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**From:** Rory Sillar [REDACTED]  
**Sent:** 10 April 2012 11:10  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Fw: Local Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green  
**Attachments:** RepresentationForm completed.pdf

Dear Sir

I am writing to request a change to this Plan for the same reasons as given in the attached Representation made by Anne Macintyre.

Thank you

Rory Sillar  
15 Bishop Terrace  
Kinnesswood  
Kinross  
KY13 9JW

----- Forwarded Message -----

**From:** Dave <[REDACTED]>  
**To:** [REDACTED]  
**Sent:** Monday, 9 April 2012, 21:47  
**Subject:** Fw: Local Plan

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](mailto: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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### 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]

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="7.13"/>	or			
Site ref.	<input type="text" value="Kinnesswood"/>	or			
Chapter	<input type="text" value="Seven"/>	Page no.	<input type="text" value="225/226"/>	Paragraph no.	<input type="text" value="7.13.2 and 7.13.3"/>

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.

In 7.13.2 remove "Adjacent to Bishop Terrace, an area of land has been included within the settlement boundary which may be suitable for the development of a single dwelling house".

On page 226 adjust the boundary shown on the Kinnesswood plan so that the settlement boundary line follows the boundary fence immediately adjacent to Bishop Terrace until it turns in a SE direction on meeting the Whitecraigs development, as in the existing adopted Kinross Area Local Plan.

In 7.13.3 remove "Development of the land... etc." Not relevant with above change to 7.13.2.

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

The Council's proposed change in the existing Kinnesswood settlement boundary in order to allow for the possible development of a single house is not justified in view of the potential impact of such a development on the village amenity and its enjoyment. Furthermore such a proposal has already been considered by a Scottish Executive Public Inquiry Reporter when determining an appeal by A and J Stephen Ltd against the failure of Perth and Kinross Council to determine an application for outline planning permission for the erection of a single dwelling house in this location. The decision letter (10 Jan 2005) reference P/PPA/340/379 (Inquiry Reporters Unit) makes clear that the construction of a house in this location would detract from the existing amenity of the area where development is proposed, recognising that "informal recreational use, for walking and related pursuits by the community would be the most appropriate use for the site". The Reporter also indicates that he considered the appeal site contributed to the setting of the village and any new built development would have to bring "exceptional benefit" through enhancing the setting of the village for such development to be justified. He concluded that the development of a house in this location would not enhance the village setting. The Reporter recognised that the proposed development area is "clearly used by the local community at the present time, and there is no obvious reason why this should not continue". He concluded that the proposed development was "unacceptable" and there were no material considerations which were, in the circumstances, of sufficient weight to justify approval.

The Reporter's decision was final, subject to a right of appeal to the Court of Session. No appeal against the Reporter's decision was made to the Court.

I contend that the Reporter's decision in 2005 is relevant today - there are no material considerations that might point to a different outcome if a planning application for a house was submitted in the future and there have been no significant changes over the past 7 years which might suggest that the Council would be justified in enclosing this area of land within the settlement boundary for Kinnesswood. In reality, the opposite is the case. The increasing use of the informal footpaths within and through the land adjacent to Bishop Terrace has increased over the years, access through the area to the nearby Michael Bruce Trail (formerly the Tetley Trail) and to Bishop Hill above has increased and the development of new parking facilities in the park on nearby Bruce Road/Bishop Terrace has encouraged more visitors to use this land adjacent to Bishop Terrace for the enjoyment of outdoor recreation, from walking and mountain biking to parapenting (provides access to hill above).

Furthermore I contend that this proposed modification of the village settlement boundary takes no account of the representations made to Perth and Kinross Council by Portmoak Community Council on this issue. In formal representations made by the Community Council in August 2009 and on 10 Feb 2011 (Main Issues Report) the Council has emphasised the need to retain the existing settlement boundaries (see answers in Feb 2011 to Q7 and Q39: "We also agree to the retention of the existing small settlement boundaries within the Loch Leven Catchment Area with boundaries drawn tightly to limit further development opportunities. Portmoak Community Council 10/2/11"). Modifying the boundary in the Bishop Terrace area as proposed in the Draft Local Development Plan is therefore not compatible with the views of the Community Council. It is difficult to understand why Perth and Kinross Council should take a different view, as indicated in the Draft Local Development Plan, simply to allow for the possible construction of a single house - a proposal that has already been rejected at public inquiry. A and J Stephen Ltd have been pressing the Council for over 10 years to permit construction of a house in this location. Once again it is time for the Council to say "no".

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

Name	Miranda Jane Maxton
Address and Postcode	Millhouse Cottage, the Cobbles, Kinnesswood, By-Kinross. KY13,9HL.
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	7.13	or			
Site ref.	Kinnesswood	or			
Chapter	Seven	Page no.	225/226	Paragraph no.	7.13.2 and 7.13.3

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 changes to be made to the plan as indicated by Anne Macintyre, 2, Bishop Terrace, Kinnesswood.

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

My reasons are totally in accordance with those submitted by Ann Macintyre, 2, Bishop Terrace, Kinnesswood.

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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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**From:** Vivien Stewart  
**Sent:** 10 April 2012 10:53  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Stormont Street  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Good Morning,

I am emailing with regards to the flats which you wish to build in Stormont Street, I would like to object to these flats as I feel there is not enough parking at the moment in Stormont Street without adding 50 flats to the equation... potentially each flat owner could own a car so that's another 50 cars trying to park. Stormont Street is a very narrow street and having more cars use it would make it even more impossible to drive up and down this road and could potentially cause accidents.

Stormont Street is a very pleasant street to currently live in, there are many elderly people through the blocks and there is never any trouble in the area, the construction of the flats would make terrible excess noise that is not needed. Not all of the blocks in Stormont Street have secure entry doors on them, is the council going to install these on the properties that don't have this? There would be a larger population wandering the street and would make a lot of people feel unsafe as the street is not used by many people other than the residents at the moment.

**Vivien Stewart**  
**Support Assistant**  
**The Environment Service**  
**35 Kinnoull Street**  
**Perth**  
**PH1 5GD**





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	YEOMAN MCALLISTER ARCHITECTS
Address and Postcode	WATERSIDE STUDIO, COLTBRIDGE AVENUE, ROSEBURN, EDINBURGH. EH12 6AH
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.	Friarton Quarry	or			
Chapter	5.1	Page no.	68	Paragraph no.	5.1.7

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 use class designation from Employment to Mixed Use

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

This representation responds to planning policy contained within the forthcoming TAYplan and the draft Perth & Kinross Local Development Plan 2012 as follows:

In response to the Tayplan policies 1-5 we concur with the focus for development within the regions principle settlements and are committed to shaping better quality places by ensuring that the right type and quality of development in the right location to ensure the goals of economic and environmental benefits for the area are achieved.

This is covered in more detail in the planning policy section of the accompanying document but in summary we are of the opinion that a mixed use development comprising employment, leisure and residential uses would relate more successfully to the surrounding context and the location of the site on the southern periphery of the city.

When tested against policy ED1B: Areas identified for mixed use we would contend that a purely employment designation would not be wholly compatible with surrounding land uses which are primarily residential and leisure and recreation, nor with the prominent location of the site on the southern settlement boundary.

It is our considered opinion that mixed use development of employment, residential and recreational uses promote the best qualities and ideals set out in the policy.

The opportunity to live, work and play within the same area can be extended, not only to the representation site in question but to the immediate locality rooting development proposals in the local community and expressing the best values of sustainable and holistic planning.

The further enhancement of the adjoining amenity, in particular the integration of leisure uses with St. Magdalene's Hill and Buckie Braes can assist in promoting cycle and pedestrian activity, engage the local community in the participation and upkeep of this area and provide a critical mass of users to ensure a safe and pleasant environment for all to enjoy.

We would ask that the site designation be changed to Mixed Use to reflect the preceding analysis, strategy and commentary contained in this document.

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

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

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](mailto:DevelopmentPlan@pkc.gov.uk)

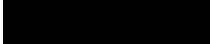
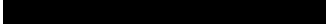
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### 1. Contact details (only representations that include full contact details are valid)

Name: Stephen Patrick O'Hare  
 Address and Postcode: 10 Friar Place, Scotlandwell, Kinross, KY13 9WN  
 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: I confirm that I wish to receive correspondence by email.

### 2. Which document are you making a representation on?

#### Proposed Plan

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: **7.17.4**

Site ref: **H54 residential site**

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

**With regards to the Policy reference 7.17.4 (H54 residential site) I would like to make official representation opposing this section of the plan. I confirm therefore that I would like to see the plan changed to have the above section deleted.**

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

The section in question refers to the proposed construction of up to 30 houses on an area of land measuring 1.7ha on the southern boundary of Scotlandwell. My reasons for opposing this section of the plan are as follows:

- 1. It is my belief that there are insufficient local facilities to support the proposed development.** The nature of the houses described within the plan i.e. 'a mix of housing types and sizes including low-cost housing' are likely in my view to attract a typical buying demographic of families with children. The local primary school (Portmoak Primary School) is already, I understand, operating at close to capacity. There is currently a significant development presently under construction in the Whitcraigs area of Kinnesswood which will place further demand on the school and therefore I have grave concerns about the ability of the school to cope with the level of additional demand that up to 30 additional households would place on it.

In addition, the local telephone exchange which serves both Scotlandwell and Kinnesswood is currently operating at close to capacity in terms of the availability of high-speed broadband services in the area. Congestion at peak times is already a major concern to local residents. Availability of high-speed broadband infrastructure in rural areas such as Portmoak is an issue which the Scottish Government has correctly identified as key for the future sustainability of rural areas however there are presently no known plans to address the provision of increased capacity within the Portmoak area. The construction of up to 30 additional houses (all of which, I would suggest, will demand broadband Internet access) will only serve to further exacerbate this issue for local residents.

- 2. It is my belief that there is insufficient road infrastructure to support the proposed development.** The plan indicates that access to the proposed development would be via the B920 (The Causeway). As even a casual inspection will show, the road in question is already in a poor state of repair between Scotlandwell and its junction with the B9097 (itself in extremely poor condition and being the main access road from the village to the M90 for residents commuting both north and south). The proposed development consists of up to 30 houses which due to the typical buyer profile and rural location is likely in my view to result in up to 60 additional cars making use of the village's roads. This additional traffic will place a further burden on the already substandard roads in and around the village. In addition, the village has suffered recently as a result of increased volume of traffic and speeding on the adjacent A911, which has resulted in the recent

construction of 'build-outs' in the village in an attempt to reduce the speed at which drivers pass through the village in order to protect the safety of village residents - in particular children. It is my belief that a further 50-60 cars making daily use of the village roads would result in a significant road safety issue for all village residents.

3. **In my view the scale and location of the proposed development is fundamentally out of keeping with the village's historic character and status as a Conservation Area.** Scotlandwell was officially assigned 'Conservation Area' status in June 2009 in order to 'protect the character and historical integrity of the area' (Section 7.17.2 in the Proposed Plan document) and as you will also be aware, the whole eastern and northern Loch Leven and Bishop Hill areas are defined in the Local Plan as an 'Area of Great Landscape Value' (AGLV).

As part of the Scotlandwell Conservation Area Appraisal report\*, it was noted that *'All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of an area, as indicated in Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of any vegetated land or geological feature in a village and civic space including squares, market places and other paved or hard landscaped areas.'*

Given this guidance, it is difficult to understand how a new development containing up to 30 homes on a significant area of open space on the southern boundary of the village can contribute in any positive fashion towards the amenity and character of the area. In fact, I think it is reasonable to conclude that a modern development will achieve the polar opposite and detract significantly from the original character of the village. The former aside, it is also difficult to comprehend why such a large-scale development (in relation to the current village footprint) would even be proposed, let alone approved within an area defined within the Local Plan as an 'Area of Great Landscape Value'.

With regard to the geographic location of the proposed site within the village, The Conservation Area Appraisal report also notes that *'the approach from the south while exposed and open does have The Moss on the far left and the trees planted in The Green and to the north of The Green framing the west village boundary, making a positive contribution. To the east of the road there is semi mature screening to the modern developments which helps dilute the urban mass behind.'*

The area of land to which the H54 site proposal relates (i.e. the area of land to the east of The Causeway on the southern approach to the village) is the 'semi mature' screening referred to above. It would appear that, rather than preserve or further develop the screening referred to in the report, the Proposed Local Development Plan is to eliminate it altogether, in its place further *expanding* the 'urban mass'! Again it is difficult to comprehend the logic which has been applied when compiling this section of the Plan, particularly taken alongside the observation in the preceding section (7.17.2) which references protecting 'the character and historical integrity of the area'.

**I trust you will give the above points due consideration when evaluating the suitability of the plan in question and I look forward to your response to the concerns raised. I would welcome the opportunity to discuss the proposal in more detail and can be contacted via a telephone, post or email as shown**

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="ewan scott"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="18 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=""/>
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 would agree with this Green belt proposal for these areas. This designation of open and scenic areas would help preserve the unique backdrop of Perth city centre.

---

**From:** Sheena Mackay [REDACTED]  
**Sent:** 10 April 2012 10:35  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Paragraph no 7.16- Rumbling Bridge Proposed Local Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Sirs

I would like to thank everyone involved with the Rumbling Bridge PLDP consultations. I feel the proposed envelope is sympathetic to the area's natural beauty , and at the same time allows for limited responsible development.

The residents however are aware of a property developers plans , which i don't believe have been formally submitted as yet. When the plans are submitted I would like to think that the plans would not under any circumstances go beyond the proposed envelope. My concern would be that the developer would try to go a little past the envelope with his plans creating a precedent for future development.

Yours faithfully

Paul Levein

9 the old station  
Rumbling Bridge  
KY13 0QP



---

**From:** John Fotheringham [REDACTED]  
**Sent:** 10 April 2012 10:20  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Ardler H66 Local Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Perth and Kinross Council,

When I was in Ardler, I saw on the council notice that was pinned up, that today at 4 o'clock is the end of the consultation period for the Local Development plan which covers ardler.

I wish to object to the totally inappropriate proposal to zone a field which is prone to flooding for twenty houses, this is described as H66 Ardler 2.54 ha, 20 residential units.

There are many reasons why that would be a bad idea.

The bottom of the site regularly floods

There is no natural boundary to the site - indeed the north most existing boundary of the proposed site is not physically defined at present, the Northmost strip of the field is deemed by the planners to be not suitable, else it would have been included.

The scale of the development would substantially alter the character of the village.

There is no demand for a development of this size in the village of Ardler - it takes a very long time to sell the properties in the Franklin Street Area which were the same developer as he who owns the ground in question. No local contractors were used for that development, this one would likely be the same.

It would reduce the visual amenity of the village.

As the ground is sloping, then houses there would be seen from a long way away.

It would change the skyline when approaching ardler from the North.

The access road is very close to a junction.

The roads around Ardler were not designed to deal with the cars from another twenty houses.

Please remove the zoning of the area H66 for residential development.

Yours faithfully,

Daniel J Rowan  
Allerton  
St. Ninians  
Stirling  
FK8 2AF

[REDACTED]

---

**From:** John Fotheringham [REDACTED]  
**Sent:** 10 April 2012 10:03  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Representation for Local Development Plan Ardler, East Perthshire, PH12  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** Representation for change to proposed Boundary of Ardler Village.odt

Dear Local Development Plan Team,

I wish to suggest a change to the proposed Local Development plan for Ardler, PH12

I request that the village boundary be changed as per the attached plan.

The advantages of including this area within the existing boundary are;-

It would make a better and more easily defined shape and more natural shape to the village.  
smoother shape to the village.

There is an existing boundary definition with a strip of trees and a stream to the West, and an existing fence to the North East, and existing houses to the South East.

It would allow the flexibility of zoning the new area to be included for possible small scale development.

The area is adjacent to a steading which is of limited agricultural use and requires all woodwork to be replaced. Altering the proposed boundary would also make the refurbishment of that steading more feasible for a mixture of housing, commercial or agricultural development.

It is proposed that the site could be accessed by the roadway running north to south next to the stream which adjoins the main street in ardler

Alternatively it could be accessed by extending the roadway from that servicing the North aspects of the houses -Whitehills and Silver birch, and servicing the adjacent steading.

There is also an existing sewage pipe running parallel to, but outwith the proposed boundary. It is connected to the Sewage works , but is not utilised at present.

As well as sewage facilities, mains water and electricity and gas supply are running nearby.

It is also within easy walking distance of the bus – stop which would be of assistance to those without access to private transport.

The inclusion of this land within the village boundary would facilitate development which would be appropriate to the village in the kind of development, scale and location.

As the land in question is predominantly flat:-

This would also mean that any development there would not be altering the skyline of the village and although visible from a large distance, then it would be easy to partially or fully screen any development with vegetation or trees.

The land has for the last 12 years been used for grazing, and the fence which the council had already decided to use as part of the boundary – it has been in existence as a boundary from the intensive agricultural area for 12 years, so is already established as a physical boundary.

The land is free draining, and there has been no residual surface water in that area of land.

The size of any development would be small scale, which would mean it could help support the local economy as it would be most viable to use local contractors using local materials.

Similarly marketability of housing supply – a small development is more likely to be financially viable and marketable, meaning housing targets can be met.

Altering the village boundary to include this area means that additional development could be promoted without having a significant environmental impact.

Altering the proposed village boundary would be sensitive to immediate setting.

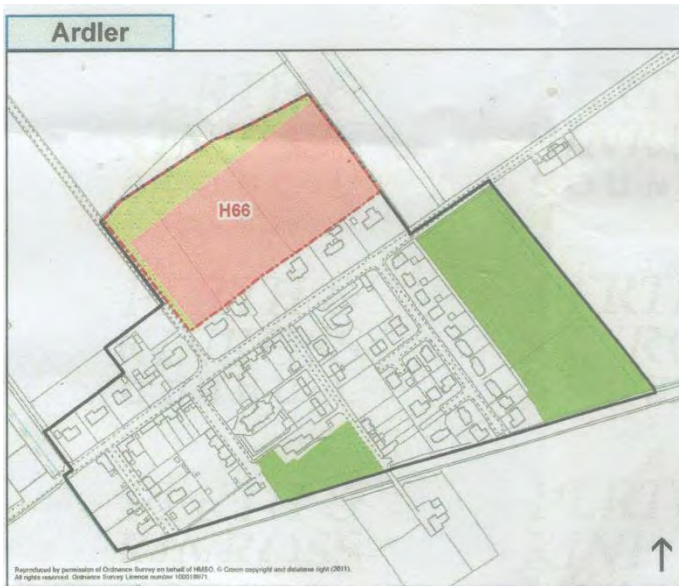
Due to the above reasons, I would ask that you ammend the proposed boundary to the village , as indicated on the attached plan.

Thank you very much,

John G Fotheringham  
Whitehills  
Ardler  
Perthshire  
PH12 8SR

Tel [REDACTED]

Representation for change to proposed Boundary of Ardler Village.



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

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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	The Co-operative Group (The Co-operative Estates) c/o GL Hearn
Address and Postcode	16 Gordon Street Glasgow G1 3PT
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.	H25 & H26 South Longforan	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.

An amendment to proposed housing allocations H25 & H26 to reduce the scale of development and hence limit the level of greenfield release required on the basis that there is a more sustainable, brownfield location within the existing settlement boundary that could accommodate residential development, that being the Co-operative land at Woodend, Longforgan.

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

Please see attached letter and supporting information.

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**



GL Hearn Limited  
16 Gordon Street  
Glasgow G1 3PT

Our ref: CG2/AB/163206/J027449/L001

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

10 April 2012

Dear Sir/Madam

**PERTH & KINROSS PROPOSED LOCAL DEVELOPMENT PLAN – CONSULTATION  
REPRESENTATION  
THE CO-OPERATIVE GROUP (ESTATES) – LONGFORGAN, DUNDEE**

We write on behalf of our client, The Co-operative Group (Estates), who wish to make representations to the Perth and Kinross Local Development Plan Proposed Plan, recently published for public consultation. Specifically, our clients wish to object to the proposed Housing Allocations H25 and H26 South Longforgan, on the basis that there is a more sustainable location within the existing settlement boundary that could accommodate residential development and that Greenfield releases of this scale in Longforgan are inappropriate and contrary to the provisions of Scottish Planning Policy.

Our clients own the light industrial/commercial site on the western edge of the settlement, just south of the A90, which is used in part by the Co-op as a fruit packaging facility. However the buildings on the eastern part of the site are outdated and are struggling to attract occupiers on a regular, long term basis. With that in mind our clients are keen to explore the potential for alternative uses on this part of the site and believe that there is an opportunity to create a deliverable and sustainable location for residential development that could limit the impact of alternative, less preferable greenfield releases proposed on the edge of the settlement boundary.

The site represents the only genuine brownfield redevelopment opportunity within Longforgan and we believe that given the “extremely limited” brownfield land supply which affects Perth & Kinross every effort should be made to direct development to these more sustainable locations wherever possible (Para 4.3.12). This approach is in line with the national guidance on Housing Land Supply contained within Scottish Planning Policy (SPP). Both H25 and H26 represent greenfield developments and should therefore be viewed as less favourable locations for development.

By virtue of its Brownfield status the site does not suffer from any significant development constraints. No major infrastructure investment is required, nor does the site suffer from flooding, contamination or any other issues that would adversely impact upon the effectiveness of the site. It is worth noting in this regard that neither sites H25 or H26 have been identified as contributing towards the “desired 7 year effective land supply” identified by the Proposed Plan, which would indicate some doubt over if and when these developments can be delivered within at least the early stages of the Plan Period.

