

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

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

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

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

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

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

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

Name	Mr George Lawrie
Address and Postcode	Grianan 4 Kellieside Park Kinross KY13 0NR
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:

Local Development plan
And Main Issues Report

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

Policy ref.		or
Site ref.	Housing land at Balado	or
Chapter		Page no. 211 Paragraph no. 7.3

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 feel there is merit in expanding site H51 to include site 116 from the Main Issues Report and raising the number of houses to be accommodated on the new site to 42 (see attach plan)

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

Site H51 has been identified as a 3.00ha site with a recommendation for 35 houses. The site was identified in the 2004 Kinross local plan (H19) and has been granted outline planning permission subject to a section 75 in 2010 (07/01226/IPM). Part of the planning conditions of the site is the sewage treatment plant at Middle Balado be decommissioned and a new treatment plant be built for site H51. As the mitigation from the Middle Balado site allows for 42 houses we propose that the site is extended to accommodate this number of houses (see attached plan)

We also propose a increase in the site area as the area in H51 will only accommodate 27 houses (see attach plan)

Site 116 in the Main Issues Report states that the site is in the SEPA 1 IN 200 flood area. As the sand and gravel quarry have now started their extraction they have now removed the risk for this area of land to flood.

We see the increased site area as a second phase and the development of this area to be carried out at a future date.

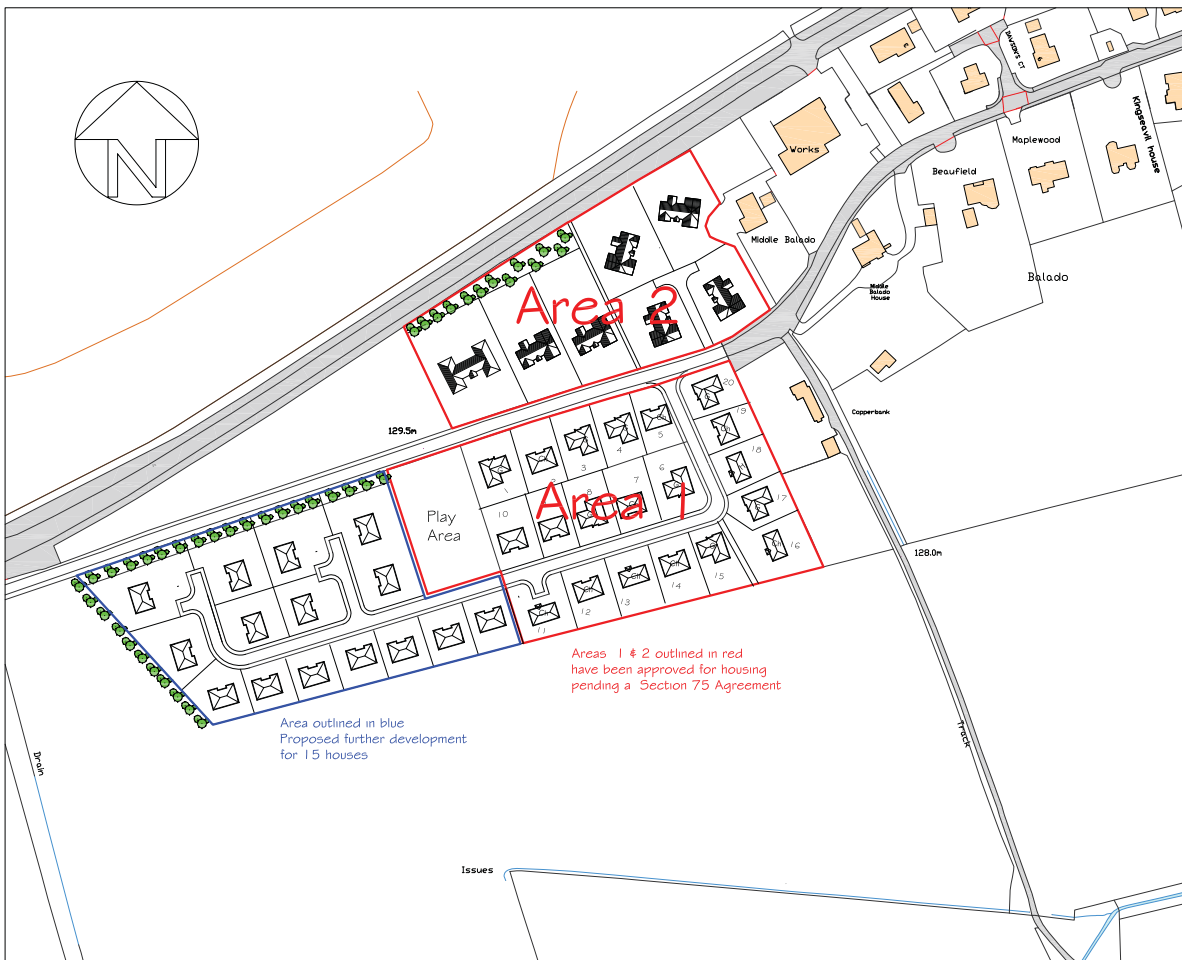
The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

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

Save a copy

Print

Submit



Scale 1/1000

Premier Properties
Balado

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

Name	Perthshire Chamber of Commerce
Address and Postcode	Algo Business Centre, Glenearn Road, Perth PH2 0NJ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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.	3.3 Economic Development 3.3.6 , ED1b, ER1A, EP2	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 Chamber wishes to request some changes which are noted below:

1. 3.3 Economic Development 3.3.6: the term 'tourism-related' would benefit from a clearer definition (detailed below for exact context), 2. ED1B: addition of: (unless the proposal is supported by evidence which demonstrates the benefits of the proposal in line with this policy), 3. ER1A: inclusion of: (commercial) amenity of the surrounding area 4. EP2: SEPA flood maps accuracy improved

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

3.3 Economic Development

3.3.6 With an increasing amount of out-of-town retailing being approved on the basis that it is 'tourism-related' town and village centres are suffering from closure of local shops and lack of tourist visitors, the term 'tourism-related' would benefit from a clearer definition. In addition a preference for these to be located in town and village centres would be of benefit.

Policy ED1b

Areas identified for mixed use are intended to promote the integration of employment-generating opportunities with housing, thereby reducing the potential need to commute between home and employment.

Within these areas a range of uses such as housing, offices, light industry, surgeries and leisure uses would be acceptable providing they are compatible with the amenity of adjoining uses and meet the criteria (a)-(d) above. Proposals for a mixed use opportunity site that comprises predominantly one use will not be acceptable (unless the proposal is supported by evidence which demonstrates the benefits of the proposal in line with this policy).

The intention of the proposed change (shown in brackets above) being to allow the possibility of small scale development close to housing where a number of small businesses from the same sector would operate from one complex.

Policy ER1A: New proposals

Proposals for the utilisation, distribution and development of renewable and low carbon sources of energy, including large-scale freestanding installations, will be supported where they are well related to the resources that are needed for their operation. In assessing such proposals, the following factors will be considered:

(a) The individual or cumulative effects on biodiversity, landscape character, visual integrity, the historic environment, cultural heritage, tranquil qualities, wildness qualities, water resources and the residential (commercial) amenity of the surrounding area.

The intention of the proposed change (shown in brackets above) being to ensure that any impact on existing businesses affected by proposals would be regarded as material considerations in respect of the proposal.

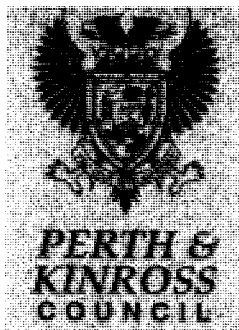
Policy EP2

The Chamber would generally support this policy however the quality of mapping information used to implement the policy falls well short of being accurate, several members have had experience of being put to considerable additional cost (of consultancy work) simply to demonstrate that the flood risk areas indicated on the 1:480,000 map annexed to this policy extend into areas which are not at risk, an error of one millimetre in draughting of a 1:480,000 scale map represents just under one third of a mile in real terms.

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.



HAJ/SW

12 March 2012

2 High Street
Perth PH1 5PH

Peter Marshall
Planning and Sustainable Development Manager
Perth and Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

27 MAR 2012

Councillor Alan Jack
Flat 3
The Stables
Moncreiffe Estate
Bridge of Earn
PERTH PH2 8PZ

An Independent Councillor

Dear Peter

Representation Comments on Local Development Plan, Perth and Kinross Council – Council Approval 14 December 2011

As there is good detail and presentation in the above, I do not feel it necessary to discuss any local issues in the Ward 9 but assisting and advising individuals and groups as local Councillor. However, I wish to have the white area at Clayton Road removed as a possible housing site as the plan states, planning and noise are a problem. I would also like H22 at Forgandenny deleted for reasons of amenity, roads and overdevelopment. It is also in close proximity to the conservation area of Forgandenny.

My comments are from looking at Ward 9 from a more strategic or spatial aspect as most major issues are in the Ward or adjoining one.

My concern is still the effective supply of land, which, in my opinion, is the core of the way forward for consolidation and growth, not just in housing but economic development, which equates to more jobs.

Starting off with Oudenarde, which is being re-negotiated, it is the only major growth area that can deliver within the next three to four years if all goes to plan regarding the bridge and school construction. Removing the employment part and moving it to Brickhall Employment Site was sensible but I am concerned as there is little movement to date (unless planning have information). I would, however, wish to make it clear that the employment land at Oudenarde is put on the back burner and the employment land across the road at Brickhall should be given priority.

