to the land supply and can meet a particular need for affordable housing and serviced-plots. We consider this site is more deliverable in the short-medium term than the 100 unit site than is presently allocated.

The proposal can be delivered through a partnership between our client and the local community. It will further the aims of the Plan by delivering public space and play facilities.

We would refer you to the submissions we made to the Main Issues Report and maintain our representations to include this site in the Local Development Plan.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

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


To submit your form you then have to send the email.

FIONA ROSS

3 Church Avenue

Errol

PH2 7QG



10th April 2012

Local Development Plan Team
The Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Dear Sir or Madame,

Perth Local Development Plan

I write to submit comments on the Proposed Local Development Plan (LDP). As a resident of the Carse of Gowrie, I have concerns about development in this area as it is recognised by PKC to be particularly vulnerable to climate and environment change in the past, the present and the future.

Although I do not support large-scale developments in the Carse of Gowrie, as a resident and business owner in the area I am in favour of much of the information in the LDP but refer to the following sections of the plan to comment on their relevance to the Carse of Gowrie.

Please note that we refer here to the general policies in the LDP and do not repeat our comments for the similar topics covered in Section 4: Perth & Kinross Spatial Strategy.

2.2.7 Local Plan Vision Statement, Perth City and Core Area

As part of the voluntary sector with interests in the people and environment of Perth and Kinross, I welcome the opportunity for on-going commitment to the aims of the LDP for sustainable development.

Policy ED2 Communication Infrastructure

The poor quality of rural broadband is a particular concern to many Carse communities. Effective broadband communication enhances the output of local enterprises and decreases the need for wasteful journeys. So I support any initiatives on the part of Perth & Kinross Council to attract funding to improve local broadband coverage and see this as a useful step towards sustainable development in this area.

Section 3.5 Residential Development

3.57 Policy RD3: Housing in the Countryside

I note that the LDP only identifies limited development in the Carse of Gowrie (at Longforgan and Inchtute), and opposes development that results in the loss of productive agricultural land in the Carse. I support development on rural brownfield land, but we are concerned about the construction of new houses in the open countryside. We require further assurance that the details contained in the Supplementary Guidance provide adequate safeguards, and carry the same authority as the full information in the LDP.

Section 3.6 Transport and Accessibility

Policy TA1B New Development Proposals

I strongly support the aim that all development should reduce travel demand by cars, and ensure that developers be obliged to mitigate the impact of future building by the provision of sustainable modes of travel, such as walking, cycling and public transport.

Section 3.9 The Natural Environment

Policy NE4: Green Infrastructure

I am particularly concerned about the protection and maintenance of drainage channels (pows) in the Carse of Gowrie. Changes in agricultural subsidies for drainage has contributed to more frequent flooding of Carse land in recent years, and there is a strong likelihood that the risk of local flooding will increase with the more intense and greater rainfall that is a predicted effect of climate change. As the LDP recognises, adequate protection, enhancement and management of watercourses, floodplains and wetlands is essential to alleviate flood risk.

Section 3.10 Environmental Resources

Policy ER1: Renewable and Low Carbon Energy Generation

This section deals mainly with large scale facilities such as wind turbine installations. There is a role for smaller scale energy generation, such as anaerobic digesters, linked to local buildings, such as schools or care homes to provide combined heat and power (CHP), if there are sufficient *local* fuel sources. Although I am unaware of suitable opportunities in the Carse of Gowrie, we fully support the findings of the recent Fife, Perth & Kinross Heat Mapping Project, which emphasises the synergy between some sites in the study area with surplus heat and adjacent sites with a heat demand. With fossil fuel to run out within 50 years, we all (from Government policy down to individuals) surely have to make changes – and have council policy to enable these.

Section 3.11 Environmental Protection and Public Safety

Policy EP1 Climate Change, Carbon Reduction and Sustainable Construction

In these sections I strongly support the recognition in the LDP that planning must take account of climate change. With reference to policy EP1 I note that “Applications for development *may* [our italics] may require a Sustainability Statement to demonstrate how developments will uphold sustainable construction principles and contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.” It is not clear what applications will be deemed to be “relevant” and thus require a Sustainability Statement, and as someone who is very concerned about the environment I am disappointed that many desirable aspects of new building requirements (e.g. CO₂ emissions, energy and water use) do not come into effect until 2016 or later.