Unlike the sites at H25 and H26, the site already benefits from good access that not only provides links back to the centre of the settlement but also directly on to the A90, providing fast, easy, access



to both of the major conurbations of Perth and Dundee and wider transport network. The fact that the site is located within the existing settlement boundary also means that it would reduce the need to travel, in line with the Council's Proposed Plan and SPP.

Both H25 and H26 have been the subject of undetermined planning applications (Ref 08/01889/IPM and 08/01890/OUT) since 2008 and both have been met by strong opposition from both the local community and the City of Dundee Council, within whose HMA the settlement lies. It is our understanding that these applications remain undetermined due to concerns over prematurity, which suggests that the Planning Authority have doubts over whether these sites would be supported by a Reporter at Inquiry. The availability of a brownfield development site within the settlement boundary should only serve to cast further doubt over the need for greenfield release of this scale in Longforgan.

Whilst the existence of planning applications for H25/H26 would appear to demonstrate a certain degree of deliverability as well as a commitment from the developer, it is our understanding that the Council would only be willing to permit development in this location on the basis that the proposed community facilities/play provision area is delivered at the outset. Whilst this is clearly the most appropriate way for the Council to ensure that the necessary provision is made to cater for the scale of development proposed, it does represent a significant upfront cost for the developer, which when combined with other requirements such as infrastructure/services provision, may in the current climate render the proposals unviable and could result in a delay of the planned growth of the settlement undermining the Housing Growth Strategy for the Plan area.

Notwithstanding the issues surrounding both allocations we would argue that there is significant risk in placing all of the projected future growth at Longforgan in the hands of one developer. This does not appear to provide the range and choice advocated by the SPP and in the current economic climate exposes the settlement to the possibility of no growth should the developer, like so many others, find themselves in financial difficulties.

Although our clients are not a developer, they have a strong track record working with developers across the UK to deliver successful development projects, most recently working in partnership with David Wilson Homes (Barratt) to deliver a development of circa 50 houses on an allocated site in Monkton, South Ayrshire. With this in mind, we see no reason why development of an appropriate scale could not be delivered within the early stages of the LDP period, relieving some of the pressure on the SDAs, which due to major infrastructure requirements may not come forward until the latter stages of the Plan period. This uncertainty over the SDAs, means that the Council must identify sites that are effective and capable of delivering housing early in the Plan period, without compromising the strategic objectives of TAYplan and the SDAs.

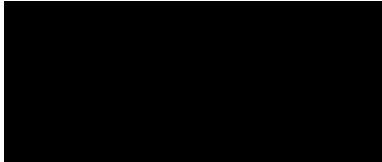
We believe that the site, once divided as shown on the accompanying indicative masterplan, is capable of delivering between approximately 12-16 units, including affordable housing. This level of development is not considered to be of a scale that would prejudice delivery of the SDAs nor would put undue pressure on existing services in the area. Our clients are aware that the Council have identified potential issues affecting Longforgan in relation to community facilities, particularly education capacity, transport infrastructure and public space and play provision. Whilst there is no capacity on the site to make any meaningful contribution to the provision of any of these services, our clients would be willing to discuss with the Council appropriate off-site contributions at any subsequent the planning application stage.

An indicative layout plan has been prepared showing how our client believes that this opportunity could be realised and is enclosed for your information. As you will see the intention would be to redevelop the eastern part of the site for residential development, utilising the existing access point to the north of the site. The existing fruit packaging business would be retained in the more modern industrial buildings to the west of the site, for which a new access could be created off Janet Forbes Avenue. The site is well screened on all sides by mature trees and hedgerows and a new scheme of landscaping would be introduced to divide the site and provide an appropriate buffer between the new

residential development and the pre-existing uses on the site. This proposal not only seeks to retain an element of employment generating uses on the site but also looks to direct the residential element towards the settlement side of the site complimenting the neighbouring uses and ensure better connectivity with the existing settlement.

We trust you find this in order and look forward to receiving confirmation of receipt of this representation at your earliest convenience.

Yours sincerely



**Chris Gardner**  
Planning Associate Director



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	C. MacDougall c/o Mrs L Hayes
Address and Postcode	'Old Burnside Cottage' Rait PH2 7RT
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.	<input type="text"/>	or			
Chapter	<input type="text" value="Chapter 5"/>	Page no.	<input type="text" value="140"/>	Paragraph no.	<input type="text" value="5.32"/>

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 a change to Rait village boundary, as proposed in the draft LDP.

Specifically, we request that the proposed boundary at the south-western end of the village be redefined to follow the existing village boundary included in the adopted Perth Area Local Plan.

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

The draft LDP proposes to exclude the gardens belonging to Old Burnside Cottage and Weavers Cottage from inclusion within Rait village boundary. Consequently, this would partially include and partially exclude the two curtilages from the defined village. These curtilages represent original plot layouts, once more characteristic of the village, and it is this reason we are firmly of the opinion that they should continue to be included, in their entirety, within Rait village 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**

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

Name	ABO Wind UK Ltd
Address and Postcode	Alba Innovation Centre Alba Campus Livingston, EH54 7GA
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="ER1: Renewable and Low Carbon Energy Generation"/>	or	
Site ref.	<input type="text"/>	or	
Chapter	<input type="text"/>	Page no. <input type="text" value="47"/>	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.

Policy ER1A:New Proposals - We feel that this policy should recognise that proposals for renewable energy developments should be assessed against other general policies contained within the Development Plan and supplementary guidance on renewable energy. We also suggest that the reference to grid capacity as an assessment factor should be removed from Policy ER1A as it is contrary to national planning policy.

Policy ER1B: Extensions of Existing Facilities - We are concerned at the overly restrictive policy framework within which extensions to existing developments will be assessed.

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

Policy ER1A:New Proposals

We welcome the recognition of the Council of the benefits of renewable energy and low carbon energy developments which "will be supported where they are well related to the resources that are needed for their operation." However, while we agree with the general 'principle' of the Policy and the factors which will be considered in the assessment of such proposals, we feel that it should be noted that there are a wide range of economic, social, environmental, technical and transport issues which need to be taken into consideration when assessing the suitability of renewable energy developments, not only by the planning authority but also by the developer.

However, in assessing renewable energy developments the policy indicates that "the connection to the electricity distribution or transmission system" is an assessment factor. We have concerns regarding this being a factor used in the assessment of a renewable energy development and disagree with its inclusion within this policy. Available grid capacity is a technical aspect which will first and foremostly be dealt with by developers and should not in our opinion impact upon the planning merits of a proposal. In addition, national policy as contained in the SPP dictates that although grid capacity may be a constraining factor "grid constraints should not be used as a development constraint where renewable energy potential exists" (SPP, Paragraph 191). A Local Development Plan policy in which it is implicitly implied that developments will only be allowed where there is grid capacity does not comply with national policy.

Policy ER1B: Extensions of Existing Facilities

ABO Wind agree with the principle of establishing a separate policy which specifically addresses extensions to existing facilities. However, we are concerned that applications for extensions to consented/constructed wind farms will be assessed in a disproportionate manner. It is considered that there may be scope for sensitively designed and appropriate sized developments to be accommodated alongside consented/constructed wind farms which in turn could reduce the proliferation of numerous separate developments scattered around elsewhere within the Perth and Kinross area.

This broad brush approach does not appear to take into account that each individual site is different and has its own unique characteristics that affect what development can take place and where. This is particularly relevant, we believe, in the case of extensions to existing wind farms, where it is considered that this policy approach could unnecessarily restrict suitable sites perhaps capable of accommodating additional development, in the form of an extension to an existing wind farm site. It is felt that by wording the policy in this way, the policy and guidance which would be used to assess a single turbine development, or an extension to an existing wind farm would be on the basis that the landscape and visual cumulative impact would be as significant as that of an entirely separate development of a much larger scale. We do not agree with this and would argue that an extension to an existing wind farm site would in fact fit more appropriately into the wider landscape and would be less visually.

Supplementary Guidance - We are concerned that Policies ER1A and ER1B are reliant upon supplementary planning guidance which would appear to not yet be available. The existing supplementary guidance is dated in 2005 and therefore quite out of date and in need of revising, yet no revised draft has been published in tandem with the Proposed Plan for consultation. The lack of supplementary guidance is a serious omission and we are surprised that the proposed Plan has been published in isolation of this critical guidance. It also provides uncertainty in terms of the procedures and policies by which applications will be determined, particularly while the supplementary guidance is being consulted upon and approved.

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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Name	ABO Wind Uk Ltd
Address and Postcode	Alba Innovation Centre Alba Campus Livingston, EH54 7GA
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="2"/>	Page no.	<input type="text" value="17 - 21"/>	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.

Chapter 2 - The Vision and Objectives

Paragraph 2.4.9 and 2.4.10 - We are concerned that the focus within the vision for a sustainable Perth and Kinross particularly in terms of addressing environmental concerns and reducing the regions impact on the local and global environment almost totally overlooks the hugely important role which renewable energy developments play in not just tackling climate change but also the economic and social benefits such developments can bring to the Perth and Kinross area.

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

Chapter 2 - The Vision and Objectives

Paragraphs 2.4.9 and 2.4.10 - Climate Change

We are pleased to see the Proposed Plan specifically recognises the opportunities within both the urban and rural environment in promoting sustainable economic growth (Paragraphs 2.2.1 to 2.2.4). In addition we are also supportive of the importance which this vision statement places on addressing environmental concerns and reducing the regions impact on the local and global environment.

However, we are concerned that the focus on tackling climate change does not address the economic and social benefits which renewable energy developments or low carbon technologies can contribute to the economy.

It should be recognised that renewable energy not only contributes to the Scottish governments carbon reduction aspirations, but also the stated vision of making the economy in the Perth and Kinross region more competitive. In this respect, paragraphs 2.2.5 and 2.2.6 appear to be one dimensional in the sense that they only focus on tackling climate change. Renewable energy developments do more than simply tackle climate change, such developments can encourage investment and business opportunities in the region (i.e provide jobs to local people), make positive environmental enhancements (restoration of habitats and woodland) etc and contribute to the key challenge of achieving sustainable economic growth in Perth and Kinross.

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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Save a copy

Print

Submit

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

Name	Dr Gary Law
Address and Postcode	59 Lathro Park Kinross KY13 8RU
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:

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

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

7.2.10 & 7.2.11

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.

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Recognising the need to provide for additional housing, of all types, within the Kinross/Milnathort area, I think that H46 and H47 are suitable locations - indeed I've always expected housing to be developed there throughout the 14 years I've lived in Kinross.

The plan acknowledges the need for screening and noise attenuation measures - particularly for H46. This will be of great benefit for additional residents: depending on the wind direction, there can be a lot of road noise from the M90. There may even be some noise reduction benefit around the time of the annual blight of T in the Park!

The addition of road links for the 2 housing developments will need to be done sensitively, but I believe that Kinross residents would benefit from this improvement to the road network in the town. At present, there is only one road through the centre of Kinross and on towards Milnathort. Given the increase in the volume of traffic over the past 5-10 years, it is clear that there is a need for alternative routes through the town. The recent strong winds resulted in trees falling onto roads and, at one point, the only way from one end of Kinross to the other was via the M90.

Putting a road through Davies Park may not be popular, but I understand that any loss of community green space would need to be replaced by other suitable sites. Davies Park is quite unique to the local youngsters in having adequate space for informal football and other ball games. Regrettably, it is also frequented by less desirable park users for under-age drinking and (historically?) solvent abuse.

The playpark at Davies Park is used daily, to my knowledge, and would be missed by mothers and toddlers. However, the open space at Cameron Avenue is not used and, being overlooked, may even be a better location for a playpark.

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

Name	Benjamin Foster
Address and Postcode	1 Prains Court Crieff PH 73SN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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I would like to see H57 removed from the plan and the extra 60 units moved to site MU7-Broich Road.

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I would like to ask that the site H57 – Wester Tominock be removed from the local development plan. I feel there are several reasons why this is not an ideal site

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While I understand the need for these new areas to be set aside for potential new development in the future I would like to see some thought given to the possibility of developing some of the empty buildings in the town centre, which are detrimental to the ambience of the town. These large buildings are sitting empty deteriorating while new sites are being developed. It would be advantageous to the local economy for these buildings to be converted into flats instead of lying empty.

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

Name	Joshua Foster
Address and Postcode	1 Prains Court Crieff PH 73SN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Name	Morgan Foster
Address and Postcode	1 Prains Court Crieff PH 73SN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Name	Henry Foster
Address and Postcode	1 Prains Court Crieff PH 73SN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Name	Jane Foster
Address and Postcode	1 Prains Court Crieff PH 73SN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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---

**From:** Environment Services  
**Sent:** 10 April 2012 13:14  
**To:** TES Development Plan - Generic Email Account  
**Subject:** RE: Planning and Regeneration - Laggan Road Crieff DPP Ref 1081809 [pfCase:1191250, pfTicket:6195092]  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

---

**From:** Maureen Pennie [REDACTED]  
**Sent:** 10 April 2012 12:48  
**To:** Environment Services  
**Subject:** Planning and Regeneration - Laggan Road Crieff DPP Ref 1081809 [pfCase:1191250, pfTicket:6195092]

Planning and Regeneration - Laggan Road Crieff DPP Ref 1081809

Dear Sir

As a resident of Crieff for 25 years, I would like to air my views on the proposed development at Laggan Road, Crieff.

- Is there a requirement for providing further houses in the area? I feel there is not; existing houses are on the market for considerable lengths of time. Other developments are also planned and I feel the town cannot sustain such a large number of new houses.
- There would be a further loss of prime agricultural land; hardly a wise move on our move to self sufficiency.
- Can Crieff waste water management sustain any further development; there have been significant problems in the immediate area in the past months.
- Would the mature trees and hedgerows be retained; how many have had to be cut down either during building or in the years following development because they are causing obstructions.
- What would happen to the disabled access to Lady Mary's Walk? It was proposed that this was the route to be taken for disabled and, furthermore, has been the route for able bodied when flooding/landslips have made the route accessed from Turret Burn Bridge impassable. Many use this route as it provides a better surface for walking (older people and prampushers).
- In the process of building the noise, dust and extra road traffic would do little to enhance the area that not only we enjoy but also the tourists to Crieff.
- One of the major concerns is the ACCESS to the area.

No provision for access can be made from the Horseshoe Drive/ Oakbank site.

There is a very limited space for making an entrance to the site from Laggan Road or Laggan

Lane; no

matter the provision within the site, the initial access to the area must be considered.

In addition to the single carriageway bridge over the Turret Burn, there is now a single

carrieway over the Lade at the end of Sauchie Road. The combination of these two single carriage ways is

not coping

with the present volume of traffic in a safe manner. There have been a number of "near

misses" and I

would be surprised if there had not been accidents. We were fortunate this winter that there

were

few days when those single carriageways would have made the route impossible. In previous winters, vehicles have had difficulty coping with just the one one-way system and I fear that

with the

two systems in close proximity, the safety of both drivers and pedestrians is a worrying issue.  
Add to this either construction vehicles or the subsequent additional resident drivers and there is a  
major traffic problem.

I trust that the planning authorities will give the above mentioned points their full consideration before embarking on a development which would be detrimental to the area as a whole.

Yours sincerely  
Maureen N Pennie

25 Highland Road  
Crieff  
Perthshire  
PH7 4LE

Jane Filshie

Moorlands, Whitelea Road  
Burrelton, Blairgowrie  
PH13 9NY



Chapter: 5.11 Burrelton/Woodside

Page no: 99/100

Para no: 5.11.3, 5.11.5, 5.11.6

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

5.11.5/6 Ref H16/H17 Fewer houses/ lower density

The addition of the proposed number of houses to the village, at the suggested density, would create a large increase in population over a fairly short space of time and significantly alter the nature of the village. Nearby Coupar Angus is keen for expansion to aid regeneration and revive the businesses in the town centre. Siting some of the extra capacity there might benefit that community.

5.11.3 Building embargo in place until Cross Tay Link construction begins.

Houses take far less time to build than roads and bridges. If the various developments along the A94 are allowed to go ahead before the link is, at least, begun, the traffic problems in Bridgend would be further multiplied. At busy times it is already a bottleneck.

---

**From:** [REDACTED]  
**Sent:** 09 April 2012 12:25  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Representation on LDP

**Follow Up Flag:** Follow up  
**Flag Status:** Green

There is a problem with your presentation form so I have been directed to e- mail you with my comments -

I wish to state that I fundamentally object in the strongest terms to any further development of housing in the Kinross area. What we have here is special and development on this proposed scale is just ridiculous. I do not want to wait an extra day or perhaps two for a doctor's appointment, for my children to be in huge nursery or classroom classes, to wait forever to get out of any given road junction, to be subject to increased crime due to large scale influx of people from out with the area. Community spirit is vitally important and cannot be achieved with this percentage increase in the size of the place e.

g. Livingston, Glenrothes etc. H46 is just mad. Too close to the motorway. Who would want to live there? Let me think....those who have no choice....and it is this group of people that create the problems and use the resources. The plan to put the road through the very well used play area is sad and any other access roads to H46 AND H47 will create other problems. I certainly don't want any joining roads through Lathro Park which is at capacity already.

Unfortunately you may be hearing some positive noises from some of the elected representatives who just so happen to have businesses in the area. Greed blinds people to what is right.

If you consult your planning dept you will see that slow creep is already occurring in this area. There must be well over one hundred extra houses within the last year already dotted about all over the immediate area. There are houses planned for land immediately north of the Green Hotel and the National Curling Centre is to go in the park opposite. We will lose most of the greenery and large trees in this area in one foul swoop and the feel of the Muirs will be gone forever. There is no joined up thinking, just one single planning application after another. Tourism, I don't think so. This "feel" of the wide tree lined Muirs is what first attracted me to Kinross. All of the above is on top of what you propose and is unacceptable.

I am not sure the case for all this new housing has been made. Where are all these families at present? If development must occur then create a purpose built village on new land and furnish it with all the amenities that it requires to be sustainable rather than dilute yet further the resources we already have.

W. McCloskey

Lathro Park

Kinross

Mr. and Mrs. M Stewart  
3 Rosamunde Pilcher Drive  
Longforgan  
Perth and Kinross  
DD2 5EF  
09/04/12

**Re - Proposal for development at South Longforgan H25**

To whom it may concern

We would strongly object to the aforementioned proposal (H25) for the following reasons:-

1. We have serious concerns regarding how the present transport infrastructure within Longforgan would cope with a significant increase in vehicles as a result of the building of 75 new residential developments. Main Street already struggles to cope with the volume of traffic, particularly at peak times. Given that most drivers use the main exit out of Longforgan through Main Street to the A90 North or South, an increase in congestion and an increased risk of road traffic accidents in the village would be inevitable.
2. We have concerns that, should this development be successful, the undoubted increased volume of traffic at the junction between Main Street and Station Road could cause significant traffic congestion and an increased risk of road traffic accidents. We feel that turning into Station Road from Main Street, and turning from Westbank Road into Station Road, due to the extremely poor visibility at both junctions, is at present a significant issue which would be exacerbated further with an increase of potentially up to a further 100-150 vehicles.
3. We have significant concerns that all of the aforementioned vehicles would have to enter/exit the proposed new development by accessing Rosamunde Pilcher Drive. This would undeniably lead to increased noise and environmental pollution for the residents. We would also express our concern for the families with young children who would be at increased risk of harm as a result of the significant increase in road traffic.
4. Our understanding is that Longforgan Primary School is operating close to or at capacity at present. A proposed development of this size would therefore result in the council possibly being unable to accommodate all of the children from the village in Longforgan Primary School. We are unaware of any plans to increase the capacity of the school to cope with the increase in population and, should this development be successful, we would have serious concerns that PKC's proposed answer to this problem would be to bus children out of the village to schools in Invergowrie and Abernethy.
5. In relation to point 4 above, bussing some young people out with the village, as a result of this proposed development to be educated, would deprive them of an opportunity to



actively walk to school whilst disregarding the national agenda for the promotion of the Health and Well-Being of all.

I trust you will take our views into consideration when making a decision on this planning application.

We look forward to receiving a response to our concerns, in writing, at your earliest possible convenience.

Yours faithfully

Mr. and Mrs. M Stewart

Mr. and Mrs. M Stewart  
3 Rosamunde Pilcher Drive  
Longforgan  
Perth and Kinross  
DD2 5EF  
09/04/12

**Re - Proposal for development at South Longforgan H26**

To whom it may concern

We would strongly object to the aforementioned proposal (H26) for the following reasons:-

1. We have serious concerns regarding how the present transport infrastructure within Longforgan would cope with a significant increase in vehicles as a result of the proposed development. Main Street already struggles to cope with the volume of traffic, particularly at peak times. Given that most drivers use the main exit out of Longforgan through Main Street to the A90 North or South, an increase in congestion and an increased risk of road traffic accidents in the village would be inevitable.
2. We have concerns that, should this development be successful, the undoubted increased volume of traffic at the junction between Main Street and Station Road could cause significant traffic congestion and an increased risk of road traffic accidents. We feel that turning into Station Road from Main Street, and turning from Westbank Road into Station Road, due to the extremely poor visibility at both junctions, is at present a significant issue which would be exacerbated further with an increase of potentially up to a further 100-150 vehicles.
3. We have significant concerns that should this development be successful, the proposed parking facilities would be inadequate which in turn would lead to dangerous overspill car parking on Station Road or in the Rosamunde Pilcher Drive development. This would undeniably lead to increased noise and environmental pollution for the present residents as well as, at best significant inconvenience, or at worst dangerous driving situations occurring on a regular basis. We would also express our concern for the families with young children who would be at increased risk of harm as a result of the significant increase in road traffic and the aforementioned overspill car parking.
4. We would be concerned that there would be a significant increase in noise pollution from the proposed sporting facilities for the residents of Rosamunde Pilcher Drive.
5. The area defined for this proposed leisure/sporting facilities development would be of little benefit to the local school given the distance between the school and the proposed development.