The proposed Almond Valley village deletion does move things forward in some ways but it will be at least ten years down the line as ownership of land is necessary for Perth West, the roads issues need to be resolved as a grade separated junction on the A9 at Broxden has mixed messages from Transport Scotland, not to mention the practicalities of construction and land use. This would be an issue as building 800 houses on the site with access from Crieff Road is, from what I recall, against planning legislation. So slow progress again.

The proposal of a new supermarket at Newton Farm by Manse LLP is an interesting one with the proposed road improvements by the developer on the roundabouts adjacent to the slip roads on and off the ring road near the entrance to the proposed Old Market site.

This leaves the road access in the Old Market Site still an issue. On looking at the information provided by Manse LLP who do not appear to be purporting an actual supermarket and considering the Retail impact for the area which they will provide with the Planning application could put a different perspective on the Crieff Road situation.

For example, if they received planning permission and also Sainsbury's I cannot see both supermarkets going ahead (subject to assessing the Retail study). This could result in Manse LLP building a supermarket for Sainsbury at Newton Farm.

If this was the case, it would help to solve the roads access problem at the Old Market site which could be re-designated as an employment site as it already has a Hotel and Garden Centre. This, however, is not a planning issue, but a commercial one linked to an application.

In hindsight, which is always easy, we as a Council have always had the problem of access to site from an infrastructure aspect which costs money we do not have, hence long delays in actual happening; excluding Oudenarde if the bridge problem is resolved.

As was pointed out by Manse LLP, a supermarket at Newton Farm is in an area of high density housing already there, so existing infrastructure only needs adjusting (with them paying). Looking to the future, if Perth West eventually gets the go ahead and the Old Market Site becomes an employment area with 800 houses next door this again would be simplistic. It is a spatial change of thinking and moving away from the old idea of houses at one site and jobs at another, although some large employment and housing areas would always apply as they are already built. Another material consideration.

We as a Council could therefore have Oudenarde, Tulloch/Letham and Perth West which are all areas with housing and workplace in close proximity. Another material consideration.

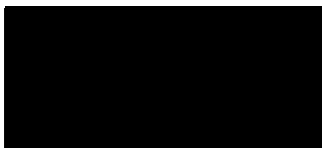
That is why we must have a fallback situation in the form of the Craigend Village Proposal which was agreed at a Full Council Meeting when the Main Issues Report was discussed and agreed that it should be considered. However, this was only supported at the Full Council Meeting on 14 December 2011 by 20% of the same Councillors.

Tayplan discounted the possibility with no new village proposals, but it is within a 25 minute driving time of Perth and children from the area go to Methven Schools and it has a Methven Postcode. The report considered by the MIR at Full Council is attached.

The reason I attach it is because there are no flooding issues, no land issues and, if an outline application was made, it would provide more detailed information than the synopsis attached, which suggests no cost to the Council, housing and jobs near by. We must have a fallback situation and remove the possibility of another Almond Valley scenario.

One of my criticisms of the MIR was the fact the regions were split into core areas with estimates for houses built, which puts us, as a planning authority, in corsets that restrict growth, based on estimates. We should be moving past this old way of thinking and looking at the flexibility throughout the areas which would allow applications being made as land becomes available. Looking at many areas of the LDP throughout Perth and Kinross, there are in my opinion too many sites proposed for our housing projections to stack up. We should be removing the core areas and working on the sites laid down by the LDP document. This would be in line with policy and simpler with flexibility built into the system.

Yours sincerely



Councillor Alan Jack
Ward 9, Almond and Earn

Craigend Settlement

STATEMENT OF SIGNIFICANCE

The Scottish Sustainable Communities Initiative (SSCI) is part of the Government's vision of *"more homes of all tenures, built to higher environmental and design standards."*

A proposed new settlement at Craigend, 20 minutes by bus from the centre of Perth, would fulfill the SSCI criteria. A masterplan for the site was produced to illustrate how it can accommodate a mixed-use settlement of 2000 homes comprising retail, commercial, leisure and education, including a primary school. This would create a variety of job opportunities, from small start up units to those created by medium sized businesses.

Government statistics predict that the Perth Core Area will have the greatest need for housing over the forthcoming years. The Structure Plan defines the Perth Core as an area outwith the City boundary but within approximately 25 minutes travel by local bus from the centre of Perth.

Craigend is located adjacent to the A85, just north of the former Balgowan School, within the Parish of Methven. Perth and Kinross Council's (PKC) Housing Land Policy Guidance acknowledges that consideration must be given to *"the potential role of a new settlement"* in the Authority's quest to guarantee that adequate housing is created.



Above: Illustration of Craigend's main public square

Craigend Settlement...

IN RESPONSE TO PLANNING POLICY

The PKC Housing Land Policy Guidance emphasises and recognises national policy:

- new settlements have a role to play in meeting housing demand, particularly where there are infrastructure or other constraints to the growth of existing settlements
- new settlements should not be merely residential dormitories
- new settlements should be comprehensively planned to create balanced communities acting as a local centre within the settlement hierarchy
- a new settlements offers an opportunity to design a whole town, businesses and services as well as homes to achieve zero carbon developments

PKC Sustainable Communities Policy 5a sets the criteria by which a new settlement should conform. It states:

"Proposals for the establishment of a comprehensively planned new settlement...should reach zero carbon standards, and be an exemplar in at least one area of environmental sustainability, if required to meet future housing demand in the Perth Core. Where required such proposals will be assessed against the following criteria":

Policy: *Location relative to housing need and demand*

Craigend: Craigend is a 20 minutes bus journey from the centre of Perth - the Structure Plan defines the Perth Core as an area outwith the City boundary but within approximately 25 minutes travel by local bus from the centre of Perth.

Policy: *Mix of housing tenures*

Craigend: Craigend's housing types will be mixed and built to an equal standard of quality and design. It will be impossible to tell whether homes are rented or owned. The mixed tenure design approach will ensure that no area becomes ghettoised, but rather that each area and building is beautiful and creates a pleasant public realm. Pepper potting will be achieved by clustering no more than approximately ten homes of the same tenure. The architectural language present within the blocks will bond the neighbouring houses and buildings of varying size, tenure and value, so that a beautiful town with beautiful buildings and spaces is the result.

Policy: *Proximity to existing and potential employment opportunities / opportunities for generation and support of local employment*

Craigend: Approximately 315 businesses could be established varying from micro to medium sized.

The Structure Plan, under 5.4, also states that the Council's Economic Development Strategy supports technology based

businesses including the digital media/creative fields, in addition to other sectors such as food and drink, crafts and tourism, and agriculture and retail.

Section 5.5 advises that modern telecommunications can offer the opportunities for home working and tele-working, which help to reduce the need to travel.

The Employment, Retail and Commercial Strategy for Craigend has incorporated these considerations with regard to floorspace provision planned within the development. Total office and commercial, retail, and light industry is equal to 26,900 square metres.

Policy: *Proximity location relative to public transport routes and suitable walking and cycling routes*

Craigend: Craigend is adjacent to the A85 approximately 9 miles from Perth / 8 miles from Crieff. An established public transport route already exists between its nearest towns Perth and Crieff. Currently 14 -16 Stagecoach buses run between Crieff to Perth and Perth to Crieff respectively on a daily basis. Early observations would indicate that the effect of the settlement should mean no significant level of expenditure would be required to provide additional bus services.

PERTH CRIEFF BUSES

Craigend is composed of five neighbourhoods that evolve from the positions of key streets, topography and 400-500m radii to enable residents to walk within five minutes to daily needs such as shops, employment, schools, health care, entertainment, recreation and open public spaces. Having a neighbourhood with daily needs at its centre is not just environmentally sustainable, but also socially sustainable, as people who would struggle to afford transport are offered the opportunity to walk to what they need, and to have equal access to all spaces within the neighbourhood, and the settlement. This type of accessible neighbourhood ensures ghettoisation does not occur, as in zoned or cul-de-sac neighbourhoods.

Policy: *The energy efficiency of the settlement*

Craigend: Craigend is close to a woodchip source that can be used to produce fuel for the settlement. In an age where oil prices continue to rise, it is essential that energy can be sought from a sustainable and reliable source. Woodchips could be used to power a Combined Heat and Power (CHP) plant with excess heat from the plant being used for district heating for the settlement.

Buildings will be constructed with a high level of insulation, south-facing roofs will have solar photo-voltaic panels, windows that provide natural ventilation and daylight, low energy lighting and an energy meter that displays the home's energy consumption.

Policy: *Level of provision of new infrastructure*

~~ORDENANCE~~ 10 YRS PLUS — NO HOUSES BUILT
 ALONG STREETS 20 YRS — NO HOUSES BUILT

Craigend: All infrastructure at Craigend will be provided and paid for by the developer. This will include streets, street furniture, a primary school, community building, public open space, SUDs and drainage.

Policy: Range of services and facilities

Craigend: Craigend shall have a variety of shops, employment, schools, health care, entertainment, recreation and open public spaces.

Policy: Level of provision of accessible open space and footpath / cycle path networks

Craigend: A hierarchy of public open spaces, footpaths and cycle networks, located within and outwith each neighbourhood quarter, will be provided. An urban farm will be located in the largest open space, a green corridor of 50 acres.

Policy: Landscape fit and level of environmental enhancement

Craigend: The natural landscape informs the design of the built environment to produce a series of very special places. Both reaffirm each other and neither compromise. Landscaping will comprise native species of plants and trees to encourage biodiversity and improve the ecology.

One of the most important considerations in choosing the location for a new settlement is the ability to deliver with the minimum of constraints.

Craigend is an attractive development site because it has no constraints, and is based on a sound delivery strategy. The method to determine this is based on the SPP3 criteria, which has been

tabulated on the following page.

