

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

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

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

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

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

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

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

Name	Crieff Community Council
Address and Postcode	The Secretary, Elizabeth Basford The Hollies, Broich Terrace Crieff PH7 3BD
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.	Proposed Plan 2012 - Strathearn Area Spatial Strategy	or			
Site ref.	Crieff	or			
Chapter	8	Page no.	1-4	Paragraph no.	8.3.1 - 8.3.9

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.

- ensuring that infrastructures are put in place before any new developments listed below are considered
- concerns about extending the Settlement Boundary to include Green Field sites
- to make more use of the existing Brown Field sites
- concerns about expansion into the countryside moving further away from the town centre
- more emphasis on the regeneration of the town centre
- concerns about what plans are in place for the redundant Primary School when it becomes vacant
- more consultation required with Crieff Community Council

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

Infrastructures required for the whole development area which includes MU7, E27 and OP21 before any action is taken on any individual site. There are concerns that the area will be developed in a piece meal way without any coherence or cohesion.

8.3.5 E27 Employment Site: this promotes retail development outwith the Primary Retail core which, therefore, does not accord with policy RC1. This will have an adverse effect on the High Street and is contrary to the Scottish Government Regeneration Strategy. It is not appropriate because the traffic implications will have a huge impact on the safety of schoolchildren from the three identified schools. It will also have an impact on the operational aspect of the fire station. There are more appropriate alternative Brown Field Sites within the town centre, i.e. the vacant Penny Lane retail site.

**8.3.8 MU7 Mixed Use site**

Residential - this is a Green Field site and as such should not be used as residential development. The use of Existing Brown Field sites should take priority. There are also existing residential sites within the Settlement Boundary which could be developed further, for example, the Inchbrakie Development. Residential development on this site MU7 does not accord with Policies 3.5.2. and 3.9.3.

**Employment Land (5ha) at MU7**

E26 has already been identified as employment land and there are other vacant sites available at the Crioich. The development at MU7 is bound to have an effect on the biodiversity of the existing Green Field Site.

A Development brief must be prepared for Op21 and it must be considered within the infrastructure requirements referred to above.

Crieff Community Council must be consulted and involved in any planning proposals that affect its Community with regards to future developments and the regeneration of the Town centre. The vitality and viability of the High Street must be preserved for the future of Crieff.

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.

05 APR 2012

**Longforgan  
Community Council**  
64 Main Street  
Longforgan  
Dundee  
DD2 5EU

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

4 April 2012

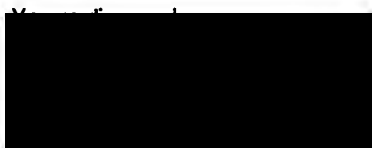
Dear Sirs,

**Proposed Local Development Plan - Longforgan**

I am writing to lodge a formal objection to the proposed Local Development Plan for Longforgan [Policy Ref 5.28 Longforgan, Site Ref H25 and H26].

I enclose a Representation Form opposing the proposed plan, together with a copy of minutes taken at a meeting of the Longforgan Community Council, on 27 March 2012, which was attended by over 40 members of the public. I also enclose a copy of a petition, containing over 360 signatures from the wider Longforgan community, opposing this development.

I look forward to hearing from you in due course.



Alan James Muir

**Chairman of Longforgan Community Council**

# Perth and Kinross Local Development Plan - Proposed Plan **Representation Form**



Representation by  
**Longforgan Community Council**  
04 April 2012

Perth and Kinross Local Development Plan - Proposed Plan **Representation Form****Longforgan Community Council  
Representation for Proposed Local Development Plan January 2012**

1 April 2012

**1.0 Contact Details**

Name Longforgan Community Council  
c/o Chairperson Mr Alan Muir  
Address The Schoolhouse, 64 Main Street, Longforgan.  
Postcode DD2 5EU  
Telephone no. [REDACTED]  
Email address [REDACTED] (this is preferred method of contact)

**2.0 Which Document are you making representation on?**

Proposed Plan

**3.0 Which part of the document are you making representation on?**

Policy Ref : 5.28 Longforgan

Site Ref : H25 and H26

Chapter 5 Page No. 131 Paragraph No. 5.28.1 - 5.28.3

**4.0 What is your representation?****4.1 Are you Supporting the Plan - Answer NO****4.2 Would you like to see a change to the Plan? Please state this change.**

4.2.1 It is the view of the Community Council that Sites H25 and H26 should be removed from the Proposed Local Development Plan.

4.2.2 It is the view of the Community Council that the wording within paragraphs 5.28.1 - 5.28.2 should be amended, as these statements have been made without community consultation.

4.2.3 The Site Specific Developer Requirements should be expanded to include further guidance for any development that may occur within the village.

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

4.3.01 With reference to the above clauses 4.2.1 and 4.2.2, the Community Council present the following reasons for the removal of Sites H25 and H26 from the Proposed Local Development Plan;

4.3.02 The Longforgan Community Council did not make representation to Perth and Kinross Council at the time of the MIR (Stage 3 of LDP procedure) due to Community Council members being unfamiliar with the new 2006 Planning Legislation and procedures.

4.3.03 The Community Council did not gauge local opinion to the published MIR and have not carried out any Public Meetings and Presentations to determine views of the local community with regards to a Community Centre and the location of any Local Play Provision.

4.3.04 Although it is an aspiration to have improved Community facilities, this should not come at the detrimental expense of the Conservation Village.

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

- 4.3.05 It is the view of the Community Council that the proposed development Sites H25 and H26 would be detrimental to the Conservation Village and that they will have an adverse affect on the environmental and infrastructure issues of the village.
- 4.3.06 It is the view of the local community and the Community Council, by the attachment of the petition, that there should be a Community led Masterplan, prepared by Perth and Kinross Council.
- 4.3.07 The proposed increase of 75 dwellings over a minimum of 3 phases represents a major development of the Area.
- 4.3.08 It is the view of the Community Council that the proposed large phased developments contravene the Character of the Conservation Village and are not in accordance with Pan 71.
- 4.3.09 It is the view of the Community Council that the proposed sites of H25 and H26 are in conflict with TAYplan Policy 1 as there is NO current local need for the proposed housing developments.
- 4.3.10 It is the view of the Community Council that the proposed sites H25 and H26 would be in conflict with TAYplan Policy 5C prejudicing the delivery of Strategic Development Areas due to the proximity of the village of Longforgan to the Dundee Western Gateway. As such, the overall proposed phasing of 75 dwellings in Longforgan would appear to prejudice this TAYplan policy.
- 4.3.11 It is stated within clause 5.28.2 of the Proposed Local Development Plan that Longforgan is within the Dundee Housing Market, however, the findings of the Scottish Governments Planning Appeals Directorate on 25 June 2009, stated that; "... there was no compelling evidence that any shortfall which may exist for an increase in homes in Perth and Kinross due to its rising population should be met in Longforgan".
- 4.3.12 It is stated in the document "About Dundee 2010", published by Dundee City Council, that "... by 2033 the population of Dundee is projected to fall by 5.7% compared to the estimated population in 2009."
- 4.3.13 It is the view of the Community Council that the proposed Dundee City Local Plan will provide sufficient housing supply to meet the Dundee Housing Market requirements and therefore there is no requirement for phased housing development in Longforgan during the term of the Proposed Local Development Plan.
- 4.3.14 With reference to the above clause 4.2.3, it is the view of the Community Council that the Site Specific Developer Requirements of the Proposed Local Development Plan should be amended to include the following;
- 4.3.15 Within the Site Specific Developer Requirements and the Supplementary Guidance being prepared by Perth and Kinross Council for Longforgan, reference should be made that any development within the village shall adhere to the Scottish Government document, 'Making Places' and the following Planning Advice Notes;
- Pan 71 Conservation Area Management,
  - Pan 67 Housing Design,
  - Pan 68 Design Statements
  - Pan 77 Designing Safer Places, and
  - Pan 83 Master Planning.
- 4.3.16 Longforgan is one of 35 Conservation Areas within Perth and Kinross Council, of which 19 have adopted Conservation Area Appraisals.
- 4.3.17 Within the Site Specific Developer Requirements, a Conservation Area Appraisal, in consultation with the Local Community, should be carried out by Perth and Kinross Council, or at very least by an independent consultant, at the expense of the Developer, prior to any detail design of any proposed developments. This should be included within the Site Specific Developer Requirements so that the Appraisal can be used as a vital tool to enable the active management of the Conservation Area.