I trust you will take our views into consideration when making a decision on this planning application.

We look forward to receiving a response to our concerns, in writing, at your earliest possible convenience.

Yours faithfully

Mr. and Mrs. M Stewart

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	Anne Douglas
Address and Postcode	1 St.. Mary's 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.

Withdraw the plan for housing development on the site indicated in H46, and the subsequent need for redevelopment of the existing park area for an access road.

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

I object to the housing development proposed in chapter H46 of the plan.

This is a green area and is currently well used by the community, both young and old alike. Davis Park is a very important play area for local children and as far as I am concerned play areas and roads don't mix. The walkway from the Davis park to Gallowhill road is well used by dog walkers, cyclist and pedestrians. The green area is also a haven for wildlife, including Bats which are protected

Springfield Road, Station Road and Gallowhill Road are already busy roads with pedestrians, including young children walking to Primary and young adults going to High School already very busy and is dangerous to cross. This would only be exacerbated by the additional housing planned in H46.

Proposed access roads into H46 and H47 (Lathro) via Gallowhill Road, are likely to become a shortcut for traffic travelling from Lathro to Sainsbury, or the motorway making these roads more hazardous.

Kinross is well known throughout the area as a place of natural beauty. Hence the investment in the Heritage trail. The proposed development site could be better used for allotments and/or a Community Woodland, or Garden to foster better community spirit. Either of these options would provide a long overdue barrier to motorway pollution and noise.

I believe that there are other development areas which could be utilised for housing. For example the site of the old high school has now been sitting empty for over 2 years or the site of the previous health centre which was vacated nearly 3 years ago. These sites should adequately accommodate the planned housing development in H46 and the existing road infrastructure in place should be adequate. However I also have concerns regarding the effect that any further housing developments in the area would have on our local amenities such as schools and Health provision.

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

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="John Byers"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="5 Rosamunde Pilcher Drive"/>
Address 2	<input type="text" value="Longforgan"/>
Address 3	<input type="text" value="Perthshire"/>
Postcode: *	<input type="text" value="DD2 5EF"/>
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 - 5.28 Longforgan - Paragraph 5.28.4

I'd like to object to this proposal on the following grounds:

- (1) Longforgan PS is almost at capacity, and this proposal will negatively impact a school that is already struggling to meet the needs of the local community
- (2) A rise in the traffic flow will affect road safety at the junctions of Main St/Station Rd/Westbank Rd which are already a concern due to poor visibility/road width
- (3) While leisure facilities are welcome, the current site could be upgraded without impacting active farmland

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	Ms Helen Borland-Stroyan
Address and Postcode	3 Kincarrathie Crescent Perth PH2 7HH
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 checked="" type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

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

Shaping Perth's Transport Future

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

Policy ref.	EP11	or			
Site ref.		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? ☐**Or**

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

The proposed CTRL should be extended east from the A94 to the A90.

All heavy traffic should then be banned from the City of Perth and its immediate environs.

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

I fully support policy EP11, as outlined in paras 5.1.13-5.1.15, particularly the proposals for the Cross Tay Road Link, to link up with the A93 and A94 north of Scone. This will lessen, but by no means solve, the problem of carbon emissions in Bridgend and the rest of the City, because many heavy lorries routinely use the approach roads A93 and A94 to travel through Perth in order to link up with the trunk roads to Scotland's other cities and other destinations.

The ideal solution would be to extend the Road Link to a suitable junction on the A90, preferably enabling the road to use a low level route through the hills. From the A90 heavy traffic has easy trunk road access to all major towns and cities.

A complete ban on heavy traffic passing through Perth could then be reasonably brought into force, to the benefit of all residents in terms of air quality and the built environment.

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	Miss Christian Campbell		
Address and Postcode	24 Langside Drive, Comrie, PH6 2HR		
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.				or	
Site ref.	H58 Comrie			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? ☐**Or**

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

H58 Comrie should be removed from the proposed allocation for additional housing land because a development of this size is not appropriate for a small village and is contrary to TAYplam strategic guidance, with which the LDP is required to follow. This proposal is also contrary to several of the stated LDP policies and is therefore not justified.

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

I have read and agree with the comments made by Andrew Thompson of 4 Polinard, PH6 2HJ. I therefore ask that my objection should be treated as including his points.

In addition I would like to make the following comments:

- This proposes a significant increase in the population of the village which is already out growing that status and is losing its character.
- The land that is proposed for the development is currently a very valuable agricultural field which is ploughed and cropped. If it really is necessary to build more houses, surely in an age when we should be lowering our carbon footprint it would be better not to lose such a resource, that can never be re-instated.
- A development of 30 houses would mean a considerable increase in vehicular traffic. Mr Thomson has commented that access via Cowden Road would not be desirable. In addition I would point out that additional traffic on Langside Drive is not desirable either. Langside Drive has a right angle bend with restricted visibility due to shrubs on the inside of the bend. Visitors frequently park their cars on this bend causing a potential hazard. The exit from Langside Drive can also be difficult, due to the speed of the traffic on Braco Road. As I have always understood it the exit from Langside Drive to Cowden Road was blocked by a fence many years ago due to usage by 'boy racers'.

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

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Submit

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

Name	Johnathan MacLennan
Address and Postcode	11 Wilson Court Kinross Ky13 8NA
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"/>

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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 am objecting to this proposal.

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

The current level of traffic and inadequate and unsafe crossing points are already an issue on Springfield Road, an increase of traffic and new access points will only make this worse. Currently access to and from Wilson Court is hazardous at times due to poor lines of sight, a greater volume of traffic will have definite implications.

Placing an access road through Davies park will have a detrimental effect on the community. It is a safe and friendly play area given it's unique position. We use it regularly as a family and it contributes to the health and wellbeing of all that use it.

This development will restrict open views across to the Ochil Hills and Balado and will detract from the current area.

I have great difficulty in seeing what benefit this development will have for Kinross and for the health, safety and wellbeing of the community.

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	Mr Edmund Knapp
Address and Postcode	The Elms Dundee Road Meigle PH12 8SD
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.	H69	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.

Yes, I am replying to strongly object to the proposed planning development of site H69 on the Forfar Road, Meikle  
 The change I would like to see is not to grant planning permission for site H69

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

This is regarding the Proposed planning development at Forfar Road, Meikle, Site reference H69  
 I am replying to strongly object to the proposed planning development of site H69 on the Forfar Road, Meikle, I have just recently bought my house in Meikle. One of the main reasons I purchased a property in this historic village was due to the fact that it is small quiet and idyllic, there are very few places nowadays that are similar. If this development goes ahead it would severely affect the strong sense of community here and have a detrimental visual affect on the village. In having looked at the plans and thoroughly discussed the proposed development, my overall opinion and that of the residents I have spoken to, is that this build would be devastatingly destructive to the village rather than beneficial in any way, as you may well be aware the pretty village of Meikle is thought to be the oldest village in Scotland therefore don't ruin it.

Firstly, the development is not in keeping with the historic character of the village and would everlastingly change the village heritage, there will be no beneficial amenities, employment, supermarkets or even services brought to the village by this development. Secondly, the local school will not be extended either prior to the development going ahead, the discussed customary plans in place for the school to cope with the new influx of pupils is a temporary porta-cabin structure situated on the school grounds. This would be totally insufficient, ugly, and in no way keeping with the pleasant and picturesque look of the village. Thirdly, the proposed site is located on useful agricultural land which is becoming increasingly rarer now for growing crops and not useless brown field land which is where housing should be situated or derelict industrial sites and empty shop units. The proposed amount of residential units in phase 1 alone, is ridiculously excessive, this is also not in keeping with the village layout and will put extreme pressures on the road, water, sewage, waste collection and mains drainage supplies. There is also the obvious increase in noise levels that amount of properties would bring to the area, a proposed plan for 20 luxury homes in total would be far more suitable and in keeping with the aesthetics of the village, building a city housing estate will ruin Meikle for ever. Fourthly, the volume of motor traffic at peak times is already a problem for the houses along the road with entry and exit issues and noise pollution, there are road safety issues for the children at the moment and this would all be made worst with more traffic brought by this unnecessary development. The proposed exit and entrance route to the development is already on a busy road with vehicles and as there are many children living nearby, an additional volume of cars coming in and out would, in my opinion, make the area far more dangerous for pedestrians, especially young children going and coming home from school. Fifthly, the plan indicates the new properties would be directly bordering my boundary wall in my back garden. The site proposed will severely affect the amount of privacy my garden is able to receive which will not only affect the garden itself but will have a detrimental impact upon my family's enjoyment of the garden, particularly during the summer, the new properties will mean that my home and garden would be overlooked which will eliminate our privacy which is the reason we bought our home in the first place. My bedroom window on the second floor will also look directly onto the proposed build site and any new property located there. I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that there is no benefit to the village only disruption brought by this development and it seems like purely a financially motivated exercise with no benefits to the village. Just to highlight how unnecessary this development is, there is a housing development project, which is still uncompleted and for sale a few miles further along the same road next to the village of Glamis, if this project has not been completed why grant permission for another to be started unless the only reason is purely financial for the land owner and not to benefit or improve the village as there is no real demand for houses in the village according to everyone I have spoken to.

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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## FOSSOWAY & DISTRICT COMMUNITY COUNCIL

Burach  
Carnbo  
Kinross  
KY13 ONX

8<sup>th</sup> April 2012

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

Dear Sir,

### Perth and Kinross Proposed Local Development Plan.

Thank you for the opportunity to comment on the proposed Local Development Plan. In preparing this response, Fossoway and District Community Council considered the Plan at its normal meetings and also undertook three public consultation events, at Crook of Devon, Blairingone and Powmill, to gather community views and stimulate individual responses.

The response follows the structure of your proposed Plan, dealing with general issues, settlements plans and finally discussing generic topics. The relevant paragraphs from your report are quoted throughout.

1. **Housing and employment supply in landward Kinross ( 7.1.3 – 7.1.15).** There was general agreement that the housing needs analysis and its distribution within Kinross-shire was acceptable.
2. **Education (7.1.16-7.1.17).** There is no coherent plan for provision of primary education in the Fossoway area given the number of new houses proposed. Both the schools in the area are constrained by site and the housing allocation should be accompanied by detailed school provision planning.
3. **Blairingone (7.4.1-7.4.3).** The employment site at Vicars Bridge Road, E22, is welcomed. There was local approval for growth in the settlement of c30 houses, within the proposed settlement boundary, though some adjustment should be considered to allow for suitable development. This should be included in the Plan as a specific reference.
4. **Carnbo (7.5.1 -7.5.3).** Proposal for very limited development accepted and the settlement boundary approved. Priority should be given to providing foul water drainage infrastructure.
5. **Crook of Devon (7.7.1 – 7.7.2).** Proposal for very limited development accepted and the settlement boundary approved .
6. **Powmill (7.15.1 – 7.15.3).** The employment site, E23, is welcomed. There was general approval for development at Gartwhinzean, H53, but a strong local feeling that the scale and density should be reviewed. A development of 60 units plus existing permissions would be appropriate; the proposed housing density is unacceptably high. A

development on this scale must be accompanied by road and access improvements, including a roundabout which should be contributed by the developer. The village boundary could be re-considered to provide a more coherent, nucleated settlement structure.

7. **Rumbling Bridge (7.16.1-7.16.3).** The employment site, E24, is welcomed. Proposal accepted, though there is concern about the integrity of the settlement boundary in the area where there is existing planning consent; the boundary in 7.16.3 should be maintained.

## 8. **Generic Issues**

- a. **Policies NE1 to NE4 - Area of Outstanding Landscape Value (AGLV).** We are concerned that no proposals have been brought forward on a policy to replace this important safeguard. We would seek reassurance that the current policy will remain in place until a new policy is in place, that the new policy will be consulted on and that it will be at least as effective as the existing policy.
- b. **Policy ER1A - Small-scale turbines.** We are concerned that the proposed Plan contains no guidance on the location of small scale wind development. A coherent policy is needed now, not a statement mainly concerned with large-scale developments as in Policy ER1A.
- c. **Policy ER5 -Agricultural Land.** Policy ER5 is less specific than the existing provision in the Kinross Area Plan. We would strongly advocate the use of a less subjective base-line such as the Land Use Capability (MLCA) class 3.1 (Kinross Area Local Plan Policy 50).
- d. **Policy RD4 - Low cost housing.** There is a continued need for low-cost housing in this as in other rural area. Provision of low costs housing in the major developments, such as those proposed for Blairingone and Powmill should be ensured.
- e. **Policy TA1A - A977.** Transport infrastructure within the Community Council area is not dealt with in the plan, including the status and safety of the A977, which runs through the major settlements in the area, including those with proposed housing development.

Finally, both the Community Council and the community at our consultative meetings found it difficult to understand why Perth and Kinross Council consulted on two options for rural Kinross-shire in the Main Issues Report to abandon both in the proposed Development Plan. Our response here shows that aspects of the MIR Option 1 in Blairingone and Powmill met with a generally positive response in the community.

Yours faithfully

Alastair Lavery  
for Fossoway & District Community Council



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**From:** Pamela Watters [REDACTED]  
**Sent:** 10 April 2012 10:29  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Local Development Plan - Crieff

**Follow Up Flag:** Follow up  
**Flag Status:** Green

Local Development Plan

We wish to make our views know about the proposal to develop the fields to the North and the East of our property at Alichmore Cottage.

The proposal will eliminate our view of Crieff and the hills around the turrett. Surely there are areas where Industrial Units could be sited that would make them less visible than your proposal to put them in the fields which over look Crieff and are visible from most of the Crieff area.

This proposal will decimate the value of our property and prevent us from recovering the cost of the re-building of this property.

We hope that you will reconsider your proposal after listening to the views of the people in this area.

Yours sincerely

Neil and Ann Watters  
Alichmore Cottages  
Alichmore Lane

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](mailto: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 10<sup>th</sup> 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	Mr S W Marlow
Address and Postcode	Earlston, Forgandenny, Perth, PH2 9DE
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="-"/>	or
Site ref.	<input type="text" value="H22 County Place"/>	or
Chapter	<input type="text" value="5. Perth Area Spatial Strategy"/>	Page no. <input type="text" value="115"/> Paragraph no. <input type="text" value="5.19 Forgandenny"/>

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.

Removal of Site H22 County Place, Forgandenny from the Proposed Plan as inappropriate, damaging and failing to comply with multiple aspects of the Local Authority's own guidance, and that of the Scottish Planning Policy (SPP) and the Scottish Historic Environment Policy December 2011 (SHEP).

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

Proposed site H22 is on prime agricultural land that frequently floods. It is contiguous with the Forgandenny Conservation Area, the listed Village Hall and Rossie House estate walls, whose Gatepiers are also listed, and it is overlooked by the listed Croft Willocks and Earlston House.

The density is at odds with the character of the village (twice that of the most recent development at Glenearn Park), which would be damaging to the historic environment, and would be likely to overwhelm the capacity of the village Primary School. It would neither protect or enhance the environmental or landscape quality of the village, nor improve the character of the village.

It would fail to safeguard historic assets through the land use planning system, and fail to provide the necessary framework for the protection, conservation and enhancement of all elements of the historic environment. In terms of scale, it is inappropriate to, and has a poor fit with, the landscape character of the area. It would have a seriously deleterious effect on the appearance of the village as it is approached on the B935 from the west, and as it is departed to the west.

It is difficult to see how the Proposed Plan for site H22 County Place can be assessed to reasonably comply with the spirit or the letter of the range of policy guidance that the Proposed Plan itself espouses, and that with which it expected to comply with from the Scottish Planning Policy February 2010 (SPP) and the Scottish Historic Environment Policy December 2011 (SHEP).

Specifics:

Prime Agricultural Land:

The land is Class 3.1 Prime Agricultural Land as classified by the Macaulay Land Use Research Institute system, defined as agricultural land capable of producing a moderate range of crops with high yields of cereals and grass...

SPP Article 97 Prime Quality Agricultural Land states that 'prime quality agricultural land is a finite national resource. Development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need...where no other suitable site is available... When forming the settlement strategy, planning authorities should consider the impact of the various options on prime quality agricultural land and seek to minimise its loss.'

The Proposed Plan states in Section 3.10 Environmental Resources, Policy ER5: Prime Agricultural Land 'Outside the identified settlements development on prime agricultural land will not be permitted unless it is necessary to meet a specific established need such as a major infrastructure proposal and there is no other suitable site available on non prime land...'

Continued on attached sheets...

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**Continued from Representation Form...**Flooding:

The proposed site and adjacent B935 road have frequently flooded in recent years, requiring road closure and deployment of the emergency services.

The Flood Risk Management (Scotland) Act 2009 defines flooding as the temporary covering by water from any source of land not normally covered by water, but does not include a flood solely from a sewerage system.

The SPP Risk Framework at Article 204 classifies the site as Medium to High Risk – annual probability of watercourse, tidal or coastal flooding greater than 0.5% (1:200), and Article 197 states that 'Development which would have a significant probability of being affected by flooding ... should not be permitted.'

Conservation Area:

The site is contiguous with the Forgandenny Conservation Area. SHEP Chapter 2: Designation Introduction Article 2.1. '...sets out Scottish Ministers' policies on the designation of sites and structures which are particularly important features of the historic environment. It covers six statutory designations', including:

- Buildings and other structures which are designated through listing;
- Conservation Areas...

SHEP Article 2.37 states that in a Legal and administrative context 'Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.'

SPP Article 115 states 'Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area... The...scale and siting of new development...outwith the conservation area that will impact on its appearance, character or setting, should be appropriate to the character and setting of the conservation area.' 30 houses on 1.4ha is not appropriate.

Listed Buildings:

Site H22 is surrounded by listed buildings, see Historic Scotland's PASTMAP, below. Listed buildings that would be directly effected are:

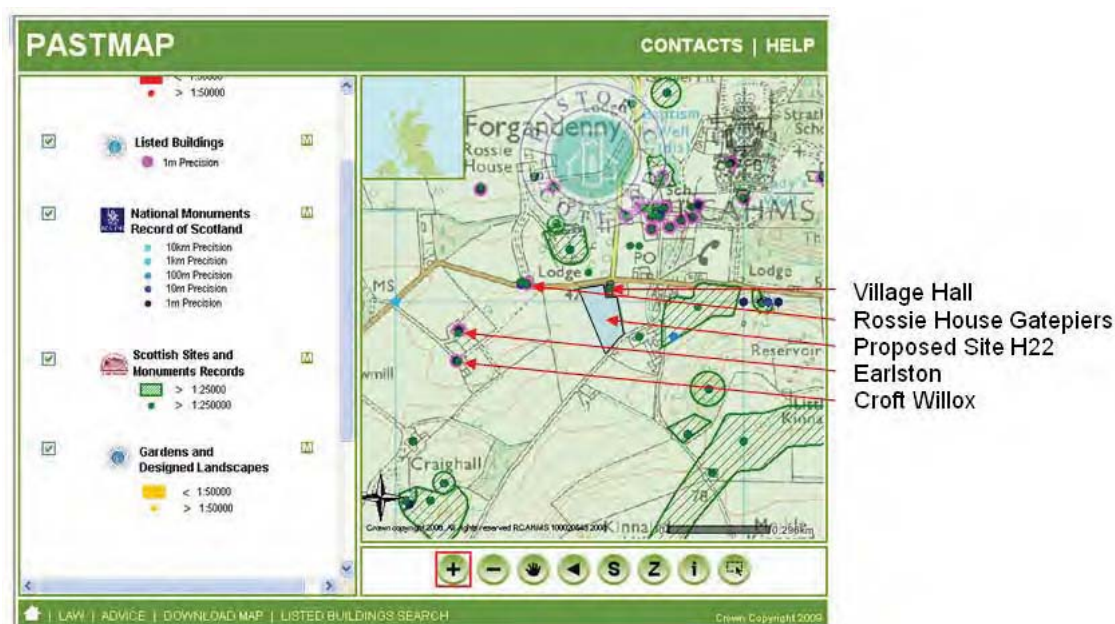
**Hall, Formerly Free Church, Forgandenny** Grade C(S)

**Rossie House, Gatepiers.** Grade B

**Earlston House (former Manse of Forgandenny).** Grade C(S)

**Croft Willox** Grade C(S)

**Rossie House** Grade B



SHEP Article 2.31 states Scottish Ministers' policy on listing as 'Listing is applied to afford protection, where possible, to buildings of special architectural or historic interest for future generations. The lists are compiled to give guidance to planning authorities in the course of their work by identifying buildings of special architectural or historic interest. They inform development, provide awareness of value and character and support the planning process', and Article 2.32 states 'Many buildings are of interest, architecturally or historically, but for the purposes of listing this interest must be 'special'.'