Policy: It is in the ownership or control of a willing seller or developer

Craigend: Craigend is in sole ownership of a willing developer.

Policy: It is free from physical constraints such as flood risk

Craigend: No known physical constraints including flood risk.

Policy: It is free from contamination

Craigend: Based on a desktop study, there is no contamination.

Policy: Any public funding required is available

Craigend: No public funding is required to build Craigend as the developer shall pay for all associated infrastructure.

Policy: It can be developed in the period under consideration (marketability)

Craigend: Yes.

Policy: It is free from infrastructure constraints

Craigend: No infrastructure constraints are foreseen.

The financial climate and lack of available lending capital has rendered many sites difficult or impossible to deliver. This is due to a lack of mortgage access rather than a lack of home buyers. The Craigend developer recognises this challenge, and has access to the capital necessary to deliver the project, in addition to facilitating the necessary funding for potential purchasers, by way of initiatives such as shared ownership schemes, with minimum or no downpayment for key workers, if desired.

PKC has the unique opportunity to acquire additional tax revenue from the Craigend development. This revenue structure, called Tax Increment Financing (TIF), creates funding for public projects, by borrowing against future property tax revenues. Taxes of approximately £3.5m per year would be generated from the Craigend development, and on the basis of this sum PKC has the option to raise approximately £35m in capital. If minded, the Council could fund infrastructure additions and improvements within Perth and the surrounding area.

Left: Illustrative Masterplan of Craigend



	Site is in ownership or control of a willing seller or developer	Site is free from physical constraints such as flood risk	Site is free from contamination	Site can be developed in the period under consideration (marketability)	Site is free from infrastructure constraints	Comments
CRAIGEND	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> • Within the Perth Core Area (20 minutes bus ride from Perth centre) • Stand alone exemplar sustainable settlement that will not strain Perth's existing infrastructure • The settlement will not undermine Perth's Green Belt • Not located in an Air Quality Management Area
PERTH WEST	✓	✓	?	✗	✗	<ul style="list-style-type: none"> • Site access is dependent upon the provision of a new junction to serve the A9 / A85 and potentially Broxden and Perth Western Edge • Long lead in time required to bring forward the infrastructure for new strategic sites so it is unlikely to deliver houses until the later part of the Plan Period • Infrastructure costs are approximately £90 - £100million. This would require the amendment of the proposed Green Belt Boundary
ALMOND VALLEY	✓	✗	?	✗	✗	<ul style="list-style-type: none"> • The site access is dependent upon a provision of a new junction to serve the A9 / A85
BERTHA PARK	✓	✓	?	✗	✗	<ul style="list-style-type: none"> • The site requires transport connections to the A9 / A85 junction and to the A9 in association with the new Perth Bridge proposal • Long lead in time required to bring forward the infrastructure for new strategic sites so it is unlikely to deliver houses until the later part of the Plan Period • Infrastructure costs are approximately £90-£100 million

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

Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth PH2 8BS
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: ☐

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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.	Policy NE5	or			
Site ref.	Perth Settlement Plan	or			
Chapter	5	Page no.	44, 45, 67, 68	Paragraph no.	5.1.3 - 5.1.5

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

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

Land adjacent to Corsiehill (approx 4ha) should be excluded from the Greenbelt and identified for the development of 10 houses with the remainder of the land identified for tree planting and recreational use. See plan attached to e-mail.

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

A&J Stephen have an option to purchase 4ha of land at Corsiehill adjacent to the built up area of Perth.

There is a unique opportunity to significantly improve the visual impact of this edge of Perth. With the scope for 10 houses a significant landscape buffer can be implemented and maintained to strategically improve both long distance and immediate impact of this hard edge of Perth.

In addition to the visual enhancement to the edge of the city, there is also the opportunity to provide a discreet carpark/picnic area for the use and amenity of Kinnoull Hill.

Rather than a detrimental impact, this proposal can enhance the the setting of the city and contribute to the wider aims of the functional greenbelt.

We believe this land should be out with the proposed Greenbelt given:-

1. The permanence of such a designation; and
2. The clear benefits of the proposal for Perth and the wider area.

The attached plan clearly shows how this enabling development can have a positive impact on this hard urban edge of Perth.

As stated at paragraph 5.1.5 'the Greenbelt is as much about defining long-term expansion of Perth and surrounding villages, as protecting its landscape setting.' Our proposal meets both these aims.

Save a copy

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Submit

KINNOULL HILL Woodland Walks

NATURE WALK

●●●●● 2.25 miles - 1 hour 50 mins - [2]
Starting from the steps at the Quarry car park, follow the red waymarkers to the junction of Hatten Road and Corsiehill Road. From the path, climb through a small area of woodland around.

From the picnic area, the path climbs to the view indicator and information point at the summit, and along the hill edge to Kinnoull Tower (or system directly to the car park, following the yellow waymarkers).

From the Tower, trace your steps a short way along the path and take a right turn through the birch, pine and larch trees. The main path now leads towards the Jubilee car park and a left turn takes you back to the Quarry car park. Walkers from the Jubilee car park may join the route at this point.

From the Tower, trace your steps a short way along the path and take a right turn through the birch, pine and larch trees. The main path now leads towards the Jubilee car park and a left turn takes you back to the Quarry car park. Walkers from the Jubilee car park may join the route at this point.

TOWER WALK

●●●●● 2.5 miles - 1 hour 40 mins - [2]
From the Quarry car park proceed to the Corsiehill indicator. The trail follows yellow waymarkers through mixed woodland to join the forest road between the pine and spruce trees.

Turn left and follow the road to the Lodge. You may also join the walk at this point from the Jubilee car park.



Map produced by Forest Enterprise

The trail descends through the hillside to the Quarry car park. From the Quarry car park, follow the red waymarkers to the junction of Hatten Road and Corsiehill Road. From the path, climb through a small area of woodland around.

JUBILEE WALK

●●●●● 2 miles - 1 hour 20 mins - [2]
From the Jubilee car park follow the green waymarkers towards the gate and water tank. Past the gate, the left-hand track leads through mixed pine forest and downhill towards farmland. At this point the route passes through private ground. Please respect the country code and keep dogs on a lead.



A stile leads the walker on to the Corsiehill Road, over farmland and the Langley Burn and back into woodland. Follow the road and take the second turning on the right to climb steeply uphill to reach the path to the car park at the gate.

SQUIRREL WALK

●●●●● 0.75 miles - 30 mins - [2]
A pleasant, circular stroll from the Jubilee car park through mixed woodland rich in bird and animal life. Watch out for red squirrels and the many ivy. This walk is designed for those with special needs such as wheelchair users and families with pushchairs.

KEY TO GUIDE MAP		
	Woodland Park	Spice Height
	Other Woodland	Car Park
	Water Feature	Public Place
	Height Contour	Viewpoint
	Designated Mountain Biker Zone	Footpath
	Footpath	



General Proposal

The proposal for the housing development provides benefits as follows:

1. Enhancement and strengthening of urban edge
2. Improved pedestrian access to Kinnoull Hill
3. Additional car parking and bus turning facilities
4. Junction improvements to Corsiehill Road
5. Expansion of Kinnoull Hill woodland park



Site Plan 1:1250

James Denholm Partnership Architects 11 Dundas Street, Central, Perthshire, PH1 2JL	
A and J Stephen Ltd	
Proposals for land at Corsiehill Road, Perth	
Schematic Layout	
Scale: 1/1250	Date: MAY 06
Drawn: 2/176	Check: SFOZ

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	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
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="5"/>	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.

The LDP should include a village envelope for Abernyste. Sent by seperate e-mail is the suggested boundary