## Perth and Kinross Local Development Plan - Proposed Plan **Representation Form**

- 4.3.18 A Design Guide should be included within the Conservation Area Appraisal for Longforgan, to ensure that any proposals relate and enhance the existing Architectural character of the Conservation Area.
- 4.3.19 Within the Site Specific Developer Requirements, it should be stated prior to any detailed proposals, Development Briefs are to be prepared in consultation with the local community.
- 4.3.20 Within the Site Specific Developer Requirements, Design Statements should be required and these should reflect the Conservation Area Appraisal, to provide an understanding and realistic assessment of whether any proposed developments can be accommodated sensitively within the setting of the area.
- 4.3.21 The provision of an integrated Masterplan, stated within the Site Specific Developer Requirements, should not only cover the sites H25 and H26 but be village wide to cover issues such as parking, road junctions and primary school capacity within the historic core of the village, to be included within the Local Authority Supplementary Guidance and in accordance with the attached petition.
- 4.3.22 Within the Site Specific Developer Requirements and through the Local Authority Supplementary Guidance for Longforgan, it should be included that any on site Affordable Housing provision be to a ratio of not greater than, 2 Affordable Housing units per 8 dwellings within any phase, to ensure Social Inclusion and Diversity.
- 4.3.23 Within the Site Specific Developer Requirements and through the Local Authority Supplementary Guidance for Longforgan, it should be stated that Developers are required to understand the local characteristics through discussions with Tayside Police in accordance with Secured by Design Accreditation and Pan 77.
- 4.3.24 Within the Site Specific Developer Requirements and through the Local Authority Supplementary Guidance for Longforgan and the integral Masterplan for the village, it should be stated that any proposed Phasing be agreed through consultation with the local community.
- 4.3.25 Within the Site Specific Developer Requirements, the community will have input, by the process of the village wide Community led Masterplan for any provision of improvements to community, educational and play facilities. These could be facilitated by Section 75 Obligations.

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



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

LTR/H4528/3.1/6/JMM

6 April 2012

FOR EMAIL ONLY

Dear Sir/Madam,

**Perth and Kinross Local Development Plan – Proposed Plan**  
*Land at Castleton – Mr Iain Houston*

With reference to the above, I am pleased to submit the representation in response to the public consultation on the Proposed Plan, as contained in Appendix 1.

I would be grateful if you could acknowledge receipt of this representation at the earliest opportunity. In the meantime, please contact me in the first instance if you require anything further from me with regard to this submission.

Yours sincerely

[Redacted Signature]  
John MacCallum MRTPI  
Planning Consultant  
E [Redacted Email]

Enc MIR Representation Feb 2011; PKC Committee Report March 2008; E-Mails; Site and Contextual Plan

Durn, Isla Road, Perth PH2 7HF

www.bellingram.co.uk

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and Building Surveyors**

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Perth / Forfar / Inverness / London

Bell Ingram Ltd. Registered Office: Durn, Isla Road, Perth PH2 7HF  
ISO 9001:2000 Accredited Registered in Scotland No 191406





## Appendix 1

**Name and contact details:**

John MacCallum, Planning Consultant, Bell Ingram, Durn, Isla Road, Perth PH2 7HF

**What document you are commenting on:**

Proposed Plan

**What section, site or policy your comment relates to:**

Chapter 8 – Strathearn Area Spatial Strategy, Auchterarder, Pages 245-247

**Tell us what, if anything, you want to change in the Plan:**

To delete the part of the Open Space zoning over our client's land at Castleton and to do one of the following:-

- (i) To allocate our client's land for residential development; or
- (ii) To re-zone our client's land as "white land" within the settlement boundary, to enable a proposal for residential development to be considered through the Development Management process.

**Give your reason for either supporting the Plan or making your change to the Plan:****Introduction**

Bell Ingram is submitting this representation to the Perth and Kinross Proposed Plan on behalf of our client, Mr Iain Houston in respect of his land interests to the east of his property at Braeside, Castleton Road, Castleton. The land extends to approximately 2.72 acres and is presently unused, vacant land.

**Background**

A representation was submitted to the Main Issues Report in February 2011 a copy of which is attached. The main purpose of the representation was to give consideration for our client's land to be included within a new settlement boundary for Auchterarder and 2 options were presented as housing sites, depending on the outcome of the settlement boundary position.

The representation also raised concerns that the housing allowances in the Strathearn Area were being accommodated within large allocations in Crieff and Auchterarder, thus reducing the range and choice of housing on alternative sites in these settlements. Smaller sites within Crieff and Auchterarder, identified as Principal Settlements in the Proposed Plan for reasons of sustainability, were considered to be justified. Allocations in smaller settlements should have been discounted in preference to smaller sites being identified in these larger settlements, again for reasons of sustainability.



### **Planning Considerations of Open Space Zoning**

The Council has identified a new settlement boundary for Auchterarder which now includes Castleton and, in particular, our client's land. This aspect is welcomed by our client as this, to some extent, vindicates his position that Castleton should be included within the settlement of Auchterarder due to the expansion northwards of the town, which is no different to other parts of Auchterarder where areas have been enveloped by development over time (as referred to in our MIR representation).

However, the Council is proposing to re-zone our client's land from previously countryside (as defined in the adopted Strathearn Area Local Plan) to Open Space and we contend that the Council has not provided any robust or credible justification as to why there is a need to zone our client's land for Open Space, as confirmed in the e-mail dated 21st March 2012 from the Council's Planner (copy attached). No Open Space Strategy or Audit has been undertaken in time for the preparation of this Proposed Plan to support the information contained within the Plan generally, not just for this site. This is contrary to Scottish Government Planning Policy and Advice as contained in SPP and PAN 65 Planning and Open Space.

The Auchterarder Development Framework was approved as Supplementary Guidance by the Council's Enterprise and Infrastructure Committee on 26<sup>th</sup> March 2008 (copy of Committee Report is attached). The Plans B and C in Appendix 1 to the report clearly show that, despite a change required in the extent of Open Space required for the developments proposed at Auchterarder North, our client's land was not included at that time.