The Proposed Plan Section 3.8 The Historic Environment Policy HE2: Listed Buildings states 'The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.'

#### Historic Environment:

The Proposed Plan states in Section 3.8 The Historic Environment sub-section 3.8.2 'SPP identifies the historic environment as including...landscape, historic buildings... and other features of both a statutory and non-statutory designation. The SPP comments that planning authorities can help safeguard historic assets through the land use planning system, and continues that development plans should provide the necessary framework for the protection, conservation and enhancement of all elements of the historic environment.'

SPP Article 110 states '...This SPP, the SHEP and the Managing Change in the Historic Environment guidance note series published by Historic Scotland should be taken into account by planning authorities when preparing development plans ...' and Article 111 states 'The historic environment includes...landscape, historic buildings...and other features. It comprises both statutory and non-statutory designations. The location of historic features in the landscape and the patterns of past use are part of the historic environment.' Article 112 states that 'Development plans should provide the framework for the protection, conservation and enhancement of all elements of the historic environment to allow the assessment of the impact of proposed development on the historic environment and its setting. Setting is more than the immediate surroundings of a site or building... the view from it or how it is seen from around, or areas that are important to the protection of the

place, site or building. When preparing development plans or considering development proposals with a potentially significant impact on historic character, planning authorities should consider the capacity of settlements and the surrounding areas to accommodate development without damage to their historic value....'

Primary School:

Forgandenny Primary School had a highest projected 7 year roll of 51 pupils against an approved capacity of 67 on 13 July 2011, but based on current information at that time it would reach the 80% capacity threshold, given that it had 6.48 potential additional children from approved applications, giving a possible roll of 57.48; a potential capacity of 86%. The Proposed Plan takes no account of this issue.

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	Brent Quinn of Cockburn's Consultants on behalf of the Johnson family
Address and Postcode	20A Falcon Avenue Edinburgh EH10 4AJ
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.	Rumbling Bridge	or			
Chapter	Seven	Page no.	<input type="text"/>	Paragraph no.	All of 7.16

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 statement

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

Please see attached statement

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.

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## Site to west off A823, to north of Rumbling Bridge, Perthshire

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SUPPORTING REPRESENTATION FOR INCLUSION OF SITE FOR HOUSING LAND IN FORTHCOMING LOCAL DEVELOPMENT PLAN (LDP)

---

Prepared by:  
Brent Quinn MA(Hons) MRTPI PRINCE2  
Cockburn's Consultants  
April 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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## **Perth and Kinross Draft Local Development Plan**

### **Submission on behalf of Pitlochry and Moulin Community Council**

Below are our observations following a review of the Draft Local Development Plan (LDP) with particular reference to the potential effects on Pitlochry. We note that some of the previously proposed housing sites have been removed from the current draft.

The LDP is a strategic policy document that contains large sections of text outlining the goals of P&KC and it's vision of how the future development of the area should be promoted and implemented. As such it is full of laudable ambitions and describes the way in which these can be achieved in a progressive, sustainable, environmentally beneficial and sensitive way. There is however, very little information related to the practical detail of implementing the plan.

With regard to Pitlochry particularly, there are three issues of significance. The first is the identification of two areas of land as being suitable for future residential development. The second is the alteration of the settlement boundary at Moulin. The third is the provision of employment land.

The two areas identified for possible future housing are at Fonab and behind Robertson Crescent. There are aspects to both sites that give rise to some concerns. At Fonab these relate to access and proximity to the soon to be dualled A9, with all the issues that this raises in terms of the site area being reduced if the A9 is widened, noise, pollution etc. We are concerned that there is no provision made for the recently announced widening of the A9. This could threaten the viability of the site because of land take and also increase noise exposure beyond the point when viable housing can be provided. We would also wish to see a clear reference in the plan to the improvement of access to the site including associated junction improvements on the wider road network.

At Robertson Crescent we would like to see clear statements as to the screening of impacts from this site. The ridgeline at the north west of the site should not be built upon and screening applied to minimise impact on the wider views across the site. Reference should also be made to minimising impact on adjoining properties.

With regard to the settlement boundary at Moulin, this has been altered to follow the line of the Conservation Area and brings a section of waste ground within the settlement area. This raises the possibility that this area could be subject to residential development at some point in the future, which may, arguably, affect the visual amenity and integrity of Moulin village unless strict development standards are applied.

Our third concern is over the lack of further allocations of land for employment. We are aware that there is an allocation adjacent to the Festival Theatre and A9. This, unlike other allocations in Highland Perthshire remains undeveloped because of the building design standards applied. Further land in less sensitive situations needs to be identified and allocated and we regard this as one of the key deficiencies in the Plan.

We would wish these points to be place before the Reporter in any Local Public Inquiry into the Plan.

**Contained below is the considered response to the draft Local Plan on behalf of Kinross Community Council.**

Before moving onto consider the draft proposals for Kinross in detail we have some general points that we would like the Council to consider:

Kinross Community Council believes significant sections of the population have only just become aware of the issues involved and the draft plan should not remain the “settled position of the council” without further review and consultation. To this point in the process the vast majority of people involved have been those with a financial or professional interest and it is now time for those that will have to live with the consequences of the plan to have their say and be heard. The published plan for the process allows for further amendments and the Council should be encouraging participation at this stage not closing it down.

Many residents have expressed frustration with the consultation process, they have had difficulties using the online form, they found that staff at the consultation meetings were unable to answer their questions and have been unhappy at the lack of follow up to these enquiries. We therefore support the requests for an extension to the consultation period.

We would make the point that a Councillor indicated that the system being used to collate replies is in a pilot mode, and this has resulted in difficulties being experienced by the public lodging responses. With the system not being available and it not being clear as to which format should be used for replies, their ability to respond electronically has been denied. We believe these difficulties warrant an extension for the lodging of comments from the residents of Kinross. By not granting an extension, the public may have been denied their democratic right to participate in the democratic process for replying in the allotted time frame. If the system used was tried and tested then the normal deadlines should apply but when the system is incapable of accepting responses, allowances should be made for this situation.

Many people have raised the broader issue as to whether the Loch Leven catchment area can cope with the extra waste and (as importantly) changes to the flows of water resultant from development. We understand that at peak flow there is discharge of untreated waste into the Loch and are concerned that extra housing will add to the problem and the recent upward trend in pollution in the loch will therefore be exacerbated. Development will change the rate of flow into drains and may also increase the problem of peak flow. Whilst we understand that in essence this is Scottish water’s problem and not a reason for not developing we would argue that there must surely come a point where the Loch Ecosystem cannot cope. We urge the Council to move away from an arbitrary percentage reduction and seek a more scientifically based rationale for permitting development in this most protected water basin.

We ask that for all of the sites within the catchment area of the Loch that an additional condition be added that makes development contingent on wider assurance that Scottish Water can deliver a level of waste the Loch is able to cope with. This is broader than the current condition included in some that is site specific, we believe this wider impact must be taken into account.

Other residents expressed views about traffic flows and congestion. New residents from almost all of the proposed development in Kinross and Milnathort would have to travel south to get to the motorway at the Kinross junction. There are already choke points along this route and we are concerned that this wider impact has not been fully thought through.

Prior to the meeting we sought and received some information about the kinds of representations that had already been received to gauge whether we had our finger on the pulse of local opinion. From these conversations the issue of the status of Balado Airfield had been raised. After discussion and information we concluded that the additional controls brought by its recognition outweighed the disadvantages.

Moving onto the sites specifically within our area

<b>your ref</b>	<b>Our answer</b>	<b>Conditions / Reasons</b>
E16	we support the inclusion of this area in the plan but ask for the additional conditionality	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
E18	we support the inclusion of this area in the plan but ask for the additional conditionality	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
E17 E36	We are in favour of wider employment opportunities in the area and subject to a preference that sites on the east of the motorway are developed first, support this zoning.	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
E35	We support the inclusion of this area in the plan but ask for the additional conditionality.	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.

H46	<p>This area has attracted much public concern, which we share.</p> <p>We ask for the area to be deleted from the Plan. We believe the housing that is planned now in the Old high School site should be substituted to make up for the shortfall.</p>	<p><b>Reasons for Kinross Community Council's position:</b></p> <p><b>Access to H46 will be required.</b></p> <p>The developer has identified an access route through the edge of Davis Park.</p> <p>The Community Council view this park as an essential facility for the children on the Western quartile of Kinross.</p> <p>Utilising the route suggested by the developer would make access to the park unsafe for unaccompanied children.</p> <p>Should a secondary entrance be created either through the adjacent housing estate or Gallowhill Road, it is feared that a rat run avoiding the town centre will be created.</p> <p><b>Proximity to the Motorway Network</b></p> <p>Kinross Community Council considers that H46 is too close to the Motorway.</p> <p>Houses will suffer from noise and vibration.</p> <p>This could lead to the site remaining partially developed in the same way that the GS Brown site has been for the last few years.</p> <p><b>Former Railway Line path</b></p> <p>The Former Railway Line is now a much used path, offering walkers the opportunity of experiencing a green space.</p> <p>The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.</p>
H47	<p>We offer conditional support for this site. This in the main is because we took the view that our objections should be focused.</p>	<p>Concerns have been raised with us over the impact on the infrastructure of Kinross of the inclusion of this housing site.</p> <p>Residents will need to access the Motorway through Kinross town centre when travelling south.</p> <p>This route is already heavily used.</p> <p>It is widely felt that no additional housing estates should be added until this situation is resolved.</p>
H51	<p>We are content with this</p>	<p>The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.</p>

Op10	As the National Curling Academy is no longer an option for this site, Kinross Community Council would request that the site be zoned for recreational use or green space only.	The National Curling Academy was a very special situation. Kinross Community Council considers the Market Park as an integral part of the streetscape in perhaps the most picturesque part of the town.
Op11	We are content with this	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
Op12	We understand that the preferred bidder is a house builder. As this is now primarily going to be housing we offer this up as a part replacement for H46.	We would like in due course to see the proposal and trust that it will include additional public parking at the rear of the church and onto the High Street.
Op13	We wish to object to the scope of this opportunity	Kinross-shire has a shortage of 15.Ha of employment land. This will increase with the addition of the planned 880 houses over the period of this local development plan. We would therefore request as per our initial submission (August 2009) that this land be retained as employment land.
Op14	We are content with this	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
Op15	We are content with this	The impact of the site on levels of pollution and run off patterns into Loch Leven need to be included.
Op24	We wish to object to the inclusion of residential in this opportunity	We do not wish to see the Town Hall as yet more residential accommodation. This building is in the very heart of our town centre and should retain some community use.



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	Loch Lomond & The Trossachs National Park Authority
Address and Postcode	Loch Lomond & The Trossachs National Park Authority 20 Carrochan Road Balloch, G83 8EG
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 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.	Policy NE1B: National Designations			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.

An addition the Policy wording to include National Parks as a National Designation.

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

The National Park Authority welcomes a policy protecting environmental designations from development which would have an adverse impact.

Development in the Perth and Kinross Proposed LDP area has the potential to have an impact on the National Park's special qualities, both positive and negative. The National Park Authority would welcome wording within the policy that would recognise the Park as a National Designation, giving the Park protection against development which would have an adverse impact through criteria listed in Policy NE1B.

Save a copy

Print

Submit

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

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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.	Policy ER1: Renewable and Low Carbon Energy Generation	or			
Site ref.		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? ☐**Or**

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

Recognition that the impact of this type of development could extend outwith the LDP's area, to areas designated as National Parks which have particular landscape qualities, either within this policy or within the preparation of the SPG. Modifying Policy NEB1 (see separate response) would also help address this issue.

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

It is noted that the policy includes factors which will be considered including biodiversity, landscape character and visual integrity amongst others which is most welcomed by the National Park Authority. It is also noted that Supplementary Guidance will provide a spatial framework for wind energy developments.

The Park Authority is fully supportive of the aims of Policy ER1, particularly the inclusion of landscape and wildness in the criteria listed.

The Park Authority would highlight that renewable energy proposals surrounding the Park's boundary has the potential to have a visual impact on the Park's setting and we are concerned that this is not exacerbated by inappropriately sited development. This concerns wind energy proposals in particular, with an increase in development pressure for a range of wind energy proposals in the areas adjacent to the Park's boundary at this time.

The Park Authorities relevant policies include Adopted Local Plan Policy REN5 'Renewable Energy Development Adjacent to the National Park Boundary', Policy R3 Energy from Renewable Resources in our Approved National Park Plan and Rural Development Policy 5: Renewable Energy in our Draft National Park Plan. These policies form the basis for the Park Authorities response to consultations from neighboring planning authorities.

It is therefore suggested that Policy ER1 is amended to recognise this or that specific reference is added within the notes to the policy.

In addition to this the Park would welcome early engagement with the formulation of forthcoming Supplementary Planning Guidance on the subject.

Save a copy

Print

Submit

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: 3 APR 2012**  
DevelopmentPlan@pkc.gov.uk

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

Name	<u>W.H.C. Macdonald</u>
Address and Postcode	<u>2 LINDEN PARK.</u> <u>MILNATHORT. KINROSS KY13 9XJ</u>
Telephone no.	<input type="checkbox"/> <span style="background-color: black; color: black;">[REDACTED]</span>
Email address	<input type="text"/>

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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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"/>	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.

YES. Too many units per hectare. Would recommend 25-28 for the whole plan at most.

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

- The Plan is in a very soft market situation.
1. Bungalow type units should be built no closer than 300 metres from present houses in Linden Park Road & at least 400 metres in Linden Park.
  2. Infrastructure leading to entry to plan (ie North Street) would have to be greatly improved.
  3. Vacancies at Milnathort & Kinross Primary Schools would have to be addressed.
  4. Would like to see a change to the Plan before I could give my full support.
  5. These are my own personal thoughts but would be happy to meet representatives on site at any time.

Dated 6.4.12

Drivers Jonas Deloitte  
Athene Place  
66 Shoe Lane  
London  
EC4A 3BQ

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

10 April 2012

Our Ref: JDA/AH/hg C-0179258

BY EMAIL ONLY

Dear Sir

**Proposed Local Development Plan  
Perth and Kinross Proposed Local Development Plan  
Representation on behalf of Universities Superannuation Scheme Ltd**

On behalf of our client Universities Superannuation Scheme (USS) Ltd, the new owners of St John's Shopping Centre, Perth, please find enclosed our response to the Perth and Kinross Proposed Local Development Plan (LDP). This response has been submitted in a report format and is supported by a robust evidence base including an independent Retail Study prepared by Jones Lang LaSalle and an initial feasibility study prepared by CDA Architects.

In brief, USS welcomes the opportunity to provide comment on the Proposed Local Development Plan, and wishes to express its 'in principle' support for the majority of policies contained within. It does however have a number of concerns which are summarised briefly below.

**Summary of Representation**

Through this LDP, USS seeks appropriate policy support for investment in the City Centre and protection from further out-of-centre retail development. This policy support should divert new retail development to the City Centre and ensure that the conditions in the City Centre are right for private and public sector investment that will remedy the gaps and deficiencies in retail floorspace, infrastructure and public realm.

The enclosed representation to the Proposed Plan for the Perth & Kinross Local Development Plan can be summarised as follows:

- USS is not opposed to retail development outwith the City Centre. It recognises that there are many forms of retail and that some by its nature is more suited to big box retail units and that this can complement the traditional city centre retailing offer and add to the overall retail offer in a city such as Perth. However, proposals for retail outwith the City Centre must be carefully assessed to ensure that the type and form of retail is one that can complement rather than compete with the City Centre.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Drivers Jonas Deloitte is a trading name of Deloitte LLP, which is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see [www.deloitte.co.uk/about](http://www.deloitte.co.uk/about) for a detailed description of the legal structure of DTTL and its member firms. Drivers Jonas Deloitte is regulated by RICS.

Member of Deloitte Touche Tohmatsu Limited

- Failure to properly protect and enhance the retail offer in Perth City Centre will turn retailers and shoppers to alternative destinations in outwith Perth City Centre. This will result in less investment in the City Centre and start a downward spiral where the experience of shopping in Perth is diminished and shoppers look to Dundee, Stirling and Dunfermline as alternative destinations.
- Whilst the Proposed LDP is broadly supportive of proposals to create larger retail units within the City Centre, it is our view that more explicit policy support is required to support the continual enhancement and development of the main retail destination in Perth. As a minimum, USS requests that there is more discussion of the Shopping Centre in the LDP to make it clear that the Council is supportive of the potential redevelopment of the mall.
- From a commercial perspective, there is the possibility for retail development in the St John's Centre and other City Centre locations. For example, there are opportunities for new and reconfigured units within the St John's Shopping Centre to create additional retail space which would help to attract new retailers, and retain existing retailers in Perth City Centre. These opportunities would strengthen Perth's retail offer and ensure the vitality of the City Centre.
- Developing additional retail space in the City Centre rather than out of centre would allow Perth City Centre to retain its current levels of comparison goods expenditure, and depending on the level of development proposed, possibly attract additional spend to the City Centre. If significant retail development goes ahead within Perth City Centre, attracting new retailers to the City, this is likely to have a positive impact on Perth's retail ranking. If an alternative policy is pursued and retail development instead focuses out of centre, there is a very probable risk of the loss of retail spend in the City Centre, thereby weakening its retail position.
- Development within the City Centre must contribute towards the delivery of the vision for the City Centre as a sub-regional retail centre in the TAYplan area. As such the City Centre should be regarded as the sequentially preferred location for retail, commercial and leisure development serving a city-wide or sub-regional market within the LDP.

We trust that the enclosed representation is helpful and that the comments made are duly considered by the Local Authority in finalising the LDP.

If you have any queries or require any further information with regard to these comments, please do not hesitate to contact me or my colleague Alistair Hilton [REDACTED]

Yours faithfully

[REDACTED]

**John Adams**  
for Deloitte LLP (trading as Drivers Jonas Deloitte)

Cc. USS and Advisory Team

---

**From:** Gardner, Neil [REDACTED]  
**Sent:** 10 April 2012 12:01  
**To:** TES Development Plan - Generic Email Account  
**Cc:** Gardner, Neil  
**Subject:** Proposed Plan representation from Neil Gardner

**Follow Up Flag:** Follow up  
**Flag Status:** Green

**Attachments:** RepresentationForm completed.pdf



RepresentationForm  
completed.p...

Dear LDP Team,

In addition to the reasons given in the Representation Form attached, has anyone given any thought to the access required by Scottish Water to the water tank (reservoir) further up the slope from the proposed single dwelling house location?

The tank provides domestic water supplies to our village (Kinnesswood) and is frequently visited by Scottish Water for inspections/ maintenance etc. The roadway (track) that allows vehicular access to the tank runs right through the proposed single dwelling house location, and it is my perception that should major work need to be done to the tank, such vehicular access by Scottish Water could only be made by that track. Placing a dwelling house in that location would prevent that access and put at risk the security of water supply for the community.

Please consider this risk very seriously.

Regards,

Neil Gardner  
N. Europe General Manager | Surface Wellhead

6 Bishop Terrace,  
Kinnesswood  
Kinross  
KY13 9JW

Thank you for submitting your form.  
Please save the mail attachment for your own records.



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	Neil Gardner
Address and Postcode	6, Bishop Terrace, Kinnesswood Kinross KY13 9JW
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"/>
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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.	7.13	or			
Site ref.	Kinnesswood	or			
Chapter	Seven	Page no.	225/226	Paragraph no.	7.13.2 and 7.13.3

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.

In 7.13.2 remove "Adjacent to Bishop Terrace, an area of land has been included within the settlement boundary which may be suitable for the development of a single dwelling house".

On page 226 adjust the boundary shown on the Kinnesswood plan so that the settlement boundary line follows the boundary fence immediately adjacent to Bishop Terrace until it turns in a SE direction on meeting the Whitecraigs development, as in the existing adopted Kinross Area Local Plan.

In 7.13.3 remove "Development of the land... etc." Not relevant with above change to 7.13.2.

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

As a member of the Kinnesswood community I support my neighbour A.Macintyre's views: The Council's proposed change in the existing Kinnesswood settlement boundary in order to allow for the possible development of a single house is not justified in view of the potential impact of such a development on the village amenity and its enjoyment. Furthermore such a proposal has already been considered by a Scottish Executive Public Inquiry Reporter when determining an appeal by A and J Stephen Ltd against the failure of Perth and Kinross Council to determine an application for outline planning permission for the erection of a single dwelling house in this location. The decision letter (10 Jan 2005) reference P/PPA/340/379 (Inquiry Reporters Unit) makes clear that the construction of a house in this location would detract from the existing amenity of the area where development is proposed, recognising that "informal recreational use, for walking and related pursuits by the community would be the most appropriate use for the site". The Reporter also indicates that he considered the appeal site contributed to the setting of the village and any new built development would have to bring "exceptional benefit" through enhancing the setting of the village for such development to be justified. He concluded that the development of a house in this location would not enhance the village setting. The Reporter recognised that the proposed development area is "clearly used by the local community at the present time, and there is no obvious reason why this should not continue". He concluded that the proposed development was "unacceptable" and there were no material considerations which were, in the circumstances, of sufficient weight to justify approval.

The Reporter's decision was final, subject to a right of appeal to the Court of Session. No appeal against the Reporter's decision was made to the Court.