Policy EP2: New Development and Flooding

I am concerned about the increased flood risk associated with climate change, and our neighbours in Grange, just 2 miles away, have personal experience of flood damage on two or more occasions in the winter of 2010/2011. I feel that there has been less adequate than attention made to the drainage of agricultural land has contributed to the flooding of the low-lying clay soils in the Carse. Funding may no longer be available for the regular maintenance that used to be done. If climate change models accurately predict increased precipitation, then flooding of the Carse may become a more regular event. Although I am no expert, I feel that the SEPA floodmap for the Carse of Gowrie (2010) does not represent the actual extent of flooding in recent winters. There are major implications here for the siting of new development in the Carse of Gowrie, and the constraints on development outlined in Policy EP2, sections (a) – (e) should be strictly applied.

Yours sincerely

Fiona Ross
Errol resident

CARSE OF GOWRIE SUSTAINABILITY GROUP

10th April 2012

Local Development Plan Team
The Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Dear Sir or Madame,

Perth Local Development Plan

I write to submit comments on the Proposed Local Development Plan (LDP) on behalf of the **Carse of Gowrie Sustainability Group (CGSG)**. This organisation was formed in 2011, following the Carse of Gowrie Adapting to Climate Change Panel: a series of well-attended workshops facilitated by Graham Esson, Team Leader, Sustainability, Policy & Research, Planning & Regeneration, The Environment Service at Perth & Kinross Council. The panel of about 30 residents and experts discussed the impacts of climate change on the Carse of Gowrie, one of 3 recognised areas of particular vulnerability in Scotland, and measures to adapt to these changes. This project recently won a Silver Award at PKC's Securing the Future Awards 2012.

CGSG aims to represent the views of our local communities, not only on climate change, but also on broader environmental issues and sustainable development.

We support the concentration of future development in the principal settlements in the area, as outlined in the spatial strategies in the LDP and TAYPlan. We do not support large-scale developments in the Carse of Gowrie. We are in favour of much of the information in the LDP and refer to the following sections of the plan to comment on their relevance to the Carse of Gowrie.

Please note that we refer here to the general policies in the LDP and do not repeat our comments for the similar topics covered in Section 4: Perth & Kinross Spatial Strategy.

2.2.7 Local Plan Vision Statement, Perth City and Core Area

As part of the voluntary sector with interests in the people and environment of Perth and Kinross, the CGSG welcomes the opportunity for on-going commitment to the aims of the LDP for sustainable development.

Policy ED2 Communication Infrastructure

The poor quality of rural broadband is a particular concern to many Carse communities. Effective broadband communication enhances the output of local enterprises and decreases the need for wasteful journeys. We support any initiatives on the part of Perth & Kinross Council to attract funding to improve local broadband coverage and see this as a useful step towards sustainable development in this area.

Section 3.5 Residential Development

3.57 Policy RD3: Housing in the Countryside

CGSG notes that the LDP only identifies limited development in the Carse of Gowrie (at Longforgan and Inchtute), and opposes development that results in the loss of productive agricultural land in the Carse. We support development on rural brownfield land, but we are concerned about the construction of new houses in the open countryside. We require further assurance that the details contained in the Supplementary Guidance provide adequate safeguards, and carry the same authority as the full information in the LDP.

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We strongly support the aim that all development should reduce travel demand by cars, and ensure that developers be obliged to mitigate the impact of future building by the provision of sustainable modes of travel, such as walking, cycling and public transport.

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Policy NE4: Green Infrastructure

CGSG is particularly concerned about the protection and maintenance of drainage channels (pows) in the Carse of Gowrie. Changes in agricultural subsidies for drainage has contributed to more frequent flooding of Carse land in recent years, and there is a strong likelihood that the risk of local flooding will increase with the more intense and greater rainfall that is a predicted effect of climate change. As the LDP recognises, adequate protection, enhancement and management of watercourses, floodplains and wetlands is essential to alleviate flood risk.