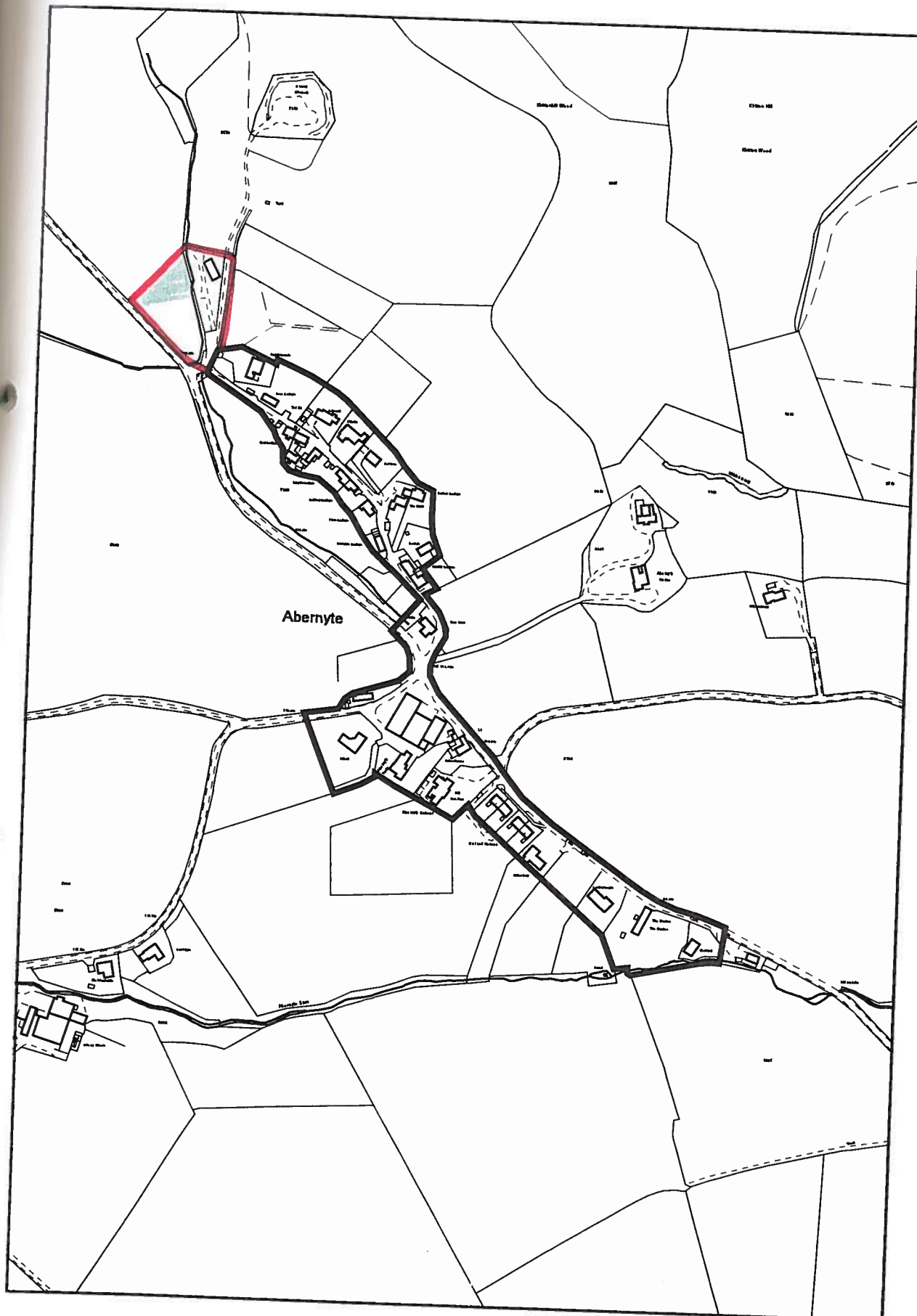
Please include the reason for supporting the Plan/requesting a change.

The existing adopted plan contains a village envelope for Abernyste and it is suggested that this continues in the LDP. The proposed plan contains numerous village boundaries of settlements much smaller than Abernyste. The boundary suggested would include the opportunity for a single plot on the north west boundary of the village. This would allow for organic growth. There would be no detriment in this approach.

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Map 23: Abernyte

Maps



Scale 1:5000



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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	<input type="text"/>	or			
Site ref.	H38, Pitlochry	or			
Chapter	6	Page no.	165, 166, 167	Paragraph no.	6.4.2

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

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

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

A&J Stephen welcome the identification of site reference H38, Middleton of Fonab. The site is under option to the Company. At the time of writing A&J Stephen are successfully developing a housing site in Pitlochry known as Lagreach.

A considerable amount of technical work has already been undertaken following the public consultation exercise undertaken by the Council in late 2008/early 2009. The site can be readily serviced and a Noise Attenuation Study has been undertaken providing a satisfactory solution. These studies can be made available if required.

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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.	<input type="text"/>	or
Site ref.	Kinnesswood Settlement Plan	or
Chapter	7	Page no. 225, 226 Paragraph no. 7.13.2

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

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

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

We strongly support the contents of paragraph 7.13.2 and the resultant settlement boundary for the village. This boundary reflects the findings of the Reporter into objections to the Kinross Area Local Plan which were published in 2003. Consequently, we fully support the development of a single dwellighthouse adjacent to Bishop Terrace. The only change is that we have subsequently provided parking to serve the 'hill land' elsewhere in the village.

For your information we are currently in the process of transferring ownership of the 'hill land' to the Community Council.

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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	Braco Settlement Plan	or			
Chapter	8	Page no.	259	Paragraph no.	8.6.2

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

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

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

We strongly welcome the contents of paragraph 8.6.2 and the resultant settlement boundary, particularly on the south side of the village.

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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	H39 Robertson Crescent, Site specific developer requirements	or
Chapter	6	Page no. 166 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.

Delete 5th bullet point "Paths within the site linking to core path network and provide a largely off-road route to the High School."

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. It is acceptable to require links within the site. Thereafter the Council cannot require connections out with the control of the landowner to the existing core path network and the High School.

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Name	&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	H38, Middleton of Fonab- Site Specific Developer Requirements	or
Chapter	6	Page no. 166 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.

H38, Middleton of Fonab - Site specific developer requirements, first bullet point

Delete "to town centre" at the end of the sentence

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. It is acceptable to require links within the site. Thereafter the Council cannot require connections on land out with the control of site landowner all the way to the town centre.

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Address and Postcode	Stephen House, Edinburgh Road, Perth PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	H19 Clathymore	or			
Chapter	5	Page no.	101 - 102	Paragraph no.	5.12

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

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

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

A&J Stephen Ltd welcome the identification of site H19. Clathymore provides a unique addition to the housing land supply in terms of quality, range and choice.

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Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	H23, Glenfarg	or			
Chapter	5	Page no.	118 - 119	Paragraph no.	5.21

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

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

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

A&J Stephen Ltd welcome the continued identification of Site H23 at Glenfarg.

A&J Stephen Ltd have established an excellent working relationship with the Community Council with regular liaison meetings over many years. Indeed there is general support for the development of this site. The Company not only made land available for a footpath around the site but also made a significant financial contribution towards its construction.

In accordance with a SEPA CAR Licence A&J Stephen are currently in the process of removing a culvert and returning the watercourse to an open ditch. This again reinforces the commitment the Company has shown to Glenfarg in general and the site in particular.

During the course of 2012 the Company will undertake community consultation in the run up to submitting a detailed 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.

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

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

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Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	H58 Cowden Road, Comrie	or			
Chapter	8	Page no.	260, 261	Paragraph no.	8.7

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.

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

The identification of site H58 represents a logical extension to the village and is welcomed by A&J Stephen Ltd

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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Email address	[REDACTED]

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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.	H20, Auchterarder Road, Dunning - Site Specific Developer Requirements	or			
Chapter	5	Page no.	108	Paragraph no.	5.16

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.

Delete bullet point 4 under Site Specific Developer Requirements "Largely off-road path to village centre through Rollo Park."

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. It is acceptable to require links within the site. Thereafter the Council cannot require connections out with the control of the landowner to the village centre through the existing Park. There exists a perfectly adequate pavement which connects the site to the centre of the village and indeed the primary school.

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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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.	H20, Auchterarder Road, Dunning - settlement plan	or
Chapter	5	Page no. 109 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.

The western boundary of Site H20 should be amended to reflect the existing natural boundaries of the 'planning unit' as shown on the attached plan.

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

A&J Stephen Ltd welcome the identification of Housing Site H20. However, we consider that the western boundary of the site is somewhat artificial and that a more sensible boundary would be to utilise existing features found on the ground and reflected in the plan attached to this representation.

A&J Stephen are fully committed to the development of this site and this is reflected in the tree planting that has already taken place on the southern boundary of the site.

At this stage it is not necessary to amend the indicative housing number attached to the site as this will be determined by a detailed planning application in due course and in the context of paragraph 4.3.13 of the LDP.