No communication between the Council and our client has taken place since then, yet the Council has chosen to zone his land for Open Space. The Council has failed to explain to our client the purpose for this zoning and no plans/proposals for a functional open space use or otherwise on our client's land has been communicated to him. Nevertheless, the Council's Planner has stated that the land will now fall within the terms of Policy CF1: Open Space in the proposed LDP (7<sup>th</sup> March 2012 e-mail refers).

Not only has the Council not communicated or consulted with our client on their intentions for his land while the Proposed Plan was being prepared, the Council has chosen to allocate a use for his land without giving advance notice prior to publication. We would contend that this is contrary to the advice contained in paragraphs 53 and 54 of Development Planning Circular 1/2009, which at least would require the Council to notify landowners (at the time of publishing the Proposed Plan) of sites to be developed and which would "have a significant effect on the use and amenity of the site". It is considered that the Open Space allocation would merit such notification on the part of the Council in advance to our client as it is likely that he would not have been aware of the zoning on his land otherwise.

The Council considers that the land use has not changed as a result of the new zoning. The land was previously zoned as countryside in the adopted Local Plan, outwith the settlement areas of Castleton and Auchterarder and, contrary to the Council's Planner's interpretation as stated in his e-mail dated 7th March 2012 (copy attached), we consider that the open space zoning is NOT the same as a countryside zoning.



The zoning of Open Space in the Plan could prejudice residential development in the future on our client's land which, in planning terms, is considered to be an appropriate use given the change in the settlement boundary to include Castleton and given that a housing use on the site would be wholly compatible with the adjacent and surrounding uses.

### **Planning Merits of a Housing Site**

We have attached a Site and Contextual Plan which helps to illustrate the extent of new development in the area surrounding our client's land. This includes our client's property, the southernmost house in Castleton, and the one immediately to the north which were granted planning permission within the last 20 years.

Application Reference 11/00526/AML relates to a 2 house development and Application Reference 11/02030/IPL relates to permission in principle for a residential development, potentially up to 11 house plots. This clearly demonstrates the Council's acceptance to new development in this part of Auchterarder, outwith the North Expansion area.

Our client seeks a modest scale of housing on his land, not dissimilar to that on these areas of land to the south, in order that the pattern of development, scale, density, form and design of housing is in keeping with the area.

Our client's land could accommodate a type of housing that would be different from the mainstream housing sites planned for the north expansion of Auchterarder, thus adding to the range and choice of housing in the local area. A housing allocation on a site of this size would also, in our opinion, not significantly impact on the housing numbers in general.

Notwithstanding the justifications presented above for a specific housing allocation on our client's land, as an alternative, a "white land" zoning would enable a housing proposal to be considered on its own merits by way of the planning application process, similar in the way that those developments to the south were considered and assessed.

Our client is also aware that the developers involved in the North Expansion area of Auchterarder may require an access from their development area to Castleton Road. This would enhance the land's development potential as opposed to retaining it as open space that would otherwise serve no functional purpose thus facilitating with the integration of Castleton with the wider development area.

Our client would have no objection in principle to accommodating such a road link on his land if it facilitated an access to a modest scale development on his land, subject to obtaining more information/details to gain a better understanding of how much land would be involved for such a road link at the appropriate time.



### **Conclusions**

The extension of the proposed Open Space zoning over our client's land, which constitutes an increase in the Open Space zoning since the Council's position was last stated publicly when approving the Development Framework in March 2008, appears to have no justification. This is based on the lack of information in the Proposed Plan, including the absence of any supporting evidence in the form of an Open Space Audit and Strategy.

There is no apparent justification for the Open Space zoning over our client's land. For the Council to propose a use for the land with no control over the implementation of that use, could result in the land becoming blighted, thus having the potential to detract from the visual amenity of the area generally and specifically the other planned developments in the surrounding area.

Our client is therefore understandably aggrieved by the events leading up to the publication of the Proposed Plan and his subsequent discussions with the Planning Department which have resulted in him receiving advice that the Plan will not be modified to take account of the proposals he has for his own land, which we consider have a sound planning basis.

The Council had no option but to include Castleton within a new settlement boundary given the development planned within the Expansion area. In the absence of any reasoned justification for the Open Space zoning over our client's land, the land is suitable in planning terms for housing development, particularly in light of the infill development planned on the land immediately to the south of our client's land.

Consequently, the land should be de-allocated as Open Space for the LDP and either re-allocated for a modest scale residential development or, at least, as "white land" within the settlement.

-



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

LTR/M2288/3.1/21/JMM

6 April 2012

FOR EMAIL ONLY

Dear Sir/Madam,

**Perth and Kinross Local Development Plan – Proposed Plan**  
*Land at Errol – Mr Robert Morgan*

With reference to the above, I am pleased to submit the representation in response to the public consultation on the Proposed Plan, as contained in Appendix 1.

I would be grateful if you could acknowledge receipt of this representation at the earliest opportunity. In the meantime, please contact me in the first instance if you require anything further from me with regard to this submission.

Yours sincerely

[Redacted signature block]

John MacCallum MRTPI  
Planning Consultant  
E: [Redacted email address]

Enc Representation to MIR February 2011

Durn, Isla Road, Perth PH2 7HF  
Telephone [Redacted]  
www.bellingram.co.uk [Redacted]

**Chartered Architects  
and Building Surveyors**

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Perth / Forfar / Inverness / London  
Bell Ingram Ltd. Registered Office: Durn, Isla Road, Perth PH2 7HF  
ISO 9001:2000 Accredited Registered in Scotland No 191406



## Appendix 1

**Name and contact details:**

John MacCallum, Planning Consultant, Bell Ingram, Durn, Isla Road, Perth PH2 7HF

**What document you are commenting on:**

Proposed Plan

**What section, site or policy your comment relates to:**

Chapter 5 - Perth Area Spatial Strategy, Errol, Page 110 - 111.

**Tell us what, if anything, you want to change in the Plan:**

- (i) The settlement boundary for Errol to be redrawn to include our client's land;
- (ii) To allocate our client's land for residential development.

**Give your reason for either supporting the Plan or making your change to the Plan:****Introduction**

Bell Ingram is submitting this representation to the Perth and Kinross Proposed Plan on behalf of our client, Mr Robert Morgan in respect of his land interests at Errol. The land extends to approximately 14.56 hectares (36 acres) and is presently in agricultural use.

**Background**

A representation was submitted to the Main Issues Report in February 2011 a copy of which is attached, including a plan showing the location of our clients land interests. The issues raised within that representation remain relevant and form supporting evidence for this representation.

The main purpose of the representation was to promote our client's land as an appropriate site for residential development as Errol is considered to be a suitable location to accommodate future housing within the Carse of Gowrie in the Perth Area.

It was also stated that the housing growth promoted by the Council in the MIR was both too focused on strategic development sites that might not be deliverable within the Plan period and to other settlements in the Perth Area that were not appropriate or justified in a planning sense. It was suggested that the Council should re-consider the distribution of the housing land and Errol given more favourable consideration for accommodating housing growth, in particular on our client's land.





The Council has not identified any new housing development opportunities for Errol and has proposed no changes to the settlement boundary for Errol other than to accommodate the existing and new development planned since the Local Plan was adopted.

Our client is disappointed initially that his landholdings have not been able to be accommodated and our client is therefore also disappointed that the planning merits of his proposals, as contained in our representation to the MIR, have been disregarded.