I contend that the Reporter's decision in 2005 is relevant today - there are no material considerations that might point to a different outcome if a planning application for a house was submitted in the future and there have been no significant changes over the past 7 years which might suggest that the Council would be justified in enclosing this area of land within the settlement boundary for Kinnesswood. In reality, the opposite is the case. The increasing use of the informal footpaths within and through the land adjacent to Bishop Terrace has increased over the years, access through the area to the nearby Michael Bruce Trail (formerly the Tetley Trail) and to Bishop Hill above has increased and the development of new parking facilities in the park on nearby Bruce Road/Bishop Terrace has encouraged more visitors to use this land adjacent to Bishop Terrace for the enjoyment of outdoor recreation, from walking and mountain biking to parapenting (provides access to hill above).

Furthermore I contend that this proposed modification of the village settlement boundary takes no account of the representations made to Perth and Kinross Council by Portmoak Community Council on this issue. In formal representations made by the Community Council in August 2009 and on 10 Feb 2011 (Main Issues Report) the Council has emphasised the need to retain the existing settlement boundaries (see answers in Feb 2011 to Q7 and Q39: "We also agree to the retention of the existing small settlement boundaries within the Loch Leven Catchment Area with boundaries drawn tightly to limit further development opportunities. Portmoak Community Council 10/2/11"). Modifying the boundary in the Bishop Terrace area as proposed in the Draft Local Development Plan is therefore not compatible with the views of the Community Council. It is difficult to understand why Perth and Kinross Council should take a different view, as indicated in the Draft Local Development Plan, simply to allow for the possible construction of a single house - a proposal that has already been rejected at public inquiry. A and J Stephen Ltd have been pressing the Council for over 10 years to permit construction of a house in this location. Once again it is time for the Council to say "no". I am dismayed by this proposed change in the Plan and the potential impact to access to Bishop Hill.

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.

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In 7.13.3 remove "Development of the land... etc." Not relevant with above change to 7.13.2.

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

In addition to the reasons given in the first Representation Form I submitted earlier today (10th April), I wish to record this additional representation:

Has proper thought been given to the access required by Scottish Water to the water tank (reservoir) further up the slope from the proposed single dwelling house location?

The tank provides domestic water supplies to our village (Kinnesswood) and is frequently visited by Scottish Water for inspections/ maintenance etc. The roadway (track) that allows vehicular access to the tank runs right through the proposed single dwelling house location, and it is my perception that should major work need to be done to the tank, such vehicular access by Scottish Water could only be made by that track. Placing a dwelling house in that location would prevent that access and put at risk the security of water supply for the community.

Please consider this risk very seriously.

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.

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

Dear Sirs,

### **Perth Local Development Plan**

#### **This representation refers to the Proposed Plan, Ch. 3 The Natural Environment, and Supplementary Guidance – Planning and Biodiversity**

I write to submit comments on the Proposed Local Development Plan (**LDP**) as a **local resident** and as a member of the **Carse of Gowrie Heritage Orchards Forum**, and the **Braes of the Carse Conservation Group (BCCG)**.

I welcome and fully support the intention of TAYplan and the LDP to concentrate development in the principal settlements in the area, and to avoid allocating development land releases in the Carse of Gowrie. I support the representation from the BCCG in recognising that the LDP presents a fair balance between the need for development and the need to preserve the special quality of the natural and historic environment of this part of Scotland.

My specific comments relate to:

Policy NE1: Environment and Conservation Policies

Policy NE2: Forestry, Woodland and Trees

Policy NE3: Biodiversity

#### **Policy NE1C: Local Designations**

As a professional biologist I am concerned that the fragmentation of our landscape is leading to the isolation of vulnerable populations of animals and plants. Sites designated as being of local nature conservation interest, such as small wetland areas, are important as links between sites, such as the Tay estuary, with national or European designations, which afford these species better protection.

#### **Policy NE2: Forestry, Woodland and Trees**

I support the Council's intention to protect existing woodland, especially woods with high natural, historic and cultural heritage value. However, I would like to see this policy give more explicit recognition to orchards. There still remain remnants of the traditional orchards that formerly played an important role in the economy of the Carse of Gowrie. A Habitat Survey and Biodiversity Audit of three of the more important Carse orchards was published in 2010 (Ecos Countryside Services LLP).

#### **Policy NE3: Biodiversity**

I support the Council's policy to take account of the Tayside Local Biodiversity Action Plan (LBAP) when making decisions about all applications for development. Historic orchards often contain a rich assortment of biodiversity because of the stability of the habitats they provide. Surveys of some of the historic orchards in the Carse of Gowrie have shown these sites to be rich in biodiversity. These surveys form part of the Carse of Gowrie Historic Orchards projects which contribute to the forthcoming Tay Landscape Partnership Scheme supported by the Heritage Lottery Fund. I consider that these orchards deserve explicit recognition in the LDP.

**Supplementary Guidance – Planning and Biodiversity**

Whilst I fully support the Council's objectives to protect biodiversity (Policy NE3), I question whether the supplementary Guidance on biodiversity is robust enough to ensure that the LDP delivers those objectives.

Clear policies (rather than guidance) are needed to ensure this aspect is fully taken into account and incorporated. Specifically, the LDP identifies four obligations on developers, based on criteria and principles identified in the Tayside Biodiversity Partnership Planning Manual. However, the wording in this section does not demonstrate a firm policy and commitment to apply these principles. For example, it states only that "developers *may* be required ... [to follow the requirements 9a) – (d) as detailed in the Tayside Biodiversity Partnership Planning Manual. I have in mind the specific example of Wester Ballindean Orchard, one of the few remaining traditional Carse orchards. This site appears to be the victim of planned neglect, and has been of concern to local residents who fear that, without formal designation in current planning procedures, it could become a target for housing development.

Yours faithfully,

Dr J.A.T. Woodford  
Bankfoot Cottage  
Kinnaird  
By Inchtute  
Perthshire, PH14 9QY



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](mailto: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 10<sup>th</sup> 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.

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

Name	Cairngorms National Park Authority
Address and Postcode	Cairngorms National Park Authority Albert Memorial Hall, Station Square Ballater, Aberdeenshire, AB45 5QB
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="Policy NE1B: National Designations"/>	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.

An addition to the Policy wording to include National Parks as a National Designation.

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

The National Park Authority welcomes a policy protecting environmental designations from development which would have an adverse impact.

Development in the Perth and Kinross Proposed LDP area has the potential to have an impact on the National Park's special qualities, both positive and negative. The National Park Authority would welcome wording within the policy that would recognise the National Park as a National Designation, giving it protection against development which would have an adverse impact through criteria listed in Policy NE1B.

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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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Name	Cairngorms National Park Authority
Address and Postcode	Cairngorms National Park Authority Albert Memorial Hall, Station Square Ballater, Aberdeenshire, AB45 5QB
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.	Policy ER1: Renewable and Low Carbon Energy Generation	or			
Site ref.		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? ☐**Or**

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

Recognition that the impact of this type of development could extend outwith the LDP's area, to areas designated as National Parks which have particular landscape qualities, either within this policy or within the preparation of the SG. Modifying Policy NEB1 (see separate response) would also help address this issue.

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

It is noted that the policy includes factors which will be considered including biodiversity, landscape character and visual integrity amongst others which is most welcomed by the National Park Authority. It is also noted that Supplementary Guidance will provide a spatial framework for wind energy developments.

Whilst the Park Authority is fully supportive of the aims of Policy ER1, particularly the inclusion of landscape and wildness in the criteria listed, the National Park Authority would highlight that renewable energy proposals surrounding the National Park's boundary has the potential to have a visual impact on the National Park's setting. We are concerned that this is not exacerbated by inappropriately sited development. This concerns wind energy proposals in particular, with an increase in development pressure for a range of wind energy proposals in the areas adjacent to the National Park's boundary.

It is therefore suggested that Policy ER1 is amended to recognise the possible cross boundary impact, and possible impact on the setting of the National Park. Alternatively specific reference could be added within the notes to the policy.

In addition to this the National Park Authority would welcome early engagement with the formulation of forthcoming Supplementary Guidance on the subject.

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## Report

GVA  
Quayside House  
127 Fountainbridge  
Edinburgh  
EH3 9QG

# Perth and Kinross Proposed Local Development Plan

Response on behalf of Manse LLP

10 April 2012

Prepared By: Paul Scott  
Status: Final  
Date: 10 April 2012

**For and on behalf of GVA Grimley Ltd**

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## Appendices

Appendix I      Proposed Crieff Road Commercial Centre revised boundary

## 1. Introduction

- 1.1 This Report is prepared on behalf of Manse LLP in response to the Proposed Perth and Kinross Local Development Plan (LDP). Manse is an investment and development company with an interest in a site at Newton Farm, Crieff Road, Perth. Manse has submitted a Proposal of Application Notice for a supermarket development and associated infrastructure works including a new junction on the A85 and which could eventually link to the new A9/A85 junction. A planning application for the development referred to in the PAN will be submitted in May 2012.
- 1.2 Pre-application consultation has been underway since the submission of the PAN on 10 February 2012 and has included meetings with local residents' associations, ward councillors, the local MSP, officials of Perth and Kinross Council (various departments), and a public exhibition held on 13 March 2012 and attended by around 180 people.
- 1.3 This Response on behalf of Manse will set out a largely supportive position in relation to the Proposed LDP, particularly in relation to the allocation of the subject site and the principle of defining a Commercial Centre in the vicinity of the subject site. It will also, however, make suggestions for a logical extension of the Commercial Centre boundary as defined in the proposed LDP and on this basis, whilst largely supportive, the Response on behalf of Manse also represents a formal objection to this element of the Proposed LDP.

## 2. The Subject Site

- 2.1 The subject site comprises Newton Farm, which is currently in agricultural use and extends to 6.75 hectares (16.7 acres). The site is currently allocated in the adopted Perth and Kinross Local Plan (incorporating Alteration No. 1) for business or recreational use. Policy 48 is a general policy relating to business uses and supports uses within classes 4 and 6 of the Use Classes Order (light industrial and storage or distribution respectively). The allocation includes not only the subject site but also land to the north, directly east of McDiarmid Park. Opportunity 4 states that the Council will encourage the development of the subject site for business uses to meet the requirements of the Structure Plan and in particular to provide high amenity sites for single users.
- 2.2 The subject site is bounded to the north by further agricultural land associated with the farm, to the east by the access road to a crematorium located to the north of the farmland north of the subject site, to the south by Crieff Road and commercial buildings beyond, and to the west by a car park associated with McDiarmid Park.



- 2.3 The wider area to the west is characterised by major retail and commercial development including a Tesco superstore, a B&Q store, a large car sales facility and smaller scale commercial and retail units to the south of Crieff Road. Beyond the crematorium access road, to the east, the character of the area changes to predominantly residential, and some 0.6km to the east, along Crieff Road, is Perth College.

- 2.4 The A9, to the west of the commercial area centred on Crieff Road, forms the current limit to the City, with predominantly agricultural land beyond to the west. This limit is broken further to the north, with the expansion of the Inveralmond Industrial Estate, west of the Inveralmond roundabout.



## 2. Manse Response

- 2.5 Manse welcomes the opportunity to respond to the proposed LDP and recognises that this is a significant Plan given the previous attempts to prepare a new Local Plan for Perth. Circumstances in the City have changed significantly since the preparation of the 1995 Local Plan and its alteration in 2000, and the current proposed LDP process represents an important opportunity to plan for the future economic, social and physical needs of the City to 2024 and beyond.
- 2.6 In relation to the LDP Key Objectives at paragraph 2.3 Manse welcomes the overall aspirations. In relation to the economy, Manse supports the promotion of the vitality and viability of defined shopping centres, in particular seeking to reduce the potential loss of shoppers to retail centres outwith Perth and Kinross. In relation to the infrastructure objective, Manse welcomes the establishment of clear priorities to ensure that stakeholders and agencies work in partnership for the delivery of prioritised infrastructure.
- 2.7 The significant growth in population in Perth is recognised in the Plan and the Manse proposal seeks to respond to the needs of that increasing population. Paragraph 2.4.4 of the Proposed LDP refers to a 2.5% population increase in the three year period between 2007 and 2010 and an estimated 11% increase over the LDP Plan period (2010-2024). This high level of population growth reflects the attractiveness of the City and the surrounding area and the City must respond with high quality facilities to meet the needs of this expanding population.

### Policy – Specific Commentary

- 2.8 The following paragraphs respond to the specific policies outlined within the Proposed LDP under a series of sub-headings.

#### Place Making (para. 3.2)

- 2.9 The prominence of, and approach to, place making within the Proposed LDP is welcomed. In relation to Policy PM3: infrastructure contributions, Manse welcomes the reference to the tests within Circular 1/2010 as they relate to infrastructure contributions. The first paragraph of Policy PM3 would benefit from ensuring that all of the tests within that Circular are referenced, or alternatively, the Circular itself is referenced within the Policy to ensure that there is clarity in terms of expectations in relation to infrastructure contributions.

### Economic Development (para. 3.3)

- 2.10 Policy ED1: Employment and Mixed Use Areas makes reference to retail uses within employment areas at paragraph (d). The Proposed LDP successfully addresses the retail hierarchy for Perth City through reference to the town centre and a number of Commercial Centres within which retail provision should be focused. At this stage the proposed LDP should be capable of predicting the extent of, in particular, convenience retail provision across the Plan period and should seek to focus this within existing defined centres within the retail hierarchy. As such, there is no need to make specific reference to circumstances whereby retail development within employment-designated areas would be acceptable.

**Response 1 – the reference to circumstances whereby retail uses in employment areas may or may not be acceptable within Policy ED1A (d) should be deleted.**

- 2.11 The reference within Policy ED1C to the Dunkeld Road Car Showroom area and, in particular, the reference to an Article 4 Direction restricting the change of use from car showroom to shop is welcomed, and should be robustly adhered to over the Plan period.

### Retail and Commercial Development (Para 3.4)

- 2.12 The Proposed LDP makes reference to the significant change in retail patterns and, in particular, retail competition from Dundee, Dunfermline and Stirling following recent and ongoing improvements in those locations. The references to the need to respond effectively to this competition are welcomed by Manse and the definition of a retail hierarchy at paragraph 3.4.3 is sensible and logical. The Commercial Centres at St Catherine's Retail Park, Crieff Road and Dunkeld Road are key components within the overall retail hierarchy and need to effectively respond to the competitive challenges posed by major centres outwith the Plan area by reinforcing and expanding appropriate retail facilities within these Centres in a manner that complements the role of the City Centre.
- 2.13 The definition of the Commercial Centre at Crieff Road is consistent with the findings of the Council's Perth Western Expansion Area (PWEA) Study (May 2009) which recommends the Area in general, and the Newton farm site in particular as the preferred location for retail development.
- 2.14 In relation to Policy RC1: Town and Neighbourhood Centres, it is not clear why neighbourhood centres have been included within a policy which plainly relates to the scale of development applicable to town centres – a separate policy relating to neighbourhood centres (and their role within the hierarchy) should be provided. For

example the reference to larger retail floorplates in the first paragraph of Policy RC1 does not sit comfortably with the role and function of a neighbourhood centre.

- 2.15 Policy RC2: Perth City Centre Secondary Uses Area is not consistent with the advice in Scottish Planning Policy (SPP) in that it seeks to distinguish between uses within the City Centre. Clearly there is a role for a primary retail core within the City Centre (as referred to on the Perth Settlement Map) but there is no separate policy relating to this area and the distinction sought by Policies RC1 and RC2 is unsuccessful.

**Response 2 – separate recognition of the role of the primary retail core should be provided in a policy within the retail and town centres section and no further distinction should be made within the remainder of the city centre.**

- 2.16 Policy RC3: Commercial Centres is highly relevant to the Manse proposal. The principle of defining Commercial Centres is entirely consistent with SPP and is supported. SPP states that the network of centres (Including Commercial Centres) provides a context for the assessment of proposals for new development and where proposals support a centre's role and function, as identified in the Development Plan, there should be no requirement to provide a detailed assessment of need (para 55). It also recognises the distinction between town centres and Commercial Centres in terms of range of uses and physical structure, and the Commercial Centres as defined in the Proposed LDP are consistent with the examples provided at paragraph 54 of SSP.
- 2.17 Policy RC3 is not, however, fully compliant with SPP in that it fails to set out an explanation of the role and function of each of the Commercial Centres as defined, and the proposed LDP would benefit from a paragraph in relation to each of the Commercial Centres as proposed.
- 2.18 The Commercial Centre as defined at Crieff Road currently includes a range of existing uses including a supermarket, a DIY store, a car showroom and two existing commercial/retail uses. There is no potential within the Commercial Centre, as currently defined, to extend the range of facilities on offer, something that SPP encourages within Commercial Centres to ensure that the demand and need for new, in particular retail floor space is capable of being accommodated with such centres. In doing so the pressure to locate retail development in out of centre locations would be reduced.

**Response 3 – the Commercial Centre defined for Crieff Road should be extended in accordance with the Plan attached at Appendix 1, to ensure that the necessary additional facilities, most notably to accommodate the demand for a new supermarket development to serve the West Perth catchment area, can be successfully accommodation within the defined Commercial Centre.**

- 2.19 The boundary of the Commercial Centre as proposed in the Plan at Appendix 1 would also enable a range of other, complementary uses to be accommodated within the Commercial Centre and would improve the public realm and permeability between existing uses within the Centre, as well as supporting infrastructure upgrades appropriate to accommodate the development as proposed. The allocation of the subject site for retail or residential use (Opportunity Site 7) would be consistent with the extended Commercial Centre boundary as proposed in this Response.
- 2.20 Policy RC4: Retail and Commercial Leisure Proposals relates to the location of retail and commercial leisure facilities. This Policy would benefit from referring to the sequential approach as set out in SPP. In particular, the second paragraph of Policy RC4 should be amended, at the first sentence, to state *"Proposals for any retail and leisure development of 1,500 sq m or more gross floor space out with a defined town centre boundary or any defined commercial centre within the Development Plan, and not otherwise in accordance with the Development Plan, will require a transport, retail or leisure impact assessment"* (underlining represents proposed change). This alteration would reflect the sequential approach as set out at paragraph 62 of SPP.
- 2.21 The reference to proposals on edge of centre or out of centre locations only being acceptable subject to a number of criteria being met (at Policy RC4) is inconsistent with SPP, as edge of town centre locations are part of the sequential approach and are distinct from out of centre locations. The criteria set out in this Policy (which should relate to out of centre locations only) should make explicit reference at the outset to the proposal being unable to be accommodated within a town centre, edge of town centre or other Commercial Centre location. In addition, it is imperative that Policy RC4 is consistent with SPP at paragraphs 63 and 64 to avoid unnecessary confusion and inconsistency.

**Response 4 – Policy RC4 should be amended to include reference to Commercial Centres within the hierarchy and to which the sequential assessment relates as outlined in the paragraph above, and the criteria relating to out of centre locations should be amended to reflect the comments in the paragraph above.**

#### Perth and Kinross Spatial Strategy (Section 4)

- 2.22 The LDP Spatial Strategy is set out at section 4.3. In relation to the Retail Strategy, Manse is supportive of the approach to a network of centres, subject to the comments referred to under the Retail Policies above.
- 2.23 Paragraph 4.3.6 refers to a recent Council study indicating that there is limited quantitative need for additional convenience floorspace over the lifetime of the Plan. Manse is undertaking a detailed quantitative assessment as part of its preparation of a

planning application for the subject site and reserves its position in relation to the findings of that study. Manse welcomes, however, the recognition in this paragraph to the need to improve choice and quality in the provision of convenience retailing in the City.

## Perth Area Spatial Strategy (Section 5)

- 2.24 The Spatial Strategy for the Perth area is outlined at section 5.1 and the requirements of TAYPLAN for 4,000 plus houses and 50 hectares of employment land in west/north-west Perth are referred to at paragraph 5.1.1. Paragraph 5.2.4 relates to retailing in Perth and the hierarchy of centres in the form of a network of centres as identified in the Plan is as a result of the TAYPLAN requirement to identify such centres. The proposed Commercial Centre at Crieff Road is illustrated in the plan at page 76 and the Manse position in respect of the boundaries of that Commercial Centre is outlined at paragraph 2.18 above. The identification of a Commercial Centre that has the ability to accommodate growth to reflect the very significant growth in population arising from major housing development in the west/north-west Perth area is essential to ensure that a sustainable retail location, consistent with SPP locational requirements, is delivered in the west Perth area.
- 2.25 Infrastructure considerations are referred to at paragraph 5.2.5. Manse sets out a response to the draft Supplementary Guidance at Section 3 below, and will respond further once more detailed guidance is produced during the course of 2012.
- 2.26 Opportunity sites are identified within the Proposed LDP and the subject site is identified as OP7–Newton Farm, “*suitable for residential or retail (subject to Retail Impact Assessment reviewing capacity)*”. This reference is considered to be unnecessary on the basis of the reference at paragraph 3.4.2 of the Plan to the need for additional choice and quality in the convenience retail sector. Manse has submitted representations in connection with the extent of the designated Commercial Centre boundary in this location and that boundary should be extended to include the OP7 site as it relates to Newton Farm. A plan outlining this boundary is at Appendix 1.

**Response 5 – opportunity site OP7 should be amended to refer to retail on the Newton Farm part of the site and the reference to the need to reveal capacity should be deleted. Manse is preparing further evidence in relation to the quantitative issues in relation to its planning application and reserves the right to provide further information on this point once available.**

- 2.27 The site specific developer requirements as they relate to opportunity site OP7 are supported.