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

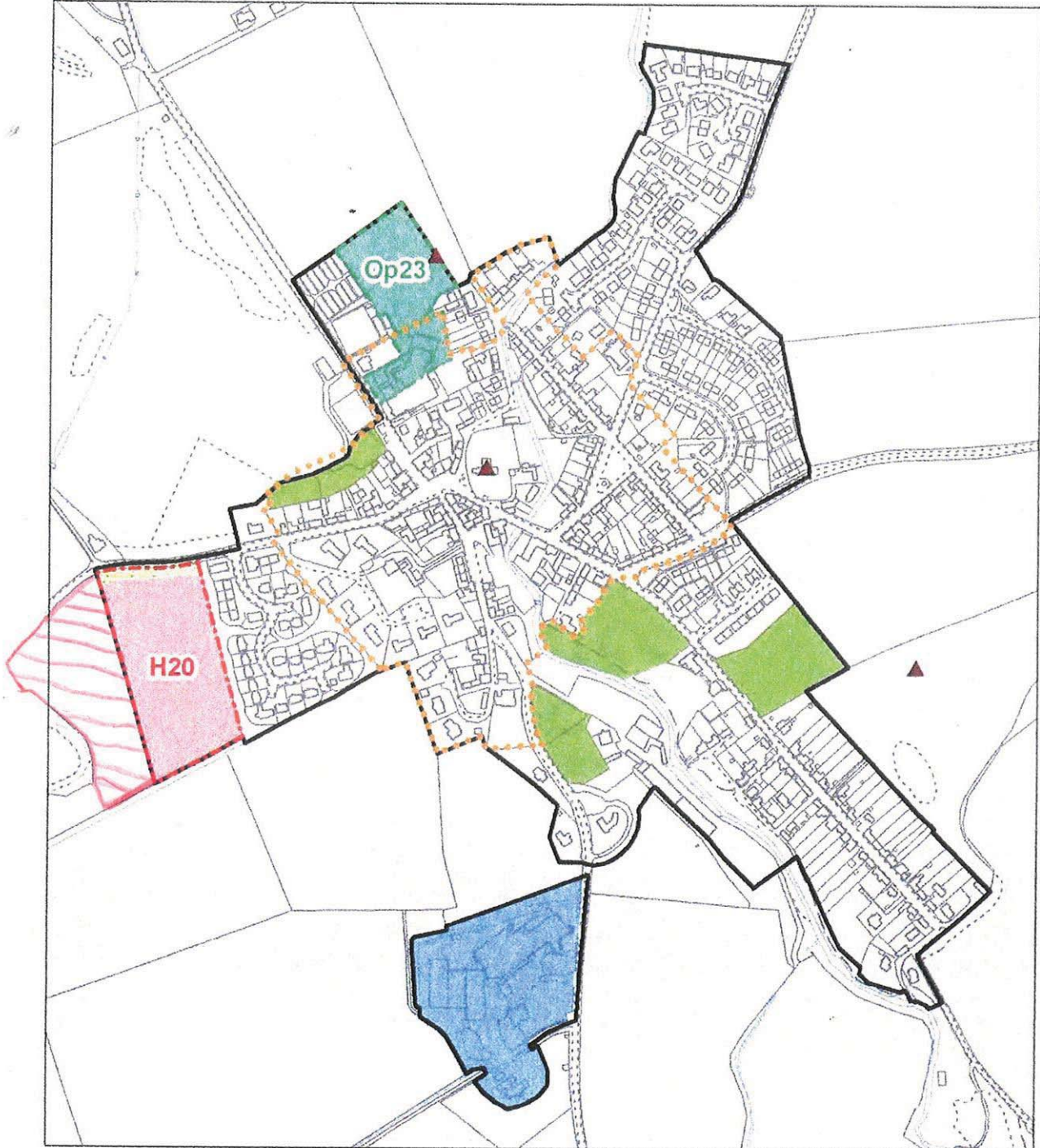
Submit

Opportunity Site

Ref	Location	Size	Uses
Op23	Station Road	1.2 ha	Extension to school

Site Specific Developer Requirements

- ⇒ Protect setting of scheduled ancient monument (standing stone) on east boundary of site.
- ⇒ Landscape edge for village boundary.
- ⇒ Diversion of existing right of way/core path and provision of replacement path.

Dunning

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↑ Scale:
1:6,000



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

Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
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.	Forgandenny Settlement Plan	or			
Chapter	5	Page no.	115 - 116	Paragraph no.	5.19

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.

A&J Stephen Ltd would like to see the identification of a new site for housing as shown on the attached plan.

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

A&J Stephen have assessed the development potential of Forgandenny in some depth. Indeed, we made three separate submissions to the pre-consultation stage in the process of the Council preparing the Main Issues Report. While each of these three sites have their own particular merits we have concluded that, at this stage, only one site was brought to the attention of the Council for inclusion in the Proposed Plan.

The site, on the southern side of the village extends to some 2.4ha (6.5 acres). We believe that this site represents the most obvious and logical extension to the village. It is proposed that landscaping along the southern and eastern boundaries of the site will greatly assist in providing a strong containment of the site. We would be happy to engage with the Council on the detail of the planting scheme and the scale of housing. Further development within the village will help maintain and enhance existing services.

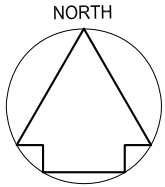
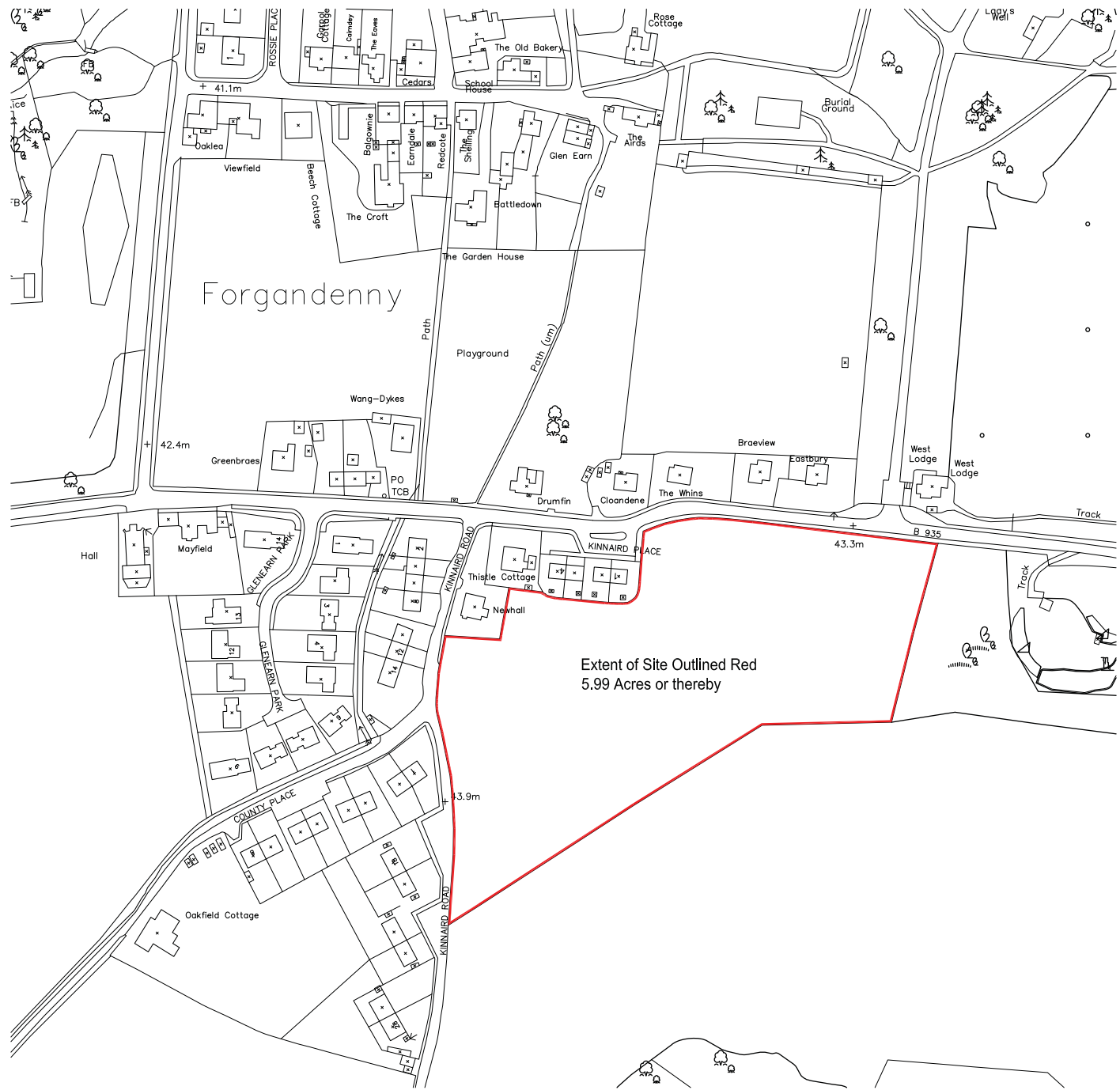
We note that the Plan as drafted would allow for frontage development along the B935. However, we believe that a far superior solution would be the identification of the site as shown on the attached e-mail. This would allow for creation of a through route from the main road to Kinnaird Road.

The owner of the site also owns land opposite the village hall and he will be making a separate submission regarding an alternative location for the provision of car parking to serve the village hall.

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.



No	Date	Revision	By
<div><div>S</div><div>A & J Stephen Ltd Stephen House, Edinburgh Road, Perth PH2 8BS Telephone [REDACTED]</div></div>			
Project	HOUSING DEVELOPMENT AT MAIN STREET FORGANDENNY		
Title	LOCATION PLAN		
Drawn	M,MacD.	Date	02/04/2012
Scale	1:2000 at A3		
House Type			
Drg No	S8510_001		Rev -

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

Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road Perth, PH2 8BS
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.	H39, Robertson Crescent, Pitlochry	or
Chapter	6	Page no. 165 - 167 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.

While we welcome the identification of H39 we would respectfully request that the northern boundary of the site is amended as shown hatched red on the attached plan.