### **Relevant Planning Considerations**

#### **Strategic/Local Planning Policy**

The Strategic Development Plan, Tayplan, is at an advanced stage having been formally submitted to Scottish Ministers on 1<sup>st</sup> December 2011 and is therefore awaiting final endorsement.

The Spatial Strategy of the Perth and Kinross Local Development Plan is required to comply with the Tayplan Strategy which seeks to prevent land releases around Dundee and Perth in the Carse of Gowrie which would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan. Nevertheless, this Strategy does not seek to prevent housing opportunities in the Carse of Gowrie and some level of development will be permitted, provided it is of a suitable scale.

At this time, the Tayplan is not approved and therefore this Strategy has not been ratified. If it were to be changed, this would cast doubt on the LDP, and accordingly, the spatial strategy and the housing allocations in the Proposed Plan in particular would need to be re-assessed.

Our client's land could accommodate in the region of 300 houses which could be regarded as a significant number when considered as a whole. However, a development that was phased over the period of the Plan and beyond would have a reduced impact in terms of pressure on local services, amenities and the road network.

Therefore, even if the Tayplan and LDP strategies remained as they are now, a phased development over time would not necessarily be in conflict with those approaches, as noted in the cases of Inchtute and Longforgan, both settlements of which are also located within the Carse of Gowrie.

### **Planning Merits of Client's Landholdings for Residential Development**

With specific regard to our client's land on the east side of Errol, it is considered that the planning merits of the site for housing can be summarised as follows:-

- Our client's land interests on the north-east side of Errol are suitable for housing given the form of development that exists and the ability of the landscape framework to absorb new development with the



creation of new settlement boundaries in the form of tree planting along the western and north-western boundaries of the land.

- The south-west boundary of our client's land immediately abuts the new housing development to the north of Errol. The land is enclosed by trees and hedges which define the western and north-western boundaries, therefore providing a containable development opportunity which would prevent further encroachment to the north.
- The land is relatively flat which makes it more viable for development in terms of engineering and construction costs.
- It fronts on to a main road and therefore it is readily accessible. With services and infrastructure also readily available, the land can be regarded as effective in planning terms.
- The land is ideally suited to incorporate improvements to the existing road network by the formation of a new roundabout which could act as a gateway feature and traffic calming measure on entering Errol from a northerly direction.
- The allocation of the land for housing will create the opportunity for improvements to the existing road network at the eastern end of Errol with the potential to create, in the long term, an alternative route around the north of Errol to avoid the existing narrow and congested main road through the village centre with provision for public transport. This would not, however, be at the expense of pedestrian and vehicular permeability in the design of any new development to ensure any new housing would be fully integrated with the existing core of Errol.
- A new road serving new housing on the land could be constructed in a way that would allow it to be extended in a westerly direction to form a link with any additional land that might be considered suitable for development to the north of Errol.

### **Conclusions**

Based on the above and the representation to the MIR, we consider that there are merits in the Council re-drawing the settlement boundary to include our client's land and we consider that our client's landholdings are suitable in planning terms for a housing allocation within a redefined settlement boundary.

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



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

LTR/M2349/3.1/29/JMM

6 April 2012

FOR EMAIL ONLY

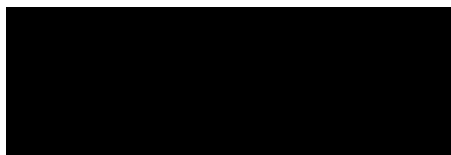
Dear Sir/Madam,

**Perth and Kinross Local Development Plan – Proposed Plan**  
*Land at Rait – Morgan Homes (Scotland) Ltd*

With reference to the above, I am pleased to submit the representation in response to the public consultation on the Proposed Plan, as contained in Appendix 1.

I would be grateful if you could acknowledge receipt of this representation at the earliest opportunity. In the meantime, please contact me in the first instance if you require anything further from me with regard to this submission.

Yours sincerely



John MacCallum MRTPI  
Planning Consultant  
E: [REDACTED]

Enc Representation to MIR February 2011

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and Building Surveyors**

A list of Directors is available from our Perth Office  
Perth / Forfar / Inverness / London

Bell Ingram Ltd. Registered Office: Durn, Isla Road, Perth PH2 7HF  
ISO 9001:2000 Accredited Registered in Scotland No 191406



## Appendix 1

**Name and contact details:**

John MacCallum, Planning Consultant, Bell Ingram, Durn, Isla Road, Perth PH2 7HF

**What document you are commenting on:**

Proposed Plan

**What section, site or policy your comment relates to:**

Chapter 5 – Perth Area Spatial Strategy, Rait, Page 140.

**Tell us what, if anything, you want to change in the Plan:**

- (i) The settlement boundary for Rait to be redrawn to include our client's land in part or full; and either
- (ii) To allocate our client's land for residential development in part or full; or
- (iii) To include our client's land, in part or full, within the settlement boundary as "white land", to enable a proposal for residential development to be considered through the Development Management process.

**Give your reason for either supporting the Plan or making your change to the Plan:****Introduction**

Bell Ingram is submitting this representation to the Perth and Kinross Proposed Plan on behalf of our client, Morgan Homes (Scotland) Ltd in respect of their land interests at Rait. The land extends to approximately 5 acres and is presently unused, vacant land.

**Background**

A representation was submitted to the Main Issues Report in February 2011 a copy of which is attached including a plan in Appendix 1 showing the location of our client's land interests. The main purpose of the representation was to promote our client's land as being capable of accommodating a small scale residential development as part of a long term settlement strategy approach for Rait. In response to a specific question posed in the MIR, we promoted the settlement boundary approach in preference to not defining a settlement boundary.

We suggested that our client's land on the southern edge of the settlement forms a logical area for a small scale development to be contained within a clearly defensible boundary.



The Council has identified a new settlement boundary for Rait from that previously defined in the adopted Perth Area Local Plan Alteration No.1 Housing Land 2000. Our client is disappointed initially that the boundary has been drawn more tightly around the built-form (existing as of 2000 and taking into account new development since then). Consequently, our client's landholdings have not been able to be accommodated and our client is therefore also disappointed that the planning merits of his proposals, as contained in our representation to the MIR, have been disregarded.

### **Relevant Planning Considerations**

#### **Strategic/Local Planning Policy**

The text for the Rait settlement in the Proposed Plan specifies that any development of 5 houses and over will trigger an Affordable Housing requirement. This suggests that development is appropriate within the settlement of Rait, which is located within the Carse of Gowrie.

With regard to the Strategic Development Plan, Tayplan, its Strategy seeks to prevent land releases around Dundee and Perth in the Carse of Gowrie which would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan. In essence, this Strategy does not seek to prevent housing opportunities in the Carse of Gowrie provided they are of a suitable scale.

It is contended that Rait is the type of settlement in the Carse of Gowrie that is suitable for some form of housing development over the Plan period. It is of a size that would enable small scale housing opportunities to be accommodated that would not have a strategic impact and therefore would not conflict with the Tayplan Strategy.

However, the settlement boundary has been drawn tight to the existing built-form to deny the opportunities for such a scale of development to be realised. This has effectively excluded opportunities for small scale additional housing, particularly on our client's land which is regarded as a logical area for development which can be defined by a defensible southern boundary.