### 3. Supplementary Guidance

- 3.1 Draft Supplementary Guidance (SG) is also included for consultation purposes as part of the proposed LDP. Manse has considered the SG and provides the following comments in relation to **Developer Contributions**.
- 3.2 In relation to Implementation and the Council's general approach to SG on developer contributions, Manse is concerned at the proposed use of separate non-statutory planning guidance notes for individual areas of infrastructure provision (para. 3.1). It is considered that a more appropriate approach, consistent with the provisions of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and associated Circular 1/2009, would be for the LDP policy and overarching Developer Contributions SG to make reference to a series of subsequent SG documents relating to each of the individual areas. It is essential that the LDP and overarching SG define the areas to which these subsequent SG documents would apply.
- 3.3 The approach promoted in the current SG would result in informal Planning Guidance for detailed consideration of key issues which could significantly impact upon development deliverability and viability. The process by which non-statutory planning guidance would be prepared is unclear, as is the extent of consultation which would be undertaken. In addition, once finalised, the status of the documents would be unclear. A more appropriate mechanism would be the use of SG, following the clearly defined preparation process with referral to Scottish Government thereby ensuring the transparency intended by the Regulations. Such an approach would also ensure certainty for both PKC and developers regarding the status of key guidance.
- 3.4 In addition, as a general comment relating to the Developer Contributions matrix at Appendix 1, the SG needs to be definitive in only requiring developer contributions where they are required to make acceptable in planning terms an otherwise unacceptable development, and can be justified in the context of the tests established within Circular 1/2010.
- 3.5 Reference is made within the associated commentary to: *"...each new topic area for developer contributions there will be a need to justify why it is needed, the area where it is applied and the level of contribution"*. This is a key statement and is fundamental to the application of the SG. These issues are fundamental to overall project viability and need to be considered in detail, be subject to comprehensive consultation, and considered by Scottish Government prior to adoption. That should be as part of a formal SG rather than informal planning guidance notes.

- 3.6 In particular, the need for contributions to particular areas needs to be carefully considered. By way of an example relevant to Manse's promotion of a foodstore development at the subject site, in respect of 'shops' (i.e. class 1 development), Appendix 1 requires contributions to town centre management. This should only be required where a proposed development has a significant demonstrable negative impact upon a town centre and where such a contribution is required to make acceptable in retail policy terms a development that would otherwise be unacceptable.
- 3.7 In terms of specific points within the SG, Manse makes the following comments:
- At paragraph 3.4 it is unclear what is meant by the "*renewal of a planning application*". It is assumed that this refers to the renewal of lapsed planning permissions, in which case Manse agrees that Guidance should be applied. However, where an application is made under Section 42 of the Town and Country Planning (Scotland) Act 1997 to amend conditions relating to the commencement of development in respect of a live (i.e. unexpired) and unimplemented planning permission, the guidance should not be applied. The point should be clarified and reference should be made accordingly within paragraph 3.4 distinguishing between the two mechanisms.
  - At paragraph 3.5, specific reference should be made to the applicability of Circular 1/2010 tests, particularly in respect of need for contributions, and also a statement included to the effect that contributions will only be required where each of these tests are met.
  - Paragraph 3.16 refers to the ongoing issue of forward funding by the Council of essential infrastructure to deliver the overall objections of the Proposed LDP. Manse supports this approach and is willing to work closely with the Council to assist in the delivery of infrastructure that is necessary to implement its proposal at Newton Farm.

## 4. Summary

- 4.1 Manse welcomes the opportunity to respond to the proposed LDP and sets out its summary response below.

**Response 1 – the reference to circumstances whereby retail uses in employment areas may or may not be acceptable within Policy ED1A (d) should be deleted.**

**Response 2 – separate recognition of the role of the primary retail core should be provided in a policy within the retail and town centres section and no further distinction should be made within the remainder of the city centre.**

**Response 3 – the Commercial Centre defined for Crieff Road should be extended in accordance with the Plan attached at Appendix 1, to ensure that the necessary additional facilities, most notably to accommodate the demand for a new supermarket development to serve the West Perth catchment area, can be successfully accommodation within the defined Commercial Centre.**

**Response 4 – Policy RC4 should be amended to include reference to Commercial Centres within the hierarchy and to which the sequential assessment relates as outlined in the paragraph above, and the criteria relating to out of centre locations should be amended to reflect the comments in the paragraph above.**

**Response 5 – opportunity site OP7 should be amended to refer to retail on the Newton Farm part of the site and the reference to the need to reveal capacity should be deleted. Manse is preparing further evidence in relation to the quantitative issues in relation to its planning application and reserves the right to provide further information on this point once available.**





Report

**Appendices**



# Report

## Appendix I

**From:** Vo vo Szepielow [REDACTED]  
**Sent:** 10 April 2012 14:15  
**To:** TES Development Plan - Generic Email Account  
**Subject:** objections to the Plan H25 & H26  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

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](mailto:DevelopmentPlan@pkc.gov.uk)  
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The period of representation will end at 4pm on Tuesday 10<sup>th</sup>

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

Name **Wlodzimierz Szepielow**

Address and **4 Westbank Road, Longforan**

Postcode **DD2 5FB**

[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by

email, please tick this box: **Yes, I wish**

2. Which document are you making a representation on?

**Proposed Plan Chapter 5.28, pages 131-132, Residential Plan**

Supplementary Guidance

SEA Environmental Report – Addendum 2

SEA ER Addendum 2 - Appendices

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. or

**Chapter Chapter 5.28 Page no. pages 131-132 Paragraph no. Residential Plan**

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? **No - see below**

Or

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

**I oppose to any unreasonable building and housing development which would ruin current proper landscape setting and the Longforgan Conservation Area particularly these with ref. H25 & H26.**

**I would wish them to be removed from the Proposed Local Development Plan.**

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

**My objections are supported with many traffic related issues as the congested parking situation along Main Street, dangerous narrowing of Station Road with reduced visibility at its junction with Main Street, narrow local roads: Rosamunde Pilcher Drive and Westbank Road (only one lane - single file wide) not allowing for further traffic increase.**

**I am concern about the quiet and peaceful character of Longforgan. There is no room for any new housing development. I personally bought a house here basing on information that there is no plan for any new development and might be concerned of substantially decrease of value of my property in case of any changes and deterioration of quality of life.**

**PS. It is a pity your Website tool doesn't work and I had to rewrite everything from it to my email :-((**

## REPRESENTATIONS ON THE PERTH AND KINROSS LOCAL DEVELOPMENT PLAN

by Mr Iain Walker - 10th April 2012  
5 Seaforth Drive,  
Kinross,  
KY13 8BD  
[REDACTED]

### KINROSS-SHIRE AREA SPATIAL STRATEGY

#### 7.1 Introduction

I am very concerned that the Plan has not addressed local concerns about the amount of microlight flying from the T in the Park site at Balado Former Airfield. This activity operates under planning approvals for a change of use of the site to Class 11 (Assembly and Leisure) plus motor vehicles and sports and funfairs (under sports). However I don't expect anyone in the area realised the amount of noise nuisance that would be created following the recent re-approval.

Noise pollution from microlights has increased substantially in the last few years. They fly over the Seaforth Drive/Sutherland Drive area of Kinross where I live, and often directly over our house. I didn't notice the noise until 5 years ago and since then it's increased every year. The noise, which is like a motorbike engine overhead, means that not only do we get disturbed in our garden but also inside the house. What's more they often change gear, revving up (accelerating) and decelerating over our area, which adds to the noise level.

I am also annoyed about the amount of flying. The microlights often go round in circuits 10 times in one hour so the noise and disturbance is reoccurring, and this can be several times in one day. As well as this, microlight flyers individually cross the area at any time of the day and into night-time. Without limits on the amount of flights allowed, there will be more and more microlights flying and the noise will be even more of a disturbance than at present.

I think the scale of microlight flying has sneaked in under the radar through the planning application. But it affects people well beyond the site, and for this reason the Plan should identify the T in the Park site at the Former Airfield as needing special controls. I see that it shows the airfield (when did it become one?) with safeguarding status. If that can happen, why can't our local communities have equal safeguarding treatment? The plan seems very keen in many places on protecting communities' social and environmental quality.

Regular microlight flying only started in the area not long ago. It has lowered my quality of life, which isn't fair as I've lived in this house for most of my life. As a result, I may be forced to move if the microlights continue to be a problem.

There should be a policy of "Good neighbourliness" in the Plan for this site which all microlight users should follow. For example I believe other microlight facilities have put silencers on their microlights (or their engines) which have helped to greatly reduce the noise disturbance. Such actions would help to resolve concerns and any concerns in the future.

#### 7.2.15 Opportunity Site - Market Park

Having lived in Kinross since a young child, I appreciated this green space which makes the Muirs attractive and helps define our town. I know that many people in Kinross like the fact that this open location with trees all around is unspoilt: it is increasingly rare in towns these days.

Building a prestigious tourism development would ruin this asset and detract from the thing it is intended to do - attracting tourists to the town.

## Perth and Kinross Council Local Development Plan.

As a layperson regarding planning protocol and possibility, I wish to request patience in the consideration of the following which is expressed in lay person terms. The concerns are specific for Highland Perthshire area.

### Soft Versus Hard tourism Strategy

Quoting from 'Pitlochry a History' by Colin Liddell re the time of the new A9:

*'Concern was expressed from the onset that the new A9 would keep trade away from the many by-passed communities in this district. Recognising this, the Scottish Office (as it was then) accepted after a Public Inquiry in 1974, that there should be no commercial activities on or adjacent to the A9 trunk road. This became known as the 'A9 Policy' and was intended and was intended to allow time for those by-passed communities to develop and expand their services to cater sufficiently for the passing traveller. The A9 Policy was tested by commercial developers from time to time and indeed reviewed thoroughly by the Scottish Office itself in 1995. Throughout, the A9 had to be defended and, so far, has been upheld.'*

Times have changed and there are now new threats to local community's economic, social and cultural wellbeing and integrity. It is the threat of the large well financed chain hotels and retailers. Whereas some communities may welcome these, for other communities they will simply destroy existing distinctive economic attractiveness, displace trade and siphon money out of the locality. At the time of writing, Pitlochry, is under predatory threat of a chain budget hotel and retail clones which are unwelcome and will profoundly impact the town. There is a need to maintain established quality and distinguish between investment that simply displaces trade and that which introduces attractions which complement existing businesses and enhances the situation.

So my question is how can communities shape their own economic futures and choose not to allow predatory commercial activity which results in lost jobs and diminished local wealth. Other countries have strategies to protect small local businesses through 'soft' policies.

The presumption in planning is in favour of the developer and 'private sector investment' which, long term, often divests a community of wealth and culture. How can local community have real stakeholder influence? How can planning democracy be exercised through the local plan? Other countries have covenants or by-laws within planning laws that give communities a real say and choice. Could there be a relevant policy included in the local plan?

### Sustainable Energy

In spite of all that is known about climate change and peak oil and gas, a surprising number of developments still continue to ignore these issues. I would suggest that for any new development over a certain size, and small at that, encouragement or reward is available for developments that set aside small suitable areas of land in a development to allow for a future option of biomass district heating. Ideally this should be statutory.

Liz Hodgson, Edradour Lodge, Pitlochry PH16 5JW. April 2012.

---

**From:** barbara fleming [REDACTED]  
**Sent:** 10 April 2012 14:47  
**To:** TES Development Plan - Generic Email Account  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Development Plan Team

I wish to object to Policy EP13: Airfield Safeguarding and the associated Supplementary Guidance.

This policy raises many questions, some of which have arisen as a direct result of an ongoing application at Causeway Cattery.

1. What is the council's procedure when there is a breakdown between good neighbour relations?
2. Is there an adjudicator or a liaison officer where both parties can put forward their views?
3. What procedures are to be put into place where there is a dispute between the SGU and a planning decision and who has the final say?
4. What procedures will the council follow supposing the SGU take the council's decision to a judicial review, which they did in relation to this application.
5. What is the council's procedure supposing the SGU dismiss the independent assessment prepared by a suitably qualified person?
6. Assessing development in airfield safeguarding zones: Developments are assessed by the airfield operators – should this be the case? How un-biased will the airfield operators reasonably be, given that they are against developments within certain areas of the safeguarding zone.
7. Will an independent assessor be employed by the council to determine if a development is prejudicial to the safe operations of the airfield?
8. Can the council clarify what is 'uncontrolled or unregulated activities' near the boundaries and take-off and landing thresholds and where exactly are the take-off and landing thresholds?

#### Incompatible Activities

Apart from archery, Portmoak has had all these incompatible activities to contend with and had no curtailment in their flying operations.

Shooting does take place on the boundary of the airfield.

Kite flying has taken place on the airfield itself.

Balloons have flown over the airfield.

The equestrian centre has been operating on the boundary since 1989

So this proves that the airfield can still operate with these activities going on.

The council have to look at this policy not only from the Airfield Operators perspective but also from the existing businesses in the area. Every one of which should have the right to diversify and develop as much as any other business which may be lucky enough not to have to contend with



this unfair and biased policy.

The Airfield Operators have a duty of care to operate in a safe manner, regardless of what lies outside their boundary. This includes flying safely over their neighbour's property.

Finally, can the council give assurances that this policy will not be prejudicial to the operating of any other business on the airfield perimeter.

Yours faithfully,

Barbara Fleming

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**From:** [REDACTED]  
**Sent:** 10 April 2012 14:47  
**To:** TES Development Plan - Generic Email Account  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Perth Council

I am writing to object to the policy EP13 Airfield Safeguarding, of Portmoak in particular.

IS THE SAFEGUARDING ZONE ACTUALLY A NO BUILDING ZONE SURROUNDING THE AIRFIELD?

It concerns me this policy is very much biased in favour of the airfield and is detrimental to adjoining businesses and landowners from developing their business by placing unfair restrictions upon them.

The council states it is in support of development and diversification of rural businesses. Does this include the ones surrounding Portmoak airfield and what assurances can the council give that this safeguarding policy in the local plan will not hinder the development of local businesses on the perimeter of the airfield.

I understand the need to protect the airfield from *MAJOR* developments, but at the expense of the planning applicant, an expensive independent report has to be submitted by the applicant which the AO's (airfield operators) do not have to do when they apply for planning ON the airfield. This report can run into thousands of pounds, this is unfair.

As is the case at Portmoak, the AO's have erected two massive hangers, a huge shed, have numerous caravans on site, have plans to develop and build a new briefing building etc, with NO such demand placed upon them. This is unfair.

Why is this building activity acceptable on the airfield, but not acceptable outside their boundary?

If you wish to develop your existing business and diversify, it would appear you have to obtain permission from the AO's first. They want NO development on their boundary, proof of this is an objection to even a caravan sited within a group of buildings, which can hardly be described as a major development!

Objections to developments from the AO's may come in the guise of safety, but what assurances can the council give that the AO's are following their own safety guidelines and taking into consideration the safety of members of the public outside the airfield boundary. Who polices the AO's on safety, as I understand it they are responsible to themselves as they are an unlicensed airfield. Is this correct?

This gliding club is not the only business in the vicinity and the council have to recognise that this policy has to accommodate all of them, not just the AO's.

Who has the final say on planning decisions – the planning authorities or the AO's?

Yours faithfully.

Susan Fleming

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**From:** Greig Johnston [REDACTED]  
**Sent:** 10 April 2012 14:42  
**To:** TES Development Plan - Generic Email Account  
**Subject:** FAO Brenda Murray - Objection to Longforgan Development  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Mr & Mrs Johnston  
The Farthings  
Station Road  
Longforgan  
DD2 5EX

Proposed Development Plan for South Longforgan:  
H25 (ref 08/01890/IPM) & H26 (ref 08/01890/IPM)

We are writing in regard to the above proposed development plan in South Longforgan. We have numerous objections to the proposed plan to develop one or both these sites: he junction between Main Street and Station Road is a very tight junction and there have been a few scrapes and near misses with drivers taking the turn on both sides of the road onto Station Road. Increased traffic on this road would cause all kinds of risks and issues. Safety is a big concern. Many school children have to cross this road to get to and from school and it can be a blind corner – more traffic would be a danger to our children who have to cross this road. Station road is a single file road in parts and could not be used for all traffic to any new houses. What other access has been considered? When there has been any accident/incident on the dual carriage way the traffic come through Longforgan and through Station Road. The traffic comes in large volumes and speed along Main Street and Station Road to get to Dundee / Perth. I live on Station Road and have 2 children aged 5 & 3 – the traffic speed down station road and I have a huge fear that one day there might be an accident involving my children and a car – I have stressed to my children the importance of crossing the road safely and looking for cars but at the end of the day they are just children. Longforgan Primary school is already full and more new houses would mean more children needing to get into the school – how will this be possible? The community in Main Street is already complaining about the level of cars – both parents and staff – who are dropping off and collecting their children from school. This will only be increased if the development goes ahead. The after school amenities for our children is already reaching capacity – Rainbows and Brownies have a large waiting list. The play park in Longforgan is too small for the existing children. Longforgan has a small shop but no other facilities. Has further shops, a post office, parking, improved bar/hotel, playparks etc been considered? Clearly this needs attention before any new houses would be considered. There are other houses in Longforgan that are not selling, and with further new builds in Longforgan this would only add to this problem - or increase the number of empty houses. Not a good position for Longforgan and our neighbours We moved to Longforgan for the small community feel, village life, the good school and a safe environment to bring our children up in. We believe further increasing Longforgan would not be a

itive one for Longforgan and its residents.

We feel very strongly about this and believe there must be better open space land outwith Longforgan that could be considered for future housing - that wouldn't have such an impact on our community.

I hope you consider our views.

Regards Mr & Mrs Johnston & family

---

**From:** Richard Green [REDACTED]  
**Sent:** 10 April 2012 14:12  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Kinross Local Development Plan - Comments  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

**Dear Sir or Madam,**

**Please can we draw attention to the removal of the settlement boundary at Easter Balgedie as part of the proposed Kinross Local Development Plan.**

**The settlement boundary has been in place for a long period of time & helped to contain building within the original hamlet margin.**

**We believe the settlement boundary should be re-instated otherwise the hamlet of Easter Balgedie will through time merge with Kinnesswood. This in our view would create an eyesore in such a beautiful rural setting.**

**In addition, all main road accesses onto the main A911 in Easter Balgedie are dangerous, with blind spots, so in our view more development would significantly increase the risk of a major accident in Easter Balgedie.**

**We hope the above is taken into account in the final plan.**

**Thank you,  
Richard & Patsy Green**

**Richard & Patsy Green  
The Old Farmhouse  
Easter Balgedie  
Kinross  
KY13 9HQ**

[REDACTED]

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

Name	Crieff Community Trust Steering Group
Address and Postcode	c/o Dawn Griesbach (Secretary) Ivy Knoll – upper flat Ancaster Road, Crieff PH7 4AL
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.

Site ref.

Chapter **8, Section 3**

Page no.

Paragraph no. **8.3.1 – 8.3.9**

**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 are writing to express our concerns about the proposals for future development in Crieff. In particular, we would like to see:

- A much greater emphasis in the Plan on the requirement for significant infrastructure improvements in relation to roads, traffic management, parking and public transportation network.
- A commitment to developing brownfield sites and disused buildings within the existing town boundary for both employment land and residential use.
- The prioritisation of brownfield site development *before* the development of greenfield sites outwith the existing town boundary. Alternatively, developers should be required to make a contribution to the development of derelict and disused land as a condition of any future development of greenfield land.
- A commitment **not** to use land outside the town centre (High Street / King Street) for retail.
- A much greater emphasis on the regeneration and improvement of Crieff's historic town centre.

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

In principle, we do not object to an increase in residential development in Crieff. However, a survey of residents which took place in 2010 found that people in Crieff are concerned that Perth & Kinross Council's plans for development appear to be shifting the focus of our town south to the Broich Road, at the expense of the town centre (High Street / King Street area).

Previous representations made by local residents and community groups in relation to the Main Issues Report (MIR) do not appear to have been taken into account in this Proposed Plan. We are concerned that Perth & Kinross Council seem to be adopting a plan for development of our town which is at odds with the views of local residents and indeed, with Scottish Government Policy.

The Scottish Government's Regeneration Strategy (*Achieving a Sustainable Future*, 2011) Annex A provides a list of expected outcomes for economically, physically and socially sustainable communities. These include, among others:

- Strong local economies, providing access to jobs and support for business
- Infrastructure fosters the right conditions for growth and community cohesion, including good transport and digital connectivity
- Thriving towns and high streets
- Sustainable employment and reducing welfare dependency
- Communities have a positive appearance and are places where people want to live, work and invest
- Quality design and upkeep of buildings and spaces
- Address vacant and derelict land and property and preserve heritage / built environment for productive use
- Towns and high streets act as a focal point for social and economic interactions
- Communities have a positive identity and future aspirations
- Communities and people are protected and feel safe
- Communities are involved in designing and delivering the services that affect them.

It is not clear to us how the Proposed Plan for Crieff would meet any of these outcomes in our community.

The Plan highlights the importance of the Crieff Hydro to the local economy, and while we agree that the health of the Hydro is important and should be protected, we would also like to see the Plan support the growth of other (non-tourism) sectors in Crieff, which would attract higher-paid jobs less dependent on seasonal fluctuations.