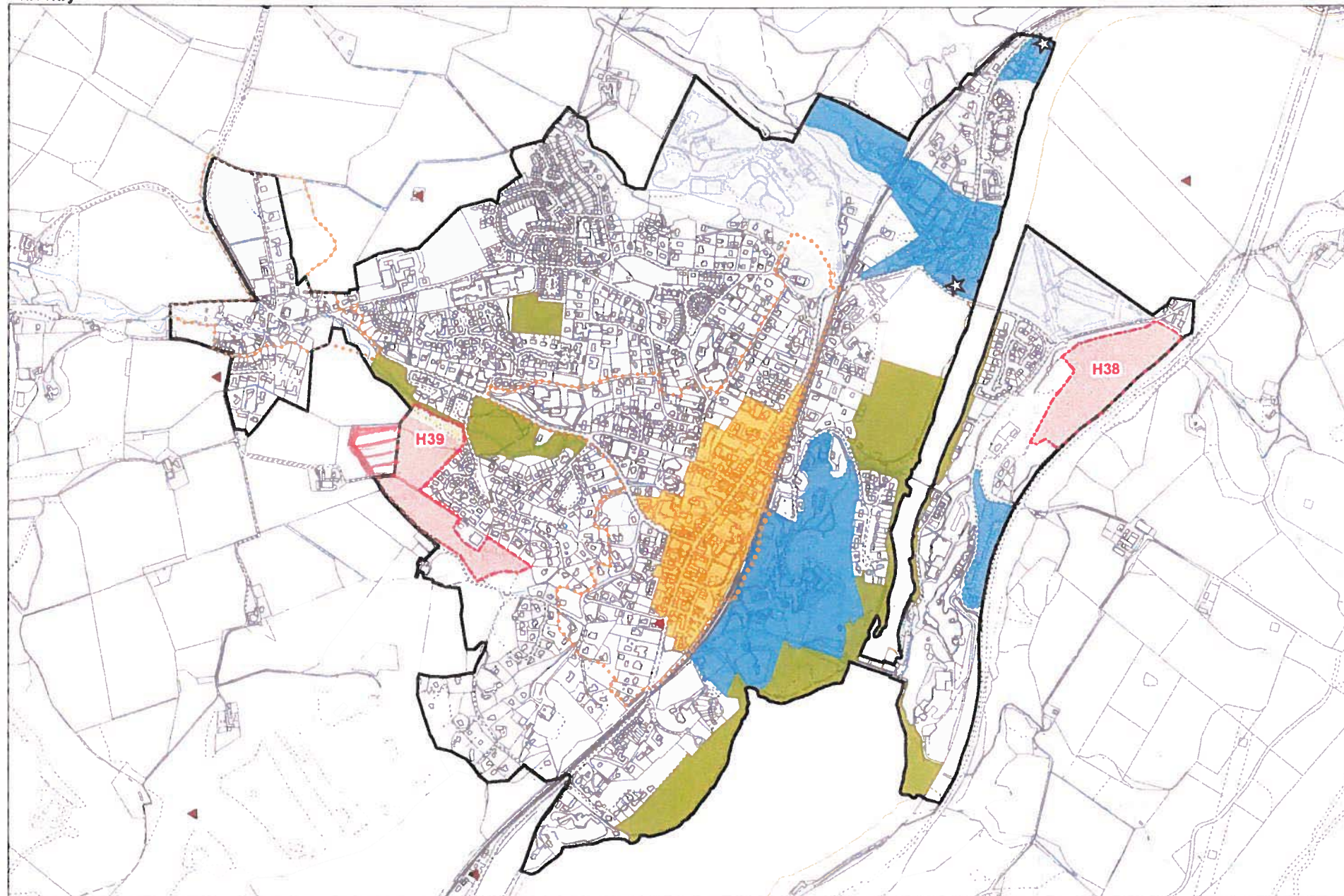
Please include the reason for supporting the Plan/requesting a change.

A&J Stephen have carried out a significant amount of technical work regarding this site since the Council undertook initial consultation in late 2008/early 2009. It has become apparent that given the topography of the site it is necessary to extend the northern boundary of the site to accommodate the Councils Road Standards regarding maximum gradients. This amounts to a relatively small extension to the identified site in order to accommodate the access road. No increase in housing numbers are sought.

It is physically impossible to meet the Councils standards within the boundaries of the currently identified site due to the existing topography.

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Pitlochry



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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
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.	Perth Settlement Map	or
Chapter	321	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.

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

A&J Stephen Ltd welcome the proposed settlement plan for Perth in as much as it includes land owned by the Company on the Glasgow Road opposite site ref MU1 as 'white land'. The Company are content to work with the owners of MU1 in the preparation of a master plan for all the different development opportunities along this important transport corridor.

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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Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
Telephone no.	[REDACTED]
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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.	Longforgan Sites H25 and H26	or			
Chapter	5	Page no.	131 - 132	Paragraph no.	5.28

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.

Strong support for the two allocations with a minor wording change to one developer requirements.

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

A&J Stephen Ltd welcome the identification of sites H25 and H26 at Longforgan.

At the time of writing both sites are subject to a joint application by A&J Stephen Ltd and Perthshire Housing Association (now known as Caledonia Housing Association). The two applications were submitted in 2008. Attached to the covering e-mail are the submitted supporting statement, a letter from the Longforgan Community Trust and an e-mail from Longforgan Community Council. Together these documents provide useful background. For the sake of brevity I shall not repeat what is contained in these documents.

A&J Stephen accept the phasing and developer requirements set out in section 5.28 of the Plan with the exception of the second last bullet point and the words "and the wider core path network." The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. It is acceptable to require links within the site. Thereafter the Council cannot require improvements to the wider core path network.

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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SUPPORTING STATEMENT – LONGFORGAN

Introduction

A&J Stephen Ltd and Perthshire Housing Association are delighted to submit an outline application for a residential development incorporating land for a new sports hall, football pitch and associated facilities.

Context

The context for this application can be found in the Draft Perth Area/Central Area Local Plan. This plan envisaged new housing between the recently converted Westfield Steading and the village. Furthermore, the plan presented 3 options for a new community centre and park. The preferred option accessed off Station Road is under option to A&J Stephen Ltd and with the permission of the landowner this proposal, if approved will see 4.5 acres of this land being handed over to Longforgan Community Trust. This is the preferred location of the Trust for the new centre/park. The remaining land will be used for housing to subsidise transfer of the land to the Trust.

The Proposal

In summary the following are proposed

- Approximately 75 houses of which 25% will be affordable and provided through Perthshire Housing Association
- 90m x 46m football pitch
- Sports hall with ancillary accommodation
- A 'LEAP' play area
- A skate park
- Two tennis courts
- 33 car parking spaces
- Landscaping and footpath network with linkages back into the village.

Why Now?

This proposal is contrary to the adopted local plan. However, a positive context can be found in the draft local plan that zoned land for development south of the primary school and acknowledged the need for a new park/community centre. With the plan now abandoned the only way to deliver the land required for this community facility is through the positive consideration of this application.

Longforgan Community Trust
c/o Pam Fowlie
87 Main Street
Longforgan
DD2 5EW

25th August 2008

Dear Mr MacLean,

LAND WEST OF STATION ROAD, LONGFORGAN

On behalf of Longforgan Community Trust I am writing with the regard to our meeting of the 18 August 2008. As you are aware our aim is to purchase sufficient land to accommodate not only a village hall but a range of recreational and leisure facilities which would benefit the whole community.

As a group, we are interested in the parcel of land mentioned at our meeting and we would be interested in pursuing the option of future purchase. The indicative plans prepared for our discussions, 4.5 acres with hall, associated parking, football pitch, tennis courts, skate park, play park and wooded walk areas are broadly in mind with our committee's thoughts and appear to fulfil all the issues raised when we last canvassed the village residents.

As a committee, we are therefore supportive of such a formal planning application for the hall and associated leisure use of the 4.5 acre area of land as shown which allows us to deliver the hall and recreational facilities for the community's future use.

We look forward to hearing from you.

Yours sincerely,

Pam Fowlie
(on behalf of the Longforgan Community Trust)

Ewan Maclean

From: ALAN MUIR [REDACTED]
Sent: 03 September 2008 09:57
To: Ewan Maclean
Subject: Longforgan Community Trust - Village Hall

Dear Mr Maclean,

I recently met with the Longforgan Community Trust and had the opportunity to view the plans for the proposed community hall.

I am writing to state that Longforgan Community Council would be in favour of such a development and would be supportive of a formal planning application for leisure use of the 4.5 acre area of land outlined in the plan, if it were to be used to deliver a community hall and associated leisure facilities.

Yours sincerely,

Alan J Muir
Chairman
Longforgan Community Council
The Schoolhouse
64 Main Street
Longforgan
DUNDEE
DD2 5E

[REDACTED]

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Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	Scone Site H29	or			
Chapter	5	Page no.	141 - 143	Paragraph no.	5.33

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

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

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

See attachment to e-mail.

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

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SCONE SITE H29

A & J Stephen Ltd welcomes the identification of Site H29 in the proposed plan. The site is under a long term option to the Company and it has been promoted since 2004. 'North Scone' was identified in the Main Issues Report and was required under both Option1 and 2 of the Report.

The Council has already received from A & J Stephen Ltd a substantial amount of information regarding our proposals for north Scone as part of the previous local plan process and the pre-consultation process running up to publication of the M.I.R... For the sake of brevity I shall not repeat what is already in the possession of the Council including our master plan submissions.

However, at this stage it is perhaps worthwhile highlighting the planning strengths of a strategic release of housing in Scone.

Firstly, with reference to the emerging green belt boundaries, sustainable transport choice corridors and the ability to deliver an appropriate proportion of affordable housing within the Core Area, North Scone presents the logical location.

Deliverability has been assured through long standing terms agreed with A & J Stephen Ltd and two landowners.

If the true level of affordable need for the Scone area is to be met both in the correct geographic location and within the correct timeframe then this strategic allocation is imperative.

Strategically, with the exception of Perth, Scone was the only Scottish Water Improvement Scheme which had a built in growth driver. Significant capacity exists before further investment is required.

Scone is also one of the few strategic settlements, out with Perth itself, which has a full range of shops and services. Through further development, the existing levels of services will not only be maintained but enhanced through additional local spending power.

The Structure Plan requirement for a new supermarket at Scone now benefits with an outline planning consent giving further justification for North Scone as a sustainable location.

A & J Stephen Ltd historically, through the delivery of quality homes for residents of Scone, has been willing to assist in the infrastructure and commercial success of the town. Most recently, this has been through the significant investment in the bus priority measures and in the provision of land for the Park and Ride. This has helped facilitate a regular 10 minute bus service into Perth, so assisting in a sustainable choice of modes of transport and a shift in usage of the private car.

The dual provision of the sustainable transport choice and the opportunity to cut down trip generation through the delivery of the supermarket assists in making Scone increasingly self-sufficient. Additional employment opportunities proposed at Scone Airport and beside the existing Park and Ride site can only add to localised benefits.

Work carried out by traffic consultants in relation to the approved supermarket concluded that the "construction of a new store at Scone would reduce the number of vehicle trips on the main approaches to Bridgend junction." It is also suggested that congestion in this location is limited to relatively short periods of time during the day.