Although we consider the settlement boundary approach to be the preferred option for controlling development around settlements such as Rait, by defining such a settlement boundary as in the Proposed Plan in effect also prejudices the ability to extend the built form under the Council's Housing in the Countryside policy, had no boundary been defined.

We consider that the Council's position prevents the settlement from being expanded in a logical and planned way over the life time of the Plan. Consequently, the drawing of the settlement boundary precludes the potential for any development, apart from perhaps a redevelopment opportunity, within the settlement. To reduce the potential for new development opportunities in Rait will not, in our view, help to sustain this rural community within the Carse of Gowrie.



### **Detailed Planning Issues**

- Design

Our client has already built new housing within Rait which has been designed in-keeping with the Conservation Areas status afforded to Rait. It is proposed that further new development of a similar design and scale would enhance the built form of Rait without detracting from the Conservation Area, particularly on the eastern parcel of our client's landholdings.

- Drainage

We have been advised by the Planning Department in recent discussions that development opportunities have been restricted in Rait due to the lack of public drainage infrastructure and that the existing drainage arrangements by septic tanks in the settlement are impacting adversely on the environment by way of pollution. It has been suggested that new development would only be acceptable in Rait if it addressed these environmental issues and created a solution to the drainage issues.

It is our view that this would lead to a significant development proposal to introduce a new public drainage system or replacement of existing septic tanks with other forms of private treatment, otherwise it would not be economically viable. Given the size of Rait and the intention of the Council to safeguard the settlement from expansion, a large scale development around Rait would not be appropriate in planning terms.

We would contend that any new development should not be required to address existing drainage problems within the settlement. However, any new development associated with our client's land could seek to provide improved drainage for parts of the settlement, if it proved to be practically and economically viable to do so. In any event, any new development by our client would be implemented in such a way as to comply with SEPA regulations for drainage by septic tank and therefore there would be no detriment over and above the existing situation in terms of drainage.

### **Conclusion**


Based on the above and the representation to the MIR, we consider that there are merits in the Council re-drawing the settlement boundary to include opportunities for small-scale housing and we consider that our client's landholdings are suitable in planning terms for either a housing allocation or, at least, a "white land" zoning within a redefined settlement boundary.

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



# Burrelton and District Community Council

Secretary : The Whigmaleerie, Mercat Green, Kinrossie. PH2 6HT

Telephone 

Date : 17 March 2012

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

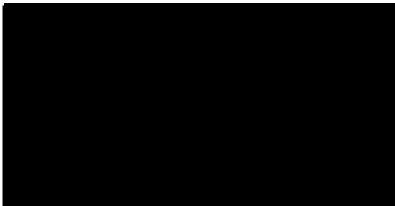
RECEIVED

21 MAR 2012

Dear Sirs,                      Perth and Kinross Local Development Plan.

This Community Council discussed the Plan at our meeting held on 14 March 2012.  
There was general discussion but our considered position is that :

- (1) We would like to receive assurances that no additional house construction will take place along the length of the A93/A94 corridor until such time as a new road link over the River Tay has first been constructed.
- (2) There are issues of connections to mains sewerage in many areas of the A93/A74 corridor with few connections available as waste treatment is at, or near, capacity. We believe that, as and when construction does take place along this corridor, connections to mains water and waste will have been put in place in advance.
- (3) The proposed construction of houses in the Damside/Saucher area is inappropriate and excessive and has the potential to seriously distort this small hamlet. In addition, presently proposed house designs and density are, in our opinion, out of sympathy with existing housing and require radical change.
- (4) We believe that presently vacant ground situated in the Broxden/ Dobbies area of Perth (and zoned for housing in the Plan) is infinitely more appropriate for development than the A93/A94 corridor on the grounds that it is likely to be far less contentious and provides much better connections to Perth, Edinburgh and Glasgow.



Martin E. Payne  
Secretary

# Derek Scott Planning

Chartered Town Planning and Development Consultants



Our Ref: ep348/let006/DS

10<sup>th</sup> April 2012

Mr Euan McLaughlin  
Local Development Plans Team  
Perth & Kinross Council  
Planning Department  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

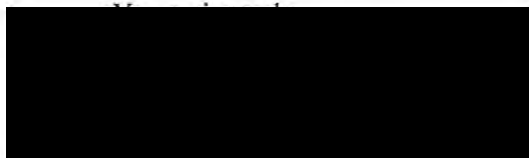
Dear Euan

**PERTH & KINROSS LOCAL DEVELOPMENT PLAN – PROPOSED PLAN  
BALADO – KINROSS**

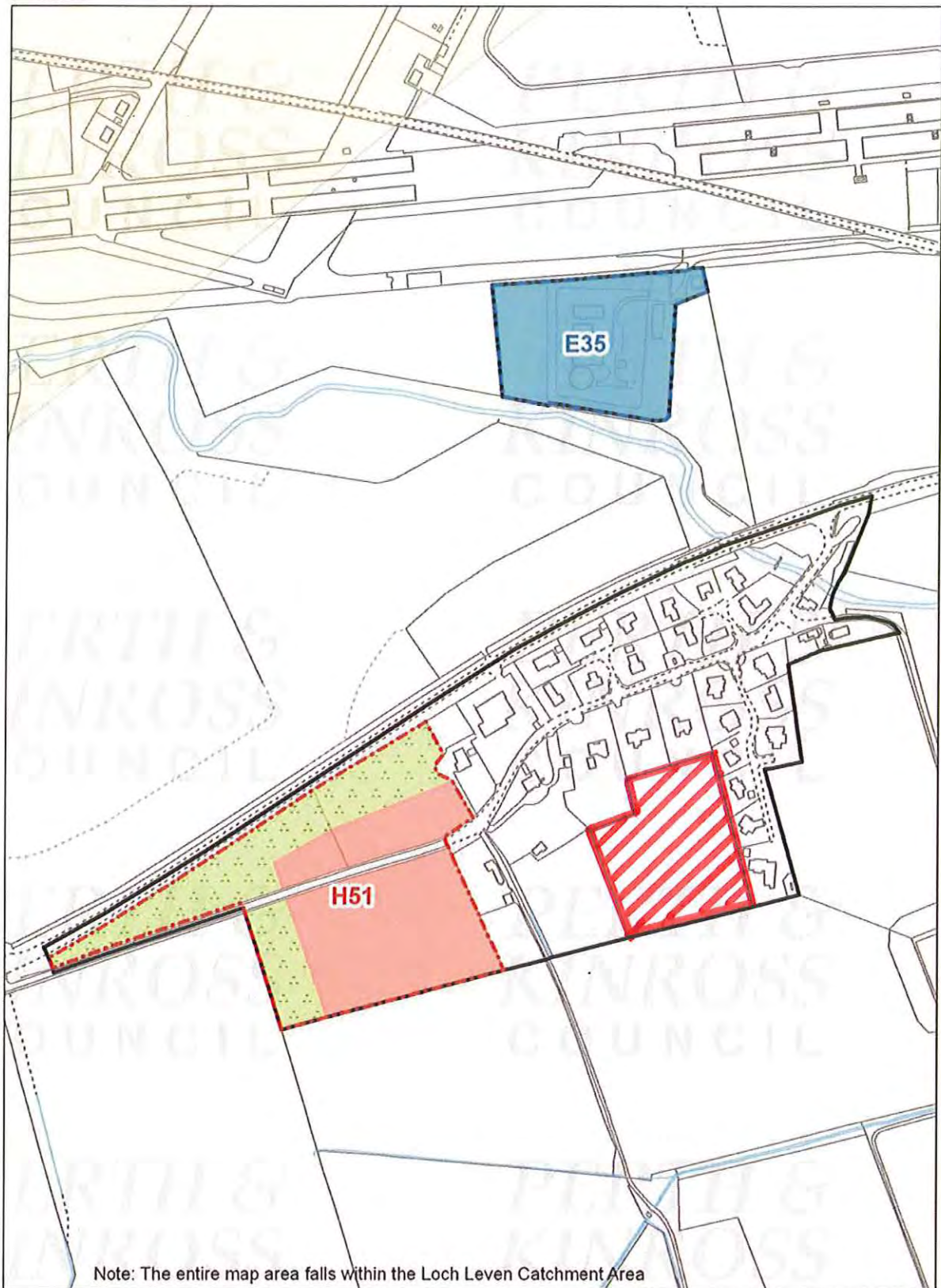
We are writing on behalf of our client to express support for the inclusion of the land shown cross hatched in red on the attached plan within the Balado Settlement Envelope in the Proposed Perth & Kinross Local Development Plan as it represents an appropriate '*rounding off*' to the settlement.