Section 3.10 Environmental Resources

Policy ER1: Renewable and Low Carbon Energy Generation

This section deals mainly with large scale facilities such as wind turbine installations. There is a role for smaller scale energy generation, such as anaerobic digesters, linked to local buildings, such as schools or care homes to provide combined heat and power (CHP), if there are sufficient *local* fuel sources. Although we are unaware of suitable opportunities in the Carse of Gowrie, we fully support the findings of the recent Fife, Perth & Kinross Heat Mapping Project, which emphasises the synergy between some sites in the study area with surplus heat and adjacent sites with a heat demand.

Section 3.11 Environmental Protection and Public Safety

Policy EP1 Climate Change, Carbon Reduction and Sustainable Construction

These sections are central to the aims of CGSG, and we strongly support the recognition in the LDP that planning must take account of climate change. With reference to policy EP1 we note that “Applications for development *may* [our italics] may require a Sustainability Statement to demonstrate how developments will uphold sustainable construction principles and contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.” It is not clear what applications will be deemed to be “relevant” and thus require a Sustainability Statement, and we are disappointed that many desirable aspects of new building requirements (e.g. CO₂ emissions, energy and water use) do not come into effect until 2016 or later.

Policy EP2: New Development and Flooding

CGSG is very concerned about the increased flood risk associated with climate change. Some of our members have personal experience of flood damage in the winter of 2010/2011. We have commented above that less adequate attention to the drainage of agricultural land has contributed to the flooding of the low-lying clay soils in the Carse. Funding may no longer be available for the regular maintenance that used to be done. If climate change models accurately predict increased precipitation, then flooding of the Carse may become a more regular event. We do not think that the SEPA floodmap for the Carse of Gowrie (2010) represents the actual extent of flooding in recent winters. There are major implications here for the siting of new development in the Carse of Gowrie, and the constraints on development outlined in Policy EP2, sections (a) – (e) should be strictly applied.

Yours sincerely

Fiona Ross
Chair, Carse of Gowrie Sustainability Group
3 Church Avenue
Errol
PH2 7QG



10 April 2012

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="John Ashworth"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="3 Fernhill Road"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="Ph2 7Be"/>
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:

5 Perth Area Spatial Strategy - 5.2 Perth - Paragraph 5.2.2

"I strongly support the concept of a Green Belt for Perth, and especially the proposed area to the east of the city. Tay Street and the surrounding area are important for tourists, and the Green Belt designation protects the attractive view from here."

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 David Thornber
Address and Postcode	Merryhills Rumbling Bridge Kinross
Telephone no.	[REDACTED]
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.	Rumbling Bridge settlement boundary	or			
Chapter	7.16	Page no.	232	Paragraph no.	7.16.2

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 settlement boundary of Rumbling Bridge would conform better with the spacial strategy if the existing houses at Merryhills, Merryorchard and Firgrove, and the site between these which was recently granted planning consent for housing, were to be included.

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

A settlement boundary should encompass the houses within a settlement. The proposed exclusion of a significant group of existing and potential houses is peculiar.

If the exclusion was proposed with a view to providing additional protection from development for the field to he south of Merryhills, then I support the intention, but to exclude housing is a mistake. It is not important if the boundary takes a tortuous route around the true settlement boundary.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit

From: Kelly russell [REDACTED]
Sent: 10 April 2012 11:55
To: TES Development Plan - Generic Email Account
Subject: Proposed plan for site E26, Crieff, South Bridgend
Follow Up Flag: Follow up
Flag Status: Green

Mr & Mrs K Russell
Currie Brae
Alichmore Lane
Crieff
PH7 4HB

[REDACTED]

Dear Sir/Madam

We wish to express our concern towards the proposed plan for development at site E26, Crieff, South Bridgend. We feel that South Bridgend in recent years has been developed for housing and employment quite significantly and by including further development in this area would see the bottom of the town overdeveloped.

As people enter and leave Crieff they see tourist attractions among large structures of light industrial use and we feel this is softened by the open fields and woodland beyond. If site E26 was to be brought forward in the proposed plan this would compromise the landscape surrounding the edge of Crieff and would become a very overcrowded site.