There are significant problems with disused and derelict land, and with traffic flow in our town centre. This Proposed Plan provides no information at all about how these problems will be addressed and tackled in the future. Nor does it provide details of how Crieff's Conservation Area will be enhanced and protected.

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](mailto: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 10<sup>th</sup> 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	Fiona Dickson MRTPI
Address and Postcode	Gillespies LLP 21 Carlton Court, Glasgow G5 9JP
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.	Birnam and Dunkeld	or			
Chapter	6. Highland Perthshire Area	Page no.	161-163	Paragraph no.	6.3



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 to the Plan' in the form of the inclusion of a site to the south east of Birnam, adjacent to the existing settlement boundary. Site referred to as 'Birnam South East'.

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

It is the view of A+J Stephen Limited that 'Birnam South East' is the only site within the Birnam/Dunkeld settlement capable of accommodating development and that the site can be sensitively planned and designed to provide approximately 40 new homes.

This representation is formed in three parts:

Birnam South East Representation (letter dated 10 April 2012)

Appendix 1 – Strategy and Development Concept

Appendix 2 – Landscape and Visual Appraisal

This representation demonstrates:

1. the suitability of the site in the context of Birnam/Dunkeld
2. the extent to which development would impact on the National Scenic Area and other designations; and
3. that a place-sensitive and respectful site layout can be achieved to support the future growth of Birnam

Please refer to the attached Representation Documents.

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

21 Carlton Court  
Glasgow  
G5 9JP

**GILLESPIES**

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

10 April 2012

## PERTH AND KINROSS LOCAL DEVELOPMENT PLAN – PROPOSED PLAN REPRESENTATION

### REPRESENTATION BY A&J STEPHEN LIMITED

This is a formal representation made by Gillespies LLP on behalf of A&J Stephen Limited, in response to the publication of the Perth and Kinross Proposed Local Development Plan, 2012.

A&J Stephen Limited are acting with the full support of the Trustees of RS Fotheringham 1992's Trust, landowners of the subject site.

This representation relates to the exclusion of a site in Birnam from the Proposed Plan - Highland Area (Proposed Plan pp161-163). The following appendices to this representation set out a case for inclusion of this site in the Local Development Plan:

- Birnam South East Appendix 1 – Strategy and Development Concept
- Birnam South East Appendix 2 – Landscape and Visual Appraisal

In summary, 'Appendix 1 – Strategy and Development Concept' sets out an argument that Birnam South East site is suitable for development for the following planning reasons:

- The site forms a logical extension to the existing settlement
- It is the only site within the settlement area that can accommodate meaningful development
- The site addresses local housing need identified for Birnam/Dunkeld
- The site is readily accessible from the A9
- The site is close to the railway station
- Infrastructure and flooding constraints can be addressed
- The existing gas pipeline can be accommodated within development
- Development is fully supported by the landowner Trustees of RS Fotheringham 1992's Trust

Consideration of an appropriate design approach demonstrates that:

- The site can be designed in an appropriately responsive way to its immediate environment and to the wider River Tay NSA
- Local impacts on the Conservation Area and the surrounding properties can be mitigated
- An appropriate balance of open space to built form can be achieved that creates a low density, attractive settlement edge

Gillespies LLP Glasgow Manchester Leeds Oxford London

Partners: **Stephen Wardell** CMLI **Brian Evans** MRTPI FCSD **Stephen Nelson** CMLI **Jim Diggle** CMLI **Michael Sharp** RIBA **Jim Gibson** CMLI **Stephen Richards** CMLI  
**Torn Walker** MLI Associate Partners: **Sarah Marchant** CMLI **Sarah Gibson** CMLI **Sally Nash** CMLI Associates: **Graeme Pert** RIBA RIAS **Laura Scott-Simmons** CMLI  
**Barry Williams** MA **Sheena Bell** CMLI **David Head** AAILA **Jonathan Akers Coyle** CMLI **Warren Chapman** CMLI **Lisa Dunshea** CMLI **Adam Greatrix** CMLI  
**Oliver Smith** CMLI **William Basterfield** CMLI **Armel Mourgue** CMLI Chairman: **Peter Evans** FCA Finance Director: **David Black** Partnership no. **OC303988**  
Registered office: **Westgate House, 44 Hale Road, Hale, Cheshire. WA14 2EX**

21 Carlton Court  
Glasgow  
G5 9JP

**GILLESPIES**

- A new open space can be created that acts as a setting to the historic 'Riverside Drive' feature of the Murthly Castle GDL
- New open space can contribute to the town in a positive way as a resource for the whole community
- New open space can protect of the amenity of the riverside walk for all users
- New open space can enhance biodiversity

With respect to the sites' landscape context, 'Appendix 2 – Landscape and Visual Appraisal' demonstrates that development of the Birnam South East site:

- Is well contained
- Has minimal impacts on the NSA
- Does not impact on the Dunkeld Cathedral Ancient Monument
- Does not impact on Dunkeld House GDL
- Has minimal impacts on the Murthly Castle GDL
- Does not impact on the Beatrix Potter Garden
- Does not damage the River Tay SAC
- Does not impact on the Birnam Oaks
- Does not impact on the town of Dunkeld
- Has negligible impacts on Birnam Conservation Area
- Has very limited visual impacts

A preliminary meeting took place with Scottish Natural Heritage and Perth & Kinross Council on Thursday 5<sup>th</sup> April to discuss the Birnam South East Strategy and Development Concept. PKC provided a general description of the site's planning status to date and Gillespies explained the methodology and findings of the Birnam South East Strategy and Development Concept and supporting Landscape and Visual Appraisal.

Despite SNH acknowledging that some development may be possible on the site, their conclusions of this meeting were that the quiet, rural setting of the site was of overriding importance and that development would have an adverse impact on these characteristics. The extent of development shown in the design concept was also deemed too great, despite their acknowledgement that this proposal is a significant reduction from the red line boundary shown in the PKC Main Issues Report.

In response, it is the view presented in this representation that, whilst acknowledging the rural setting of the site, the proposed design concept will retain the existing recreational route along the riverside drive and set housing back from the river so that the 'rural' and 'quiet' characteristics can be appreciated. The concept would also create new areas for informal recreation, enhancing the existing offer in this part of Birnam and complementing the abundant amount of rural walking routes within the NSA.

A previous planning application dated 1996 was tabled by SNH, which represented an equivalent site area and included a residential care home, rural business clinic and 102 homes. It was SNH's feeling that the Birnam South East concept had not moved on from this application.

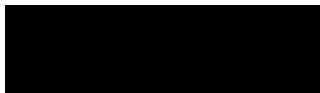
# GILLESPIES

This view is contested by A+J Stephens Ltd on the basis that:

- the number of homes proposed in this representation has been reduced from 102 units to 40 units – therefore the density, ratio of built land to open space and visual impact has been significantly reduced
- this representation relates solely to low density, residential units i.e the care home and business elements have been removed – therefore setting development more appropriately within its residential context
- the housing market (both supply and demand) and all other material planning considerations have significantly altered in the intervening 16 years

Please confirm timeous receipt of this submission. Do not hesitate to contact Stephen Nelson or Fiona Dickson of Gillespies should you require any further information.

Regards



GILLESPIES LLP

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:** Neil Campbell [REDACTED]  
**Sent:** 10 April 2012 08:04  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Objection to Local Decelopment Plan Site H22 Forgandenny  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

To Whom it may concern,

I am writing to you to set out my objections to the proposed Local Development Plan site H22 at Forgandenny.

My objections are as follows,

The suggested site is prime agrigculutural land and is green-belt when there is a perfectly good brownfield site at Udinard.

The proposed site lies outwith the current council designation of the boundry of Forgandennny Village.

If phase1 has 30 high density houses then there is potential for about 100 tpeople to suddenly appear in the village and more than 200 if phase 2 goes ahead increasing the population by one third in the space of four years. This is too many and too fast. the village needs to grow organically.

The local services are already stretched as the school is full and the drainage already has trouble coping with floods as the road right opposite the field is prone to flooding to an extent that it is sometimes impassible and you have turn back and find an alternative route. This will be even worse if this site development goes ahead.

There is no local economy or recreational facillities to cope with such an influx of people.

Local transport links are infrequent and will not be able to provide acceptable public transport links for these new residents.

At present there is a brownfield site at Udinard where the utilities have been at place at the old hospital. This site is within walking distance of Bridge of Earn and is already set up to cope with this large influx of people.

Yours Faithfully

Neil Campbell

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](mailto: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	Stuart and Ann Marie Neave
Address and Postcode	55 Muirs Kinross KY13 8AU
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.

We do not agree with proposed access to the development from Springfield Road.  
 We do not agree with placing so many homes next to the motorway.

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

We do not agree with widening the existing path to accommodate a full access road due to the blind corner at Springfield Road \*as well as\* the potential danger in creating two-way traffic between Davis Park and the existing bike path. Both the park and the path are well-used by local children.

Rather than putting the homes next to the motorway, if new houses \*must\* be built, please consider using the old high school area or alternative locations which will not impact the traffic flow into Kinross as heavily.

In addition, there appears to be no consideration for the increased demand on local schools (already oversubscribed) and health facilities (also understaffed - we have formally complained this year about the lack of resource in the health visitor sector).

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**

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

Peter Hutchinson

Hill Cottage  
Cromwell Park  
Almondbank  
PERTH

[REDACTED]

[REDACTED]

### **2. Which document are you making a representation on?**

Proposed Plan

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

E6 Cromwell Park - change to General employment uses

### **4. What is your representation?**

Would you like to see a change to the Plan?

I would like the plan to be changed to include adequate safeguards (Site Specific Developer Requirements) for:

- Public access - to respect the well used public access routes that pass through the Site to access the River Almond and associated amenity woodland
- Community facilities - to respect the high amenity value of the site for the public (for informal recreation & associated health benefits).
- Public safety - to recognise that the access road is narrow, with poor sight lines and no pavement, and therefore development could increase the risk to public safety (both to residents and those using the core path network - the access road is regularly used by cyclists, walkers and horse riders);
- Adjacent amenity value - to minimise the impact of development on the adjacent residential properties;
- Light pollution - to prevent obtrusive and intrusive lighting on neighbouring properties;
- Noise pollution - to prevent noise pollution on neighbouring properties;
- Green Infrastructure - to recognise that the Site is part of the local green infrastructure and it's 'open space' and surrounding woodland has a positive contribution to local biodiversity;
- Place making - to encourage development that respects the character and amenity of the place.



The changes are requested to respect the quality of the environment (and associated public use and benefits) and provide adequate safeguards for:

- Public access (compatibility with Policy CF2)
- Community use (compatibility with Policy CF3)
- Public safety (compatibility with Policy ED1)
- Adjacent amenity value (compatibility with Policy ED3)
- Light Pollution (compatibility with Policy EP5)
- Noise Pollution (compatibility with Policy EP8)
- Green Infrastructure (compatibility with Policy NE4)
- Place making (compatibility with Policy PM1)

As currently drafted, the proposed Site Specific Developer Requirements attached to E6 Cromwell Park, 0.6 ha, for General employment uses do not provide adequate safeguards to secure:

1. Compatibility with Policy CF2: Public Access. The proposed plan does not provide safeguards to:

- prevent adverse impact on the core path network, the asserted right of way and other well-used public routes that pass through the area. Without appropriate Site Specific Developer Requirements, there is a high risk of adverse impact on public access.

2. Compatibility with Policy CF3: Community Facilities. The proposed plan does not provide safeguards for:

- the loss of land used for community amenity purposes.

3. Compatibility with Policy ED1: Employment and Mixed Use Areas. The proposed plan does not provide safeguards for:

- The amenity value of adjoining area – frequently used by the public to enjoy the River Almond and it's associated amenity woodland;
- The safety of both local residents and the public who use the road to access their properties and the amenity area of River Almond. The road is part of the Core Path Network and is frequently used by walkers, cyclists and horse riders. Whilst there is a proposal for 'Road and access improvements to the satisfaction of the Council as Roads Authority', Site Specific Developer Requirements should be expanded to reflect the importance of safety considerations. This is because the current access road is narrow, with poor sightlines and no pavement. As such, any increase in road traffic to support general employment use would increase the risk to public safety.

4. Compatibility with Policy ED3: Rural Business and Diversification. The proposed plan does not provide safeguards to;

- curtail the impact of employment use on the amenity of residential properties within or adjacent to the site.

- [as per 3. Above] accommodate the nature and volume of the traffic generated by development in terms of road capacity, safety, environmental impact and maintenance.

5. Compatibility with Policy EP5: Nuisance from Artificial Light and Light Pollution. The proposed plan does not provide safeguards for:

- preventing obtrusive and intrusive lighting on neighbouring properties.

6. Compatibility with Policy EP8: Noise Pollution. The proposed plan does not provide safeguards for:

- preventing noise pollution on the neighbouring properties

7. Compatibility with Policy NE4: Green Infrastructure. The proposed plan does not provide safeguards for:

- the creation, protection, enhancement and management of the green infrastructure of the site,
- the need for high standards of environmental design in such a high value public amenity area,
- positive use of the area for recreation, biodiversity and health,
- enhancement and management of open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside;
- enhancement and management of existing species and habitats and the creation of new habitats and wildlife corridors, including trees, hedgerows and woodlands
- 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.

8. Compatibility with Policy PM1: Placemaking. The proposed plan does not provide safeguards to:

- ensure a positive contribution of development to the quality of the surrounding built and natural environment. There should be Site Specific Developer Requirements to respect the character and amenity of the place, and create and improve links within and, where practical, beyond the site.

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	Martin Laing
Address and Postcode	5 Cameron Walk, Burrelton, PH13 9NN
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.	H16 & H 17	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.

- 1.The development of sites H16 & H17 should not be considered until the 'cross Tay link road' is under construction, not a 'committed project'.
- 2.The primary school should be replaced, not extended.
- 3.Cameron Walk is not suitable access for site H17, especially if 20 houses are to be built.

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

1. The development of sites H16 & H17 should not be considered until the 'cross Tay link road' is under construction, not a 'committed project' because of the traffic congestion at Bridgend (perth). This would give a reasonable expectation that the road will be completed and not put on the back burner until some future date, even though funds may have been allocated. Without this road built the traffic congestion would be unacceptable.
  2. There is poor access to the current primary school and extending it would not alleviate this problem. If an additional 120 houses were to be built with say an average of 0.5 children per household of primary school age then this problem would only be exacerbated.
  3. At the present time Cameron Walk only has 8 houses. I can sometimes sit for up to 10min trying to gain access to the main road at peak times due to the curvature of the main road and limited line of sight that this causes. With an additional 20 houses, with say 1 - 2 cars per household, this would become almost unmanageable and perhaps cause frustration, which may in turn lead to people making an unsafe exit from Cameron Walk and increasing the risk of accident.
- I purchased a house in Cameron Walk on the understanding from the developer that it would remain a cul-de-sac. If it were to be made into an access road this would increase the level of road noise, the threat of pedestrian/car accident and decrease the value of the properties already existing

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.

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**From:** M ARK CUMMING [REDACTED]  
**Sent:** 02 April 2012 16:55  
**To:** TES Development Plan - Generic Email Account  
**Cc:** [REDACTED]  
**Subject:** Perth & Kinross Local Development Plan (Laggan Road , Crieff Proposal)  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Sir / Madam....

Our names are:: Allison Cumming / Mark Cumming  
Our address is:: 6 Bramblefield / Crieff / PH7 4LU  
Plan Area:: Proposed 50 House (maximum) Development at Laggan Rd / Crieff.

Our house location places us adjacent to the proposed development site at Laggan Road, yet neither my wife nor I recieved any kind of formalised notification about the proposal. It was only by chance, through a neighbour that we were made aware of the proposal to construct a potential for a 50 house (maximum) development across from the front / side of our home.

Once we found out about this proposal. we tried to access the suggested website ([www.pkc.gov.uk/ProposedLDP](http://www.pkc.gov.uk/ProposedLDP)) but could not navigate my way in any meaningful manner to the relevant information. I (Mr Cumming) travel on business so don't have the time to come along personally to view the proposal at Pullar House (as we found out through the neighbour was where the plans are on public display).

From the information that we can gather (please supply us directly with more information if you can), we are concerned about this proposal and it's impact on the local area / environment as well as on the infrastructure of the already developed areas from MacCrosty Park upwards to Laggan Road / Horseshoe Drive and finally where we are on Bramblefield.

Those concerns are::

- 1] That the proposed field for development is a strong natural habitat in close proximity to developed areas in Crieff where we see on a regular basis wild deer, owls, heron, buzzards as well as more common wildlife such as pheasants / red footed partridges etc. This ability to have nature so closely located to well thought out and well developed (quality of layout / screening etc) will be impacted and lost if the planned development was to go ahead both due to the loss of space but as well due to the increase in habitation (volume of people & cars) / pollution (increase in noise / light / waste pollution).
- 2] That the proposed field for development is part of the access vista that countless thousands of walkers / ramblers / plain old tourists and of course residents such as my wife and I use when walking from Laggan Road along towards the many walks that start at the end of the current developpe areas. Access to these view up the hill as you go along the walks is a beautiful and I would say essential part of the access experience to the countryside that this development would eliminate or reduce in impact.

3] The risk to pedestrians / cyclists / children who use the countryside amenities in this area will increase and their safety will be impacted based on the associated level of traffic that would accompany 50 houses (max), this would bring somewhere between 50 - 70 vehicles into this zone at a minimum.

4] The volume of traffic noted above in Point [4] would add congestion to the already restricted bridge process at McCrosty Park as you exit the park coming up to Laggan Road as well as increase the residential volume of traffic going to and fro through the park access road. These 100 - 200 additional journeys per day as a minimum would not only add congestion to Laggan Road but also access up through Milnab Road etc as these cars attempt to access major roads either up to the town center or Stirling or out to Comrie etc. None of the roads or junctions in these areas are adequate to support these additional volumes.

This volume is further compounded by the fact that Crieff does not have a sufficient level of supermarket access not small shop volume to alleviate the need for 50 or so families to have to use their vehicles for grocery runs to Perth or Stirling.

5] If the traffic / human access is to be along Laggan Road to the proposed site, then the road is not of sufficient capacity (in my humble opinion), so we have a concern that there may be a plan or intention to utilise a 2nd access point along Bramblefield and thus past the front and side of our property. This is obviously of great personal concern from an environmental / safety and pollution concern also. The road was not designed as a back door / rat run exit for such a potential development size.

6] Crieff is an incredibly quiet environment in which to live and the development we live in has been carefully designed and sensitively developed to optimise that quiet and tranquil environment. It has been a great success as a development (in my opinion) based on the high standards applied by the developer (a local man / family who also live in the development). We have grave concern that this development would not be designed with the same local care and consideration and as such would be more about volume that complementary planning / construction. As a result there would be a blight on an important location in Crieff that could / would damage a key tourist area within Crieff. My wife and I support that tourist industry / access to the countryside approach through our care and consideration of how we live within the area / environment, we have grave concerns that a volume development such as the one proposed would not have that same focus or consideration.

We know that towns need to develop, we understand the potential attractions of expanding Crieff to attract in other people or provide existing residents with a path to move forward as far as living is concerned, but our contention is that destroying what is a beautiful piece of land - vista's - wildlife / contaminating what is a currently a stable and quality environment / increasing road journeys - pollution / risking safety of pedestrians - tourists ramblers etc / overstressing the existing road systems and making living in this part of Crieff less attractive than it currently is, these are not in the areas to impact on yet they will be the very ones that are damaged by the development if it was to go ahead.

Our suggestion is that Crieff should expand in a more distributed and sensitive manner rather than a big 50 house development and utilise brown field locations that are in or nearer to main transportation of commercial facilities, this way the capacity can be added without the adverse impacts on the existing beauty that is Crieff.

Please keep us informed (as we were not informed directly in the 1st instance) as to what is going on

with relation to this proposed development in the future.

Yours

Faithfully

Mark and Allison Cumming.

Object : Site H25 - remove from plan

Rep no. 00867/1

Object : Site H26 - remove from plan

41 Rosamunde Pilcher Drive  
Longforgan  
Perthshire  
DD2 5EF

RECEIVED  
05 APR 2012

Mr Baxter  
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

March 2012

**Reference: 08/1889/IPM & 08/01890/IPM (H25 and H26), Proposed housing developments in Longforgan**

Dear Mr Baxter,

We are writing to inform you of our displeasure and concerns about the future of planning developments in Longforgan, proposed on sites H25 and H26 by A & J Stephens Builders Limited. It appears that the Community Council in Longforgan did not make the representation required at the time of the MIR stage 3 of the Local Development Plan due to unfamiliarity with the new 2006 Planning Legislation.

There is an opposition for the need of a community hall, proposed on H26. However we feel it is vital that Community facilities are addressed in a Community led "Masterplan". Improvements could be made to ensure the infrastructure of the village of Longforgan can sustain any future development allowing all issues pertaining to the village to be correctly addressed. As you are aware, Longforgan stands in a conservation area. At a time when we are becoming ever more aware of our own need to sustain our food sources, we question why H26, a green field site, needs development at all. We would ask for H26 to be removed from the plan and the existing village envelope is respected.

We believe that the traffic in the village could not sustain more housing in its current form by using Station Road and Main Street as the tributaries in and out of the village.

We believe there is currently a surplus of affordable housing closer to Perth. If there is to be more development within Longforgan, it would make logical sense to consider social inclusion within the village at a more sustainable level.