In terms of air quality it is of note that the Environmental Statement that accompanied the application for 1,800 houses at Almond Valley (Huntingtower) concluded that "Concentrations of NO₂ and PM₁₀ are lower in 2019 than 2007 despite the increases in road traffic flows due to the introduction of newer cleaner vehicles to the fleet and gradual removal of older, more polluting vehicles." This conclusion was accepted by the Council. Transport Scotland's own assessment was that there would be a negligible difference to air quality due to the proposed development. The same conclusions would apply to a development 40% the size of Almond Valley to the north of Scone.

Existing residents have raised the current issue of flood risk in association with surface water run-off from the existing fields. Initial work by our consulting engineers has revealed that the proposed development would lead to a net reduction in the amount of surface water entering the village surface water system leading to a reduction in the risk of flooding in the centre of the village.

In summary, as the largest and most strategically important settlement out with Perth itself, the opportunity to deliver a sustainably balanced residential land release should be taken at Scone. Accordingly, A & J Stephen welcomes the identification of site H29.

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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or
Site ref.	Scone H29 - Site Specific Developer Requirements	or
Chapter	5	Page no. 141 - 143 Paragraph no. 5.33

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.

Third bullet point should be deleted.

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

The representation made by A&J Stephen in support of the North Scone allocation sets out the strategic role of Scone as the largest settlement within the Core area after Perth it self. Issues of congestion and air quality are also addressed in that submission - the principal reasons for imposing an embargo on further development.

While the Council have formally acknowledged that the use of the word 'constructed' was a typing error (and should have read 'committed') there remains far too much uncertainty over the delivery of the CTRL. The SPG on transport improvements has yet to be published with the result that it is impossible to meaningfully comment on a plan that embargoes 86% of the new site allocations, including North Scone.

Much relies on major transport projects becoming 'committed'. However, the Council have yet to define what this means. What if these projects are never committed? The land supply would dry up to the economic detriment of Perth and Kinross.

North Scone remains the most effective and marketable site for housing identified in the proposed plan. The whole site is under option to A&J Stephen who have a long track history of delivering housing in Perthshire in general and Scone specifically. All the other strategic sites suffer from a range of constraints such as multiple ownership and significant financial costs to bring forward. North Scone does not suffer any of these problems. Furthermore, North Scone is the only major allocation not to affect a Trunk Road.

It is possible to allow an amount of housing to come forward in advance of a commitment to the CTRL without any significant environmental detriment. Indeed there would be significant benefits as this would release much needed housing.

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	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
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.	Scone H29 - Site Specific Developer Requirements	or
Chapter	5	Page no. 141 - 143 Paragraph no. 5.33

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.

Sixth bullet point should be amended to state - "Core paths should be accommodated within the development." The remaining part of this sentence should be deleted.

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. Any requirements must be precise and pass all five tests contained in the Circular. The requirement to make financial payments towards path improvements any where in the 'Scone area' fails the tests set out in the Circular.

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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Site ref.	Scone Site H29 - Site Specific Developer Requirements	or
Chapter	5	Page no. 141 - 143 Paragraph no. 5.33

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.

Seventh bullet point regarding routes to the village centre should be deleted.

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. It is acceptable to require links within the site. Thereafter the Council cannot require connections out with the control of the landowner to the village centre.

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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Policy ref.	<input type="text"/>	or			
Site ref.	Scone Site H29 - Site Specific Developer Requirements	or			
Chapter	5	Page no.	141 - 143	Paragraph no.	5.33

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.

Second last bullet point regarding a new primary school to be amended to -

"Investigation into the provision of land for a new primary school or an extension to the existing school."

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

As you will clearly see from the attachment to the e-mail, after 12 years and the construction of 220 houses in the catchment area of RDM school the school roll is lower now than in 2000. It is clear that the roll has fluctuated but given that the sale of new houses only account for one in ten of all house sales it is very unlikely the a new school would be required given the scale of development suggested in the proposed plan. A thorough investigation should also examine the potential to extend the existing school, if indeed this is required.

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**

SUPPLEMENTARY GUIDANCE– EDUCATION ISSUES

Issues

- PKC want a contribution of £6,395 for each private house towards primary education in Scone (RDM school)
- Education Service have stated that the current capacity of RDM is 409 pupils and the projected roll is 409 up to 2018/19 (seven years from now).
- According to the RDM the school roll is 367.
- According to the February 2007 report to the Lifelong Learning Committee:-

2006 Roll	Official Capacity	Proposed Capacity *
401 462		408

* This is commonly known as the 2m² standard.

- After an approach to the Council from Homes for Scotland the Council confirmed in October 2008 that “we will not be applying the 2m² standard to determine the capacity of schools”.
- Based on the current known number of pupils (367) and the ‘official capacity’ (462), the school is currently at 79% capacity.
- The school catchment contains the settlement of Scone and Old Scone and their immediate hinterland.
- The only significant source of new housing within the school catchment since 2000 has been Balgarvie Farm, Scone.
- Analysis of the Council’s annual housing land audit (sites of 5 or more) reveals that some 220 residential units have been constructed since 2000 – 198 houses within the Balgarvie Farm development. (Given the relatively restricted boundary of the school catchment it is not considered that completions from small sites would be particularly significant in terms of impact on education provision).
- At the start of our development in 2000, the school roll was 387. In 2011, having completed 198 houses, the school roll was 367 pupils (*source RDM school). During this period a further 22 houses/flats were completed on other sites within the catchment.

- Two recent appeal decisions are relevant in testing the Council's developer contributions policy:

1. Ref: P/PPA/340/789 dated 24 September 2009. The Reporters assessment was –

“The Council indicates that a contribution is required towards education provision due to the 80% capacity triggered at the local school being breached. Whilst the development would generate additional children, there is no suggestion that it would exceed the total capacity at the relevant primary school. The Council do not provide any evidence of the significance of the 80% trigger being breached or to the deficiency in local schools. Whilst circular 12/1996 enables Councils to secure financial contributions towards education provision it should be related in scale and in kind to the development proposal as well as being reasonable. On the evidence before me, I do not see how a financial contribution towards education provision is reasonable”

2. Ref: P/PPA/340/2050 dated 21 April 2011. The Reporters assessment was –

“Planning officers recommended a developer contribution in respect of primary education – pursuant to a policy adopted in 2009. It has been proposed to use a Section 75 Agreement. I have seen insufficient justification, other than the need to comply with a two-year policy. The capacity of Newhill Primary School is said to be 432. Its highest projected 7 year roll is put at 320 – presently leaving 112 spare places. In addition 66 pupils are said to be “potential” additions “from this and previously approved/yet to be determined applications”. This language suggests that every one of these cases could together potentially take the school to 91% of its capacity. This figure clearly assumes pupils from developments which may not be built inside 7 years. The Council's response to the appeal uses language which implies that the school is already at over 80% capacity. This is not the case. I would need a better justification before finding that all tests in Circular 1/2010-Planning Agreements have been met”.

- Annual completions at Balgarvie Farm were:

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
START	12	27	24		0	0	24	33	31	25	14			5

Source: A & J Stephen Ltd

- School Census Figures

2000	2001	2002	2003	2004	2005		2006	2007	2008	2009	2010	2011
393	382	388	411	428	418	401	376	387	379	393	387	
387	388	390	396	412	399	393	364	366	359	375	367	

Note 1

Note 2

Note 1 - Source: PKC Education Service

Note 2 – Source: RDM School (August each year)

- Projected Rolls

RDM 2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
402	396	412	415	419	405	409

Source: PKC Education Service

The Supplementary Guidance on developer contributions must comply with all of the tests set out in Circular 1/2010. It is clear that operating a policy based on whether a particular primary school is operating at 80% is clearly wrong given the very real example of Scone over the past 12 years.

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Name	A&J Stephen Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.	Aberfeldy H36	or			
Chapter	6	Page no.	157 - 160	Paragraph no.	6.2

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

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

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

A&J Stephen Ltd welcome the identification of site H36 at Aberfeldy.

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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Policy ref.	<input type="text"/>	or			
Site ref.	Scone H29 Site Specific Developer Requirements	or			
Chapter	5	Page no.	141 - 143	Paragraph no.	5.33

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.

Second bullet point should be amended to read -

"Within the identified road corridor the layout of site cannot be finalised until road line and junction details for CTRLR are finalised."

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

Given the uncertainty over the commitment and timing of the CTRLR it is considered unreasonable that the early development of Scone North is unreasonably delayed. While A&J Stephen understand the Council's wish that we do not undertake abortive work, the early release of the site should not be dependent upon any potential delay on the part of the Council.

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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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:

Developers Contributions - Education

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.

See attached note to covering e-mail.

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

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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SUPPLEMENTAY GUIDANCE– EDUCATION ISSUES

Issues

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- Education Service have stated that the current capacity of RDM is 409 pupils and the projected roll is 409 up to 2018/19 (seven years from now).
- According to the RDM the school roll is 367.
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2006 Roll	Official Capacity	Proposed Capacity *
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* This is commonly known as the 2m² standard.

- After an approach to the Council from Homes for Scotland the Council confirmed in October 2008 that “we will not be applying the 2m² standard to determine the capacity of schools”.
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- Analysis of the Council’s annual housing land audit (sites of 5 or more) reveals that some 220 residential units have been constructed since 2000 – 198 houses within the Bargarvie Farm development. (Given the relatively restricted boundary of the school catchment it is not considered that completions from small sites would be particularly significant in terms of impact on education provision).
- At the start of our development in 2000, the school roll was 387. In 2011, having completed 198 houses, the school roll was 367 pupils (*source RDM school). During this period a further 22 houses/flats were completed on other sites within the catchment.