We have only lived in our new house a very short time and although we visited this area of the town over the past thirty years we can now truly appreciate the countryside around this area and the amount of local and visiting people that use it.

Alichmore Lane that runs through site E26 gives access to the first steps into the countryside and the recreational uses that it provides. Daily we are passed by walking groups, couples and families along with joggers and cyclists.

It is all too easy to expand an already developed site and believe that it is a natural progression but this is a sensitive site which could become grossly overdeveloped.

So many times we have heard the words "it feels like a different place up here, it feels like you're in the country but only you're not", this kind of statement says it all. We as a family want to keep hearing those words as much as I am sure the people that visit this area wanting to keep feeling them!

Kind regards

Kenneth and Kelly Russell

23/04/2012

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Jonathan Poore"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="The Steading"/>
Address 2	<input type="text" value="Broich"/>
Address 3	<input type="text" value="The Steading"/>
Postcode: *	<input type="text" value="PH7 3RX"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text" value="MU7 crieff 01 9053"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

8 Strathearn Area Spatial Strategy - 8.3 Crieff - Paragraph 8.3.8

MU7 Crieff_01_9053. We reside at Broich Steading. We have a heritable right of access down the drive from Broich Steading to Broich Road. This drive is not differentiated on the map but is just included in the overall site plan. The plan should show two separate sites to the east and west of the drive. This means that there will be three access points to Broich Road which will become increasingly busy. How would you access Crow wood without felling trees?Where will the bats go?

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	Donald and Mary McGillivray
Address and Postcode	Woodcroft, 15 Polinard, Comrie, Perthshire, PH6 2HJ
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.	Comrie H58	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.

Change of plan for Comrie Site H58
 To have site removed from the proposed plan, retaining its agricultural status

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

PROPOSED CHANGE TO PLAN
 Ref. Site H58 Comrie

HOUSING AND ROADS

There seems to be an over allocation of housing in Strathearn by a considerable amount compared to that set out in Tayplan. To propose an extra 30 houses on the southern edge of Comrie (H58), would put extra strain on roads unsuitable for heavy traffic and change the whole aspect of the delightful conservation area at the south end of Dalginross. This inevitable traffic would also cause further congestion in the main streets of Comrie and services within the village would be further stretched. Increase in traffic would also cause heavier use of the B827 which is already overused.

Tayplan highlights housing development to be where there is employment and that clearly is not available in Comrie. Comrie is not well endowed by public transport so the inhabitants of the proposed houses would need to travel by car to their employment, going against the need to address the Scottish Government's targets for greenhouse gas emission.

FLOODING

As residents of a house on the S.E. side of Polinard, we are greatly concerned about the effect of the development of H58 on flooding. After prolonged spells of rain (not infrequent in this area) we have experienced considerable flooding at the end of our garden bordering H58, the water flowing with some force. The ditch on the south side (bordering the Muirend Wood) of H58 is not able to contain the water in times of heavy rain. The consolidation of the ground, laying of concrete etc. would only go to increase this problem.

AGRICULTURAL LAND

As there is an over allocation of housing plans for Strathearn it seems foolish to build on land, presently used for agriculture and eating into the delightful surroundings of this rural village.

We therefore submit that there is no justification for the H58 development and propose that it should be removed from the Perth and Kinross Local Development Plan before being presented to the Ministers of the Scottish Government.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

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

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

Name	Charlotte McKinnon
Address and Postcode	9 Bishop Terrace Kinnesswood Kinross KY13 9JW
Telephone no.	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
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: ☒

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Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
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1. Contact details (only representations that include full contact details are valid)

Name	Anne Macintyre
Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Name	Chris Vlasto
Address and Postcode	9 Bishop Terrace Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	

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Name	Anne Macintyre
Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Name	Teresa Breslin
Address and Postcode	11 Bishop Terrace Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	

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Name	Anne Macintyre
Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Site ref.	<input type="text"/>	or
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Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

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

Name	Anne Macintyre
Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Name	Audrey Harrison
Address and Postcode	16 Bishop Terrace Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	

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Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
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