Please acknowledge receipt of this letter at your earliest convenience.

Thanking you in anticipation for your assistance.



enc.

**Balado**

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All rights reserved. Ordnance Survey Licence number 100016971.

↑ Scale:  
1:5,000





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

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

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

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

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

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

Name	DEREK SCOTT PLANNING
Address and Postcode	UNIT 9, DUNFERMLINE BUSINESS CENTRE, 12ATT AVENUE, DUNFERMLINE KY11 3BZ
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.	BALADO	or
Chapter	<input type="text"/>	Page no. 212 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.

N/A.

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

PLEASE REFER TO ATTACHED LETTER.

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

Name	DEREK SCOTT
Address and Postcode	DEREK SCOTT PLANNING UNIT 9, 12ATT AVENUE, DUNFERMLINE BUSINESS PARK, KY11 3BZ
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"/>	Page no. <input type="text" value="235"/> 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 parcel of land identified with an \* on the attached plan should be identified for residential use. It should not be identified as open space.

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

The land in question does not contribute to the character and appearance of the area and is entirely more suitable for residential use as per the terms of the attached plans

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

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

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

Save a copy

Print

Submit

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

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

Name	Joe Fitzpatrick on behalf of Andrew Donaldson Comrie Croft
Address and Postcode	35 Aytoun Crescent, Burntisland Fife KY3 9HS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

If making a representation on Supplementary Guidance, please state the name of the document: P&K Housing in the Countryside Guide Dec 2011

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

Policy ref.	ED3 ED4 RD3			or	
Site ref.				or	
Chapter	Chapter 3 Policies	Page no.	26, 27, & 32	Paragraph no.	

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

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

Policy ED3 is restrictive and the wording needs to be clearer. Policy ED4 does not reflect the level of flexibility necessary to enable ED3 to be implemented for the range of potential business opportunities. Policy RD3 does not reflect the terms of the consolidated SPP.

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

Policy ED3 sets a preference for development within or adjacent to settlement boundaries. This does not meet the requirements of most rural business opportunities. Although the policy also allows for development outwith settlements the wording of this is such that such businesses must contribute to the local economy through the provision of permanent employment, visitor accommodation, additional tourism or recreational facilities or involves the reuse of existing buildings. This in effect limits any new rural business and diversification which is not related to tourism, and tourism accommodation to development which will reuse existing buildings. The policy should be changed to read "permanent employment or visitor accommodation or additional tourism or recreational facilities or etc". The facility at Comrie Croft, an existing tourism attraction and accommodation facility to the west of Comrie, is currently undergoing a business development initiative aimed at expanding the visitor potential of the site and providing for the essential management accommodation requirements associated with this. The attached business development plan - development policy assessment provides an indication of the proposals for the site. Although, the proposals are being pursued within the context of the existing development plan policy context the LDP will form a material consideration in the assessment of an application for planning permission for the project. This project is directly consistent with the general aims and principles of the LDP in promoting economic development through tourism and it is considered that the policies of the LDP should be written so as to ensure greater certainty in terms of support through the LDP for all the various facets of the proposals, not just those related directly to expanding the tourism potential of the site.

Policy ED4 seeks to set out a policy relating to visitor accommodation. However, the wording of the policy fails to allow for any expansion of types of visitor accommodation not listed within caravan sites, camping sites, chalets, timeshare etc. For example under the policy there is no scope for expansion of the the bunkhouse accommodation at Comrie Croft. Also, there are plans to bring forward proposals for roundhouse and shieling accommodation linked to the permaculture experience. The policy needs to be reworded so that opportunities exist to develop tourism a range of accommodation types at any existing tourism accommodation facility.

Policy RD3 and the P&K Housing in the Countryside Guide Dec 2011 do not allow sufficient scope to enable existing and proposed rural businesses to gain cross subsidy capital for business development through new build residential development. Para 94 of the consolidated SPP advises that "Development Plans should support more opportunities for small scale housing development in rural areas including --- new build or conversion housing which is linked to rural business by providing funding." Para 95 advises that "In less populated areas, small scale housing and other development which supports diversification and other opportunities for sustainable economic growth whilst respecting and protecting the natural and cultural heritage, should be supported ..." Policy RD3 and the Housing in the Countryside Guide should include provisions to meet these terms of the SPP.

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

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

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

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

Name	Joe Fitzpatrick on behalf of Duncan Scott Thorn Bank Abernethy
Address and Postcode	35 Aytoun Crescent Burntisland Fife KY3 9HS
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.	Perth Area Spatial Strategy Pages 67 - 71 Abernethy Settlement Plan, Pages 84 <input checked="" type="checkbox"/>	or
Chapter	Perth Area Spatial Strategy <input checked="" type="checkbox"/>	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.

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

The site at Thorn Bank Abernethy adjacent to site H11 should be included within the settlement boundary and allocated for housing.

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

The spatial strategy for the Perth area, including landward, is fundamentally flawed. Although it is recognised that the LDP is constrained by the requirements of spatial strategy set out under TAYplan, there is scope to introduce greater flexibility into the spatial strategy for the Perth HMA in order to promote improved delivery of housing land without undermining the TAYplan strategy. The Housing Land Audit 2011 clearly indicates that sites within the Perth area are failing to deliver whereas those within the Perth Landward area are delivering at a rate above the average. Of the 16 private sites indicated within the Audit for the Perth area only 2 are currently delivering housing. The proportion of the effective supply to the established supply set out in the Audit also indicates that sites within the landward area are much more effective. For these reasons the delivery of housing land can be enhanced by directing a greater level of the requirement to the landward settlements. In this regard the comments offered in relation to extending site H11 at Abernethy are offered for consideration.

The allowance for windfall sites also seems to be high. There does not appear to be any methodology identified for the windfall site allocation. In addition, there is a question as to whether this windfall allocation relates to sites with planning permission, as required by PAN 2/2010.

There are a number of sites included within the audit which have serious questions over effectiveness. Many of these sites have had planning permission for many years, many of which have now lapsed, and yet there has been no delivery of housing on these sites. In addition, one of the sites included for Abernethy at Station Road is included as part of the LDP site H9 and yet is recorded as non-effective within the 2011 Audit.