- Two recent appeal decisions are relevant in testing the Council's developer contributions policy:

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“The Council indicates that a contribution is required towards education provision due to the 80% capacity triggered at the local school being breached. Whilst the development would generate additional children, there is no suggestion that it would exceed the total capacity at the relevant primary school. The Council do not provide any evidence of the significance of the 80% trigger being breached or to the deficiency in local schools. Whilst circular 12/1996 enables Councils to secure financial contributions towards education provision it should be related in scale and in kind to the development proposal as well as being reasonable. On the evidence before me, I do not see how a financial contribution towards education provision is reasonable”

2. Ref: P/PPA/340/2050 dated 21 April 2011. The Reporters assessment was –

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- Annual completions at Balgarvie Farm were:

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
START	12	27	24	0	0	24	33	31	25	14	5

Source: A & J Stephen Ltd

- School Census Figures

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
393	382	388	411	428	418	401	376	387	379	393	387	Note 1
387	388	390	396	412	399	393	364	366	359	375	367	Note 2

Note 1 - Source: PKC Education Service

Note 2 – Source: RDM School (August each year)

- Projected Rolls

RDM	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
	402	396	412	415	419	405	409

Source: PKC Education Service

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Telephone no.	[REDACTED]
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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.	H27 Luncarty Site Specific Developer Requirements	or			
Chapter	5	Page no.	133 - 135	Paragraph no.	5.29

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.

Developer Requirements

Delete 7th bullet point.

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

What can be achieved within the site regarding paths is covered by the 8th bullet point.

The wording of this bullet point is vague and could be interpreted as requiring a path all the way between Luncarty and Perth. Such a path already exists. Furthermore this bullet point does not pass all five tests set out in Circular 1/2010. Any requirements must be fairly and reasonably related to the development. Any requirements must also be precise.

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	A&J Stephen Ltd and I&H Brown Ltd
Address and Postcode	Stephen House, Edinburgh Road, Perth, PH2 8BS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or			
Site ref.	H27 Luncarty Site Specific Developer Requirements	or			
Chapter	5	Page no.	133 - 135	Paragraph no.	5.29

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.

Developer Requirements

Fourth bullet point should be amended to read "Design of new A9 junction and river crossing will have to be approved to allow the later phases of access and site layout to be designed."

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

By adding "the later phases of" into the existing sentence it clarifies that an early release of this site will not be impeded by any delay in the design of the CTRL. Given the distance between the site and the CTRL corridor and the size of the site there is no reason to add any potential delay to the delivery of this site. Detailed design will accommodate the envisaged link between the site and the CTRL at the very start.

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

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Developer Requirements

Delete bullet point nine.

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

The LDP must comply with the terms of Circular 1/2010. Any requirements must be fairly and reasonably related to the development. Any requirements must be precise and pass all five tests contained in the Circular. The requirement to make financial payments towards path improvements any where in the 'vicinity' fails the tests set out in the Circular.

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

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

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

As joint owners of land south of the village A&J Stephen Ltd and I&H Brown Ltd welcome the identification of site H27 at Luncarty.

While we have some difficulty with some of the 'site specific developer requirements' these will be dealt with under seperate cover.

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****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.

Site Specific Developer Requirements

The 5th bullet point should be deleted.

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

Under the heading of Site Specific Developer Requirements the 3rd bullet point requires the preparation of a Transport Assessment. This is right and proper. However the 5th bullet point places an artificial constraint upon the site limiting the construction of only 75 houses until such time as the site connects to a new A9 junction. Discussions with Council officials appear to indicate that the figure of 75 houses was related to the capacity of the new junction that would be provided at the junction of Scarth Road and Main Road.

Accordingly A&J Stephen and I&H Brown commissioned JMP Consultants to undertake an initial assessment of the likely capacity of the new junction. This included detailed design work and discussions with the Transportation Department of the Council. A short report is attached to the covering e-mail. The conclusion of the assessment is that between 300 and 400 dwellings could be accommodated by the new junction.

In light of the requirement to undertake a full Transport Assessment which will assess in detail the capacity of the new junction there is no need for the 5th bullet point and this should be deleted.

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1 Luncarty South - Transportation

Introduction

- 1.1 Perth & Kinross Council's Proposed Local Development Plan identifies site H27 at Luncarty South for 200 houses and 5 ha of employment land within the timeframe of the proposed plan. It recognises that "the site may be able to accommodate more than 200 houses but the total number of houses and phasing require to be identified through a masterplan." Elsewhere in this submission a phased masterplan has been developed to demonstrate the deliverability of more than 200 dwellings. This Report will consider the local constraints to masterplan delivery from a transportation perspective.
- 1.2 There are certain identified Site Specific Developer Requirements of which the following relate to Transportation and potential limits to development:
- Transport Assessment
 - Design of the new A9 junction and river crossing ("Cross Tay Link") will have to be approved to allow access and site layout to be designed
 - A maximum of 75 houses will be permitted to be occupied prior to the site connecting to the new A9 junction
- 1.3 Whilst a detailed Transport Assessment has not been undertaken, JMP has assessed identifiable constraints presented by the existing road network.

Access Strategy

- 1.4 A road layout in the vicinity of the Main Road/Scarath Road junction that permits the accommodation of both the pre- and post-Cross Tay Link scenarios has been developed and discussed with the Principal Engineer of Perth & Kinross Council's Transport Planning Team and agreed as providing an appropriate access strategy in principle for Luncarty South and wider Luncarty. The access strategy facilitates vehicular access to the wider road network via both Main Road and Westfield.

Potential Development Capacity Constraints

- 1.5 There are two primary potential constraints on development capacity at Luncarty South:
- the junction capacity of Main Road/Scarath Road – until a direct link is completed through the masterplan area to link with the Cross Tay Link
 - the limitations on development posed by current design guidance

Junction Capacity

- 1.6 Traffic surveys were undertaken in March 2012 and an assessment made of the additional traffic capacity of the preliminary masterplan revised junction layout at Main Road/Scarath Road. This would suggest that the junction would continue to operate within capacity with approximately 650 additional dwellings. This would increase further should proposals for the A9 result in a new



junction at Tullybelton and traffic from the Stanley area no longer require to travel through Luncarty to access the A9.

Roads Design Guidance

- 1.7 Perth & Kinross are currently revising their roads design guidance in recognition of the Scottish Government Policy Document “Designing Streets”. Until such a time the guidance document on such matters that affect road network hierarchy and development capacity is the “Roads Development Guide”. Paragraph 5.1.3 of this guidance document indicates that *“a maximum of 300 dwellings can be served from the existing road network by a single junction”*. 301 or more dwellings require to be served by more than one access point. A road designed to a residential core road standard can serve up to 400 dwellings in a loop road format.
- 1.8 If a single access were to be created from Scarth Road into Luncarty South then 300 dwellings could be developed in accordance with the limitations of the Roads Development Guide and in advance of any Cross Tay Link. However, the preliminary masterplan for Luncarty South demonstrates the opportunities for multiple connection points onto the existing road network. This approach is in keeping with the principles of Designing Streets and creates a permeable and walkable development as well as establishing alternative vehicular routes to existing dwellings. It also provides an opportunity to increase the development beyond 300 dwellings by complying with the requirements associated with multiple access points to the existing road network.

Conclusions

- 1.9 In reviewing potential roads related constraints on development capacity at Luncarty South it has been concluded that, until such a time that a connection is made to the proposed Cross Tay Link:
 - An access strategy is deliverable that can accommodate both the pre- and post-Cross Tay Link scenarios;
 - the junction capacity of Main Road/Scarth Road does not pose significant constraints
 - the limitations posed by current design guidance would suggest a development capacity of between 300 and 400 dwellings

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

The statement on page 135 which imposes a maximum of 200 houses until 2024 should be deleted.

Also, the following sentence should be amended to read "The total number of houses and amount of employment land along with phasing will be identified through preparation of a masterplan."

The indicative site capacity allocated to this site should be 625

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

Site H27 extends to some 64 hectares. A similar size to site H29 which is identified for 700 houses.

An examination of the two new strategic allocations at Bertha and Perth West reveals the following numbers/density.

Bertha 178ha – 3000+ houses = 16.8 houses per ha

Perth West 160ha – 3000+ houses = 18.7 houses per ha

This gives an average over the two new strategic sites of 17.75 houses per ha

Luncarty 64ha – 200 houses = 3.12 houses per ha

If we applied the 17.75 houses per ha to Luncarty we would have a figure of 1,136. However, given the need for a buffer from the River Tay and the A9 it would not be unreasonable to plan for a lower figure.

In this regard A&J Stephen and I&H Brown commissioned Susan Stephen Architects to undertake an initial capacity assessment of the site as identified in the LDP. Their work is attached to the covering e-mail and reveals, in very simple terms that a capacity in the order of 625 is appropriate. It should be noted that the plan reveals substantially more open space than is indicated on the Luncarty settlement plan.

In taking forward any housing site numerous studies are required and a masterplan is identified in the LDP as of great importance in delivering this site. Accordingly it is the masterplan that will ultimately determine the final housing numbers and the amount of land for employment uses. However, it is also important at this stage to give a broad indication of the likely numbers so early investment decisions can be made. Accordingly, the suggested changes are commended to the Council.

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

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- EXISTING HOUSING
- EXISTING NON-RESIDENTIAL
- EXISTING GREEN SPACE
- EXISTING PRIORITY ROAD
- EXISTING PATH NETWORK
- PROPOSED PHASE 1 155no UNITS
- PROPOSED PHASE 2 185no UNITS
- PROPOSED PHASE 3 285no UNITS
- PROPOSED COMMERCIAL 3.2Ha

employment
3Ha

LUNCARTY