The school is running close to capacity and by building in front of the school on H25 it may limit any potential future growth for the school on its current site.



Another objection we would raise is the ability in the future for the Church to be able to extend the graveyard for future requirements.

The other major issue in the village is the water and sewage system and that fact that there is a horrendous smell coming from the plant at the bottom of Station Road on the majority of days which only goes to suggest further from the fact that the current system in itself cannot sustain the number of houses it serves.

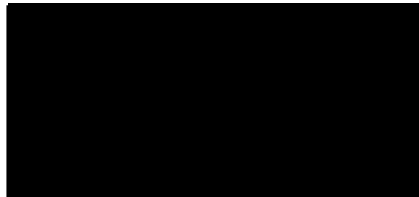
We are aware that Scottish Water produced a report in 2008 stating that development of further housing on either of sites H25 or H26 would lead to considerable impact on the residents of Rosamunde Pilcher Drive and, in consequence of this, we would question where the soak-away is for the residents of Rosamunde Pilcher Drive as we anticipate that the soak-away goes into the site H26.

With all factors being taken into consideration, at this stage, we would ask that both sites H25 and H26 are removed from being granted planning permission until the village is considered sensitively allowing an enhanced village life in a sustainable manner.

Yours sincerely,



I.K. Wood



D.R. Wood

---

**From:** Alison Befroy [REDACTED]  
**Sent:** 10 April 2012 15:38  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Local Development Plan, Scone, Cross Tay Link and housing development (700 units)  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

To whom it may concern,

Following a visit to a display of the Local Development Plans, and reading the relevant parts of the Plan, I consider that this site should be taken out of the Plan.

My reasons for this decision are:

- 1 the position of such a site relative to Perth city
- 2 the impact on Scone village
- 3 the loss of good agricultural land
- 4 the loss of habitat in this area and the impact on flora and fauna
- 5 the loss of sites of archaeological and historic interest and importance
- 6 the considerable loss of amenity for the inhabitants of Scone, Perth and visitors from farther afield

1 I understand that the extra housing is needed for an expected population increase in and around Perth, and that these people would mainly be commuters working in Dundee, Edinburgh, Stirling and Glasgow. To access road, rail and bus routes, I think that housing other than in Scone would be more practical and cost less in time and fuel to reach the place of employment.

2 One of the key aims of the Plan is "to sustain rural and village community services by allowing modest development within villages". If 700 housing units were to be built, the population of Scone would rise from 4900 (5.33.1) to approximately 6500. This increase of c 30% surely does not qualify as a "modest development", particularly when the building of another school is envisaged. Would such a large project sustain Scone as a village and its community services?

3 The Plan shows that there would be building on a large area of agricultural land which appears to be well-managed and productive. Is this not part of Scone's Green Belt?

4 I live in Highfield Road, and am able to walk along paths in the area where housing is proposed. There are several types of habitat, supporting a diverse flora and fauna. In late spring and summer it is easy to observe more than 50 species of flowering plants, as well as numerous grasses, ferns and lower plants, eg mosses. Rodents, deer and many species of birds live in this area. My garden is visited by great tits, blue tits, coal tits, long-tailed tits, chaffinches, greenfinches, blackbirds, robins, dunnocks, wood pigeons, house sparrows and great spotted woodpeckers. A pair of bullfinches, a species on the Amber list of birds at risk, can be seen feeding in my garden. Owls can be heard at dawn and dusk. This variety of wildlife would be adversely affected by a housing development, particularly one as large as proposed in the Plan.

5 Given the proximity to Scone Palace, it is likely that there are sites of archaeological and historical interest and importance in the area. I understand that there are old routes through the woodland which merit consideration.

6 Any housebuilding will result in a significant and detrimental loss of amenity for the large numbers of people, families, runners, dogwalkers and ramblers, who use the paths every day. This would

seriously impact on the life of those who live in Scone and those who travel to Scone and enjoy this part of the village.

I trust that all these points will be given thoughtful consideration, and that the conclusion reached will be that this development site shall be taken out of the Plan.

Yours sincerely

Alison Befroy  
25 Highfield Road  
Scone PH2 6RN

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	Bob Salter on behalf of Thomson Homes Ltd & Cocklaw Developments Ltd
Address and Postcode	Geddes Consulting The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW
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"/>	Page no.	<input type="text" value="199"/>	Paragraph no.	<input type="text" value="7.1.9 &amp; 7.1.14"/>

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.

Thomson Homes has made a separate representation to Chapter 7, page 232 of the Plan regarding the allocation of land at Rumbling Bridge (Braehead) for circa 13 new homes, including affordable homes.

Rumbling Bridge is located in the Landward area and the allocation of this 1.7 hectare site, promoted by Thomson Homes, should be confirmed in the site reference table on page 199 of the Plan.

The Council should remove the allowance for 10% of the housing land supply to be met by windfall sites.

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

Further sites are required to meet the housing requirement in the Kinross Housing Market Area (HMA).

The Council has proposed to transfer 10% of the Kinross HMA housing requirement to Perth HMA - this equates to a reduction of around 100 homes over the period 2010 to 2024. No evidence has been presented to justify this decision in accord with SPP (refer to Thomson Homes representation to Chapter 7, page 198, para. 7.1.8).

In addition, the Council confirms that 10% of the overall housing land supply will be from windfall sites. The windfall sites proposed by the Council equate to 90 homes over the Plan period for the Kinross HMA. This approach is not in accord with PAN 2/2010:

62. Windfall sites arise unexpectedly and are by definition not part of the planned housing supply. These are opportunities for new housing involving the reuse or redevelopment of previously developed sites, i.e. brownfield sites which were not included within the development plan and are not counted towards meeting the housing land requirement. They might be included as part of the established supply in the audit as a result of an urban capacity study where the site is considered to have potential for housing development. These sites should count towards meeting the housing land requirement only once planning permission has been granted for residential development and it is considered to be effective or is being developed. To allow planning authorities to monitor the contribution of windfall sites to the housing land supply in their area, these sites should be differentiated in the audit.

Further sites are required to be allocated by the Council to take account of the need to retain and meet the housing requirement in full in Kinross HMA in accord with SPP.

The allowance for windfall sites needs to be removed from the Council's calculation of the effective land supply as this does not accord with PAN 2/2010. Therefore further land is required to replace this land supply assumption, amounting to 90 homes over the Plan period for Kinross.

In addition, from an assessment of the Council's housing land programme set out in the Council's Background Topic Paper - Housing, it appears that at least 7 of the sites allocated in the LDP are already counted as part of the adopted Local Plan allocations and therefore part of the Housing Land Audit. This equates to around 100 homes. This potential double counting needs to be clarified by the Council.

All sites are required to be effective and capable of development during the Plan period and are required to meet the Tests of Effectiveness set out in PAN 2/2010.

The attached Development Framework Report confirms that the site at Rumbling Bridge (Braehead) site is effective and can contribute to the sustainable growth of Rumbling Bridge over the period of the LDP.

This site will be delivered within the 10 year LDP period and will make a valuable contribution to council meeting the housing requirement and in maintaining a 5 year land supply at all times in accord with Scottish Planning Policy.

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.

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	Bob Salter on behalf of Thomson Homes Ltd & Cocklaw Developments Ltd
Address and Postcode	Geddes Consulting The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW
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"/>	Page no.	<input type="text" value="232 &amp; 233"/>	Paragraph no.	<input type="text" value="All"/>

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.

Thomson Homes is promoting the allocation of 1.7 hectares of land at the western edge of Rumbling Bridge for housing. This site (Braehead) can accommodate approximately 13 new homes, including affordable homes, and a community garden and should be allocated in the LDP.

Please refer to attached Development Framework Report which provides the evidence to support this site's allocation in the LDP.

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

Further sites are required to meet the housing requirement in the Kinross Housing Market Area (HMA).

The Council has proposed to transfer 10% of the Kinross HMA housing requirement to Perth HMA - this equates to a reduction of around 100 homes over the period 2010 to 2024. No evidence has been presented to justify this decision in accord with SPP (refer to Thomson Homes representation to Chapter 7, page 198, para. 7.1.8).

In addition, the Council confirms that 10% of the overall housing land supply will be from windfall sites. The windfall sites proposed by the Council equate to 90 homes over the Plan period for the Kinross HMA. This approach is not in accord with PAN 2/2010:

62. Windfall sites arise unexpectedly and are by definition not part of the planned housing supply. These are opportunities for new housing involving the reuse or redevelopment of previously developed sites, i.e. brownfield sites which were not included within the development plan and are not counted towards meeting the housing land requirement. They might be included as part of the established supply in the audit as a result of an urban capacity study where the site is considered to have potential for housing development. These sites should count towards meeting the housing land requirement only once planning permission has been granted for residential development and it is considered to be effective or is being developed. To allow planning authorities to monitor the contribution of windfall sites to the housing land supply in their area, these sites should be differentiated in the audit.

Further sites are required to be allocated by the Council to take account of the need to retain and meet the housing requirement in full in Kinross HMA in accord with SPP.

The allowance for windfall sites needs to be removed from the Council's calculation of the effective land supply as this does not accord with PAN 2/2010. Therefore further land is required to replace this land supply assumption, amounting to 90 homes over the Plan period for Kinross.

In addition, from an assessment of the Council's housing land programme set out in the Council's Background Topic Paper - Housing, it appears that at least 7 of the sites allocated in the LDP are already counted as part of the adopted Local Plan allocations and therefore part of the Housing Land Audit. This equates to around 100 homes. This potential double counting needs to be clarified by the Council.

All sites are required to be effective and capable of development during the Plan period and are required to meet the Tests of Effectiveness set out in PAN 2/2010.

The attached Development Framework Report confirms that the site at Rumbling Bridge (Braehead) site is effective and can contribute to the sustainable growth of Rumbling Bridge over the period of the LDP.

This site will be delivered within the 10 year LDP period and will make a valuable contribution to council meeting the housing requirement and in maintaining a 5 year land supply at all times in accord with Scottish Planning Policy.

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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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	Bob Salter on behalf of Thomson Homes Ltd & Cocklaw Developments Ltd
Address and Postcode	Geddes Consulting The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW
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"/>	Page no.	<input type="text" value="198"/>	Paragraph no.	<input type="text" value="7.1.8"/>



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 Council's proposal to transfer 10% of the Kinross Housing Market Area (HMA) requirement to Perth HMA is not in accord with Scottish Planning Policy (SPP).

The housing requirement for Kinross HMA should therefore not be transferred to Perth HMA.

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

SPP (SPP, para. 74) requires that:

...Planning authorities should ensure that sufficient land is available to meet the housing requirement for each housing area in full, unless there are serious local environmental or infrastructure constraints which cannot be resolved to allow development within the life of the plan.

The Council has not presented the evidence on why any environmental or infrastructure constraints lead to the export of housing needs and demand from Kinross HMA to Perth HMA, in particular;

1. What environmental factor necessitates that 10% of the housing requirement for Kinross HMA has to be exported to Perth HMA?

2. What infrastructure threshold relating to the Loch Leven water treatment determines that the required number of homes cannot be accommodated?

The Council does not provide the required evidence to support the transfer of 10% of the Kinross HMA requirement to Perth HMA in accord with SPP.

There are locations and sites in the Landward Area of the Kinross HMA which do not drain to the Kinross Waste Water Treatment Works. Kinross HMA can therefore accommodate further development without having any adverse impact upon Loch Leven. Further development can be accommodated in the Landward area of this HMA.

The Council should therefore:

1. Remove the reference to the transfer of 10% of Kinross HMA housing requirement;
2. Retain the housing requirement for Kinross HMA as informed by the regional Housing Need and Demand Assessment; and
3. Allocate further for up to 100 homes land in Kinross HMA to meet this requirement in the Landward area.

Thomson Homes is promoting a site at Rumbling Bridge (Braehead) for 13 new homes. This site is in a sustainable location and is effective in accord with the Tests of Effectiveness in PAN 2/2010. The attached Development Framework Report confirms the appropriateness of this site for allocation in the LDP.

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Save a copy

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Name	Bob Salter on behalf of Thomson Homes Ltd & Cocklaw Developments Ltd
Address and Postcode	Geddes Consulting The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW
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.	H53, Gartwhinzean	or			
Chapter	7	Page no.	230 and 231	Paragraph no.	All

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.

Thomson Homes supports the allocation of the 9 hectare site (allocation reference H53) at Powmill for 120 new homes, Class 4 business land and community uses.

As required by the Council as part of this allocation, Thomson Homes will prepare a Masterplan Report to accompany the planning application for this site which will set out the development principles in accord with national and local policy and guidance. A Transport Assessment and Flood Risk Assessment will also be prepared as part of the application as required.

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

This proposal will make a valuable contribution to meeting Scottish Government's primary aim of delivering sustainable economic growth.

Powmill is a village in need of investment and further development to sustain local services and maintain vitality. This is recognised by both the Council and the existing community.

The proposed allocation for 120 homes, employment and community uses at Powmill has the potential to deliver substantial benefits to the community, as demonstrated by the previous submission to the Council's Main Issues Report.

This site provides the Council with effective housing land capable of meeting a range of community benefits and making a valuable contribution to meeting identified housing needs and demand in the Kinross Housing Market Area.

The delivery of these homes will also assist the Council in maintaining a 5 year land supply at all times in accord with Scottish Planning Policy (SPP).

The majority of the community members who attended the consultation event and Community Council meetings acknowledged that in order to gain long term and sustainable improvements to the village, planned and managed growth at an appropriate scale which delivers real community benefit would be welcomed. This mixed use allocation at Powmill reflects the discussions and agreement reached through the community engagement process.

Thomson Homes is keen to continue to engage positively with the community and the Council to agree the details of this proposal as part of the preparation of a planning application.

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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Name	Bob Salter on behalf of Thomson Homes Ltd & Cocklaw Developments Ltd
Address and Postcode	Geddes Consulting The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW
Telephone no.	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Email address	<div style="background-color: black; width: 200px; height: 1.2em;"></div>

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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.	RD4 Affordable Housing	or			
Site ref.		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? ☐**Or**

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

Thomson Homes supports the Council's acknowledgement that a variety of tenures of affordable housing can be delivered in accord with PAN 2/2010.

Policy RD4 does not however acknowledge the need to consider development viability when assessing the requirement for affordable homes. Policy RD4 needs to state that consideration of the overall development viability of the project and the availability of investment funding for the development will be taken into account when assessing the requirement for affordable homes.

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

SPP (para. 87) requires:

...Policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding...

In addition, PAN 2/2010 Affordable Housing and Housing Land Audits also states that:

Para. 9. Local authorities, RSLs, developers and other providers can work together in a variety of ways to deliver affordable housing. Where local authorities are developing an affordable housing policy, they should work with RSLs and developers in order to ensure a common and shared understanding of the policy and its implications. RSLs and developers can contribute information such as an understanding of market conditions and the financial viability of different approaches. Collaboration will also help to speed up the development process and assist in securing subsidy and developer contributions.

Para. 27. Planning authorities will also need to be aware of other issues which may affect the viability of developing a site. In some cases there may be a requirement for the developer to either provide or make a financial contribution to other major supporting and infrastructure elements, such as a new school or expansion of an existing school, drainage and road improvements. On particular sites there may be high costs to remediate contamination or address poor ground conditions. In determining an application, local authorities may consider all these issues and the strategic priorities for a site holistically. This will be particularly the case where the developer can demonstrate and clearly justify that there are exceptional costs, unknown when the initial offer of purchase was made, which render the development of the site unviable as originally proposed.

Policy RD4 should therefore reflect the requirement of SPP to take into account considerations such as the overall development viability of the project and the availability of investment funding for the overall development if the required rates of investment return such as gross margin are not achieved for the overall project.

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

Name	Fiona Struthers
Address and Postcode	12 Highland Crescent Crieff PH7 4LH
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="H55"/>	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.

I wish to object to the proposed housing development at Laggan Road, Crieff (H55)

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

1. This is an area of natural beauty with resident wildlife and is at the entrance to one of Crieff's most popular tourist attractions - Lady Mary's walk. The presence of these additional houses would disrupt the scenery, natural habitat and peace and quiet for wildlife.

2. The local area is not equipped to take another 50 houses let alone another 50-100 cars daily. The roads are minor with main access being through 2 single track sections including a small bridge not designed to take the volume of traffic it will incur. This will lead to increased congestion and potential for accidents.

3. This area of town has no local amenities, no shops, few postal boxes, a limited bus service and is some distance from schools, health centre and other essential amenities. Additional housing should be more central to the town and encourage regeneration of the town centre and increase use of local businesses. The council would be better to view the derelict buildings within the town and renovate them to a standard suitable for young people and families to live in e.g. The Drummond Hotel, The Crown Hotel. This would give affordable accessible housing and have the benefit of improving the appearance of the town rather than destroying the beautiful landscape.

4. Who will live in the additional hundreds of houses proposed by the council? Houses of all standards and sizes are vacant because there are not enough people in the position to live in these properties.

5. Although I live near this proposed development I also object to the proposal at H57 as it also destroys another beautiful natural environment for no justifiable cause.

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

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## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	Christopher L Rowley
Organisation Name:	
Agent Name:	
Address 1: *	Grey Timbers
Address 2	Fearnan
Address 3	Grey Timbers
Postcode: *	PH15 2PF
Phone Number:	
Email Address: *	
Site Name:	
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

6 Highland Perthshire Area Spatial Strategy - 6.13 Fearnan - Paragraph 6.13.1

I doubt that the population is 200. There are less than 100 residences, half of which are unoccupied most of the time and the remainder mostly have two or less occupants. The character of the village is no longer defined by the rigg system while the layout is partly so. The northern section of the rigg system is outside the defined envelope.

6 Highland Perthshire Area Spatial Strategy - 6.13 Fearnan - Paragraph 6.13.2

Any new development, residential or commercial, should be put on hold unless a way can be found to avoid putting further traffic on the Quarry (High) Road. This road which runs for over a half a mile and is less than eight feet wide in parts and only has private drives and a private road as passing places, is unsuitable to carry any more traffic. It already serves as a rat run for the area N of Fearnan, has a 7'6" restriction (frequently ignored) and some traffic drives too fast but legally.

6 Highland Perthshire Area Spatial Strategy - 6.13 Fearnan - Paragraph 6.13.4

This parcel of land should not be developed as it will increase the use of the Quarry Road see 6.13.2 above



## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Janice Withers"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Damside Cottage"/>
Address 2	<input type="text" value="Burrelton"/>
Address 3	<input type="text" value="Blairgowrie"/>
Postcode: *	<input type="text" value="PH13 9PP"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text" value="Damside / Saucher"/>
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 - 5.15 Damside/Saucher

I have lived at Damside Cottage for almost 12 years and have never heard of the area outlined as Damside; I have also never been aware of any connection with Saucher, which I understand is a different postcode, served by a different postman. I am unclear of what are seen to be the benefits of joining these communities.  
I have already submitted concerns about the proposed houses for the field on the other side of Kinnochtry Burn and much of what I wrote in that still stands.

5 Perth Area Spatial Strategy - 5.15 Damside/Saucher - Paragraph 5.15.2

I do not understand how plans can be suggested for so many more houses, when only one has been built since the last LDP of 2004 and the impact of more on the surrounding area and residents is unclear. In particular, I am very concerned about the problems of getting along the single track road running past Damside Farm, as this can already be very busy and it can be difficult to pass farm traffic etc, without adding substantially more cars from new residents.

5 Perth Area Spatial Strategy - 5.15 Damside/Saucher - Paragraph 5.15.3

I am wondering if Developers contributions towards transport infrastructure has been published yet, as I feel this would be necessary to improve the access to "Damside" by road and also increase public transport, which is about two hourly.  
I am also concerned about the increased risk of flooding and pollution of the burn due to further development.  
In view of all these points, I would hope that PKC would stick to the draft plan of 2004 to assess the impact of further houses being built.

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

Name	Mr David Brewer, Director General, Confederation of UK Coal Producers (CoalPro)
Address and Postcode	Confederation House Thornes Office Park, Denby Dale Road Wakefield. WF2 7AN
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.	ER4A: Extraction	or
Site ref.		or
Chapter	3: Policies	Page no. 48 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.

Policy ER4A would benefit if, in qualification of the paragraph referring to the impact on local communities, the phrase "taking into account appropriate mitigation measures" were to be included.

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

Minerals extraction operations have the potential to have relatively high impacts but these can generally be mitigated by appropriate measures. This is an important consideration, reference to which should be included in the Plan.

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

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Kirsten Ryan"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Sheldrake"/>
Address 2	<input type="text" value="Bellwood Park"/>
Address 3	<input type="text" value="PERTH"/>
Postcode: *	<input type="text" value="PH2 7AJ"/>
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.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Duncan Ryan"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Sheldrake"/>
Address 2	<input type="text" value="Bellwood Park"/>
Address 3	<input type="text" value="PERTH"/>
Postcode: *	<input type="text" value="PH2 7AJ"/>
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.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Gregor Ryan"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Sheldrake"/>
Address 2	<input type="text" value="Bellwood Park"/>
Address 3	<input type="text" value="PERTH"/>
Postcode: *	<input type="text" value="PH2 7AJ"/>
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.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Rose Ryan"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Sheldrake"/>
Address 2	<input type="text" value="Bellwood Park"/>
Address 3	<input type="text" value="PERTH"/>
Postcode: *	<input type="text" value="PH2 7AJ"/>
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.