Site H11 to the north of Newburgh Road for 50 units requires two access points in order to comply with the requirements of Designing Streets. A single access off the roundabout would effectively create a large cul de sac contrary to the requirements of Designing Streets. However, it is understood that access over the portion of the site east of Rosebank is constrained by a third party land ownership. An access point to the west of Rosebank would be inappropriately close to the roundabout. The attached plan indicates this area. Also attached is a plan indicating an area of land at Thorn Bank which should be added to the H11 allocation. The inclusion of this land offers scope for an access to be provided. In addition, the resulting site boundary for H11 would provide a more satisfactory settlement boundary by incorporating the existing group of buildings at Glendale within the settlement.

It seems that the 50 units limit for this site has been set in order to comply with the requirements of Designing Streets. This has resulted in the creation of an artificial boundary for site H11 which courses half way through the field. A much more adequate and defensible settlement boundary would be created by including the whole field up to the established structural planting. The inclusion of Thorn Bank as part of this extended site would enable a second access to be provided out onto the Newburgh Road thereby enabling scope to comply with designing streets and providing an opportunity to increase the number of units on this extended site.

As a final point, the housing land requirement seems to be set by completions as opposed to being population based. I have been unable to clarify this matter with Perth and Kinross Council and must include comment on this under this submission in order to enable this issue to be addressed as part of the LDP process if necessary.

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.

---

**From:** ISOBEL BUTT [REDACTED]  
**Sent:** 10 April 2012 13:28  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Local Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

On behalf of Perth Civic Trust I would like to make the following comments on the Proposed Local Development Plan:

**Infrastructure**

Every effort should be made to develop infrastructure within Perth, much of which is already at capacity, to assist in supporting an expanding and changing population. It is recognised that this cannot be achieved without the financial support of developers and others. Lack of appropriate infrastructure is hampering redevelopment and regeneration of parts of Perth which is much needed for job creation.

**Historical Environment**

The importance of Perth's historic environment cannot be over-emphasised as it does play a key role in supporting the area's tourism and leisure industry. We support the Council's proposals for safeguarding historic assets whilst trying to achieve sustainable economic growth.

**Green Belt**

The Civic Trust is pleased to support the designation of the Green Belt of land surrounding Perth which will protect surrounding villages such as Scone from urban sprawl. It will also protect and maintain the rural land around Perth. We are also pleased that The Council is committed to improving path networks which will provide links to the wider countryside and also enhance the landscape and increase recreational land usage.

**Isobel Butt**  
[REDACTED]



---

**From:** FREDERICK ALLANSON ODDY [REDACTED]  
**Sent:** 09 April 2012 17:44  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Perth and Kinross Local Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

1. Contact Details

Janet and Allan Allanson-Oddy  
7 Mossend Green  
Powmill  
FK14 7NJ  
Telephone [REDACTED]  
email address [REDACTED]

2. We wish to make a representation to the Proposed Plan.

3. Policy ref. Kinross-shire Area Spatial Strategy  
Page 229 Paragraph 7.15

4. We would like to see changes to the Plan. We contend that the Plan should adopt Option 1 as set out in the Perth and Kinross Main Issues Report.

Our reasons for requesting a change are as follows:

1. Paragraph 9.6 of the draft TAYplan MIR provides that the preferred Strategy is Strategy A; only in exceptional circumstances should development be permitted in the landward area of Kinross-shire if there are any exceptional circumstances, this is not clear from the draft Plan, then sites A, C, D and E as referred to in the Perth and Kinross MIR should be considered.
2. The erection of 90 new houses would substantially change the character of the Village of Powmill; we contend that this is contrary to the draft TAYplan.
- 3 The erection of 90 houses would lead to an increase in the volume of traffic when efforts are being made to reduce the numbers of journeys made by motor vehicles.

Our apologies for submitting our representations in this form but we had difficulties trying to send the Representation Form.

Yours faithfully  
Janet and Allan Allanson-Oddy

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

Name	Mr and Mrs J Baillie
Address and Postcode	Colliston, Glenfarg, Perth PH2 9PE
Telephone no.	[REDACTED]
Email address	

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

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

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

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

Policy ref.	<input type="text"/>	or	
Site ref.	<input type="text"/>	or	
Chapter	<input type="text" value="7"/>	Page no. <input type="text" value="219"/>	Paragraph no. <input type="text"/>

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

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

Yes.

We request that the existing settlement boundary, Map 19 Drunzie, implemented in the previous plan be carried forward to the new local development plan. The area to the south of the settlement and to the west of the public road be retained and the boundary to the east with current planning permission remain the same with no extension.

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

7.8.2 Preference will be given to roadside development echoing the character of the original settlement.

During the previous planning process, justification for the provision of 10 houses was an attempt to establish Drunzie as a rounded community, with houses on either side of the road. The aim was to enhance the sense of community thereby encouraging an integrated community.

The central landscaped feature with bus stop, intended as a village nucleus, is sited on the roadside directly opposite the proposed site.

Taking the present plan forward to the next local development plan would establish Drunzie as a more balanced settlement in terms of community and development.

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

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

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

Name	Andrew Roberts
Address and Postcode	Buchanan House, 58 Port Dundas Road, Glasgow, G4 0LQ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Policy ref.	<input type="text"/>	or			
Site ref.	Proposed Housing Sites H44 & H45, Murthly	or			
Chapter	6.2.1	Page no.	192	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.

Network Rail object to proposed housing sites H44 & H45 due to safety impact on the level crossing at Murthly.

Network Rail request that the site allocations are removed from the Local Development Plan.

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

Network Rail is the statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes all level crossings.

The rail network provides a key contribution to the aims and objectives of Perth & Kinross Council LDP's vision and spatial strategy. For objectives of sustainable development; sustainable modes of transport and improved rail connections to be realised, Network Rail will rely on development plan guidance and policy to assist with increasing the safety of the railway and the protection and enhancement of our infrastructure.

Development proposals' affecting the safety of level crossings in Perth & Kinross are an extremely important consideration for Network Rail and emerging planning policy to address. The impact from development can result in increases, often significant, in the vehicular and/or pedestrian traffic utilising a crossing which in turn can have impacts upon safety and service provision. As a result of increased patronage over crossings, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with government aims and objectives of this LDP for improving rail service within Perth & Kinross.

Network Rail objected to the MIR allocation of 80 new houses at Murthly on the basis of increased vehicular and pedestrian usage of Murthly Level Crossing and the resultant safety impact this would have. Whilst the LDP has reduced this allocation to 30 houses, this proposed development will still increase traffic over the crossing. Given the increased safety risk at the level crossing posed by this development we would welcome the opportunity to discuss the closure of this crossing with the Council. As a last resort if this is not possible, we request financial contribution for qualitative improvements to the level crossing to mitigate increased safety impact as a direct result of the new development. This would be in accordance with proposed LDP Policy TA1B which requires new development proposals to incorporate appropriate mitigation on site and/or off site, provided through developer contributions where appropriate, which might include improvements and enhancements to the public transport services.

We have submitted detailed representation in respect of level crossing safety and how Perth & Kinross Council can assist with this under separate cover and would request that this is considered simultaneously.

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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.	<input type="text"/>	or			
Chapter	<input type="text" value="3.6 &amp; 3.11"/>	Page no.	<input type="text" value="34 &amp; 50"/>	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.

Network Rail object to the LDP for not addressing Level Crossing safety matters as set out in our comments to the MIR.

We request that a new Policy is included in Chapters 3.6 and 3.11 of the Proposed LDP specifically regarding Level Crossings. A compromise would be to amend Policy TA1 in Chapter 3.6 to reflect our concerns and add a new Policy in Chapter 3.11.

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

Please refer to separate attached statement of representation.

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## PERTH & KINROSS LDP

### REPRESENTATION ON BEHALF OF NETWORK RAIL INFRASTRUCTURE LTD

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#### 1.0 Introduction

- 1.1 Network Rail is the statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts.
- 1.2 The rail network provides a key contribution to the aims and objectives of Perth & Kinross LDP's vision and spatial strategy. For objectives of sustainable development; sustainable modes of transport and improved rail connections to be realised, Network Rail will rely on development plan guidance and policy to assist with increasing the safety of the railway and the protection and enhancement of our infrastructure.
- 1.3 To enable Network Rail to help Perth & Kinross achieve the vision of the LDP we strongly request that due consideration is given to the comments provided within this representation.

#### 2.0 Level Crossings Policy (Chapter 3.6 and Chapter 3.11)

- 2.1 There are over 50 level crossings in the Perth & Kinross Local Authority Area. We have included with this representation a plan of all level crossings within the Perth and Kinross area. Development proposals' affecting the safety of level crossings in Perth & Kinross are an extremely important consideration for Network Rail and emerging planning policy to address. The impact from development can result in increases, often significant, in the vehicular and/or pedestrian traffic utilising a crossing which in turn can have impacts upon safety and service provision.
- 2.2 As a result of increased patronage over crossings, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with government aims and objectives of this LDP for improving rail service within Perth & Kinross.
- 2.3 In this regard, we request that the potential impacts from future development effecting Network Rail's level crossings are specifically addressed through the LDP.
- 2.4 There have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. As such, we strongly believe that the importance of Level Crossing safety warrants a specific Policy included in Chapter 3.6 Transport & Accessibility or Chapter 3.11 Public Safety which will help elevate the importance of Level Crossings within the development management and planning process. We request that the policy confirms that:
  - 1. Perth & Kinross Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway;
  - 2. As a first principle, Network Rail would seek to close Level Crossings where possible. Network Rail will not allow new level crossings except in exceptional circumstances whereby it may be replacement or relocation.



3. Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and
  4. The developer is required to fund any qualitative improvements required to the level crossing identified as a direct result of the development proposed.
- 2.5 If it is not possible for a specific policy on Level Crossings to be added to Chapter 3.6, a compromise would be amendment to **Policy TA1** to include for level crossings and a new Policy to be included in Chapter 3.11. We would request the following insertions:

*"New development Proposals should:*

*(b) incorporate appropriate mitigation on site and/or off site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services **including railway and level crossings**, road improvements and new roads;*

And safety is added to:

*"Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:*

*(c) it would not have a detrimental effect on the capacity **or safety** of the strategic road and/or rail network **including level crossings**".*

- 2.6 We note that Policy TA1 states that an SPG will explain when a Transport Assessment will be required. It will be important for this SPG to address the requirement for a TA to assess impact and appropriate mitigation from development proposals on level crossings.

### **3.0 Precedent in The Highland-Wide LDP**

- 3.1 We are submitting similar representation to all emerging LDPs across the Scotland. Highland Council are the furthest on with their Highland-Wide LDP and through the LDP preparation process we agreed to address level crossings issues by:

- 1) Specifically naming Level Crossings within a Physical Constraints Policy which requires developers to take full cognisance of named constraints and mitigate against impact;
- 2) Providing guidance on LX's in a Physical Constraints Supplementary Planning Guidance. Rail Infrastructure and specifically Level Crossings are identified in this SPG meaning that where development proposals affect any of the constraints listed, developers will be required to demonstrate compatibility or propose appropriate mitigation measures. The SPG includes a digital map of all LX's in the Highland Area.
- 3) Inclusion of 'Rail infrastructure' in the Plan's Developer Contributions Policy to fund qualitative improvements required in relation to existing facilities and infrastructure (including level crossings) as a direct result of increased patronage resulting from new development

- 3.2 At Examination, the Scottish Government Reporter took this a stage further and in his recognition of the importance of level crossing safety he instructed that LX's are specifically named within an existing Travel Policy which requires developers to be responsible for any upgrades required as a direct result of their development and for them to include sufficient information with any application to enable the Council to consider any likely on and off site transport implications.



#### **4.0 Conclusions**

- 4.1 It is requested that these comments are afforded full consideration in the preparation of this Local Development Plan.
- 4.2 We would welcome the opportunity to meet with you to discuss the terms of this representation in further detail.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="matt mulderrig"/>
Organisation Name:	<input type="text" value="Lomond Land"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Unit 5, Lomond Business Park"/>
Address 2	<input type="text" value="Baltimore Rod"/>
Address 3	<input type="text" value="Glenrothes"/>
Postcode: *	<input type="text" value="ky6 2pj"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

4 Perth and Kinross Spatial Strategy - 4.3 Local Development Plan Spatial Strategy - Paragraph 4.3.9

OBJECT to the 10% reduction of the housing requirement in the Kinross-shire area. This is based on the precautionary principle, when in fact there are sites within the Kinross-shire Area which could contribute to that 10% without any environmental effect on Loch Leven. One such site is adjacent the settlement of Kelttybridge, and would not drain into the Loch Leven catchment. Adequate policy tests already exist to prevent -ve effect on Loch Leven.

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Telephone no.	[REDACTED]
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Chapter	<input type="text"/>	Page no. <input type="text" value="274"/> Paragraph no. <input type="text" value="9.1.11"/>

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

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

Object to non-inclusion of proposed housing site at Westfield Farm, Alyth.

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

Please see attached information.

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


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**Westfield Farm Housing Site Proposal**

Site Description	Site forms an agricultural grazing field which lies to the north west of Alyth, east of Westfield Farmhouse and north of the unclassified road running north of Alyth Den. To the east of the site lies housing site H13 of the adopted Eastern Area Local Plan and the boundary of H13 comprises recently planted screen planting consisting of semi-mature trees. The site falls from North to South but is broken in gradient by a ridge which runs east west across the site from a point in line with Westfield Steadings
Area	The total field is 5.5ha or 13.6 acres. However development would only be proposed to the south of the ridge line referred to above. This would approximate to half the site or approximately 7 acres and because of the gradients no more than 30 units would be proposed.
Neighbouring Land Uses	Existing un-implemented residential consent to the east identified since 1998. Countryside to the north and west. Unclassified road to the south. Westfield Farm steading to the west has consent for residential development, and there are three existing residential houses at the western edge of the site (Westfield Farm, Westfield Farm cottage, a farm workers cottage east of Westfield Farm).
HSE Zones	Not within any HSE Zones
Proximity to Services	Southern edge of site which is proposed for development is within very similar distance from the town centre as MIR option site A. The MIR site assessment (site no. 079) of this site has over estimated the distance at 1.2miles (actual measurement shows it as 900metres / 10 minute walk), in contrast to MIR option site A (MIR site assessment site no. 076) which estimates a distance of only 420m which we measure 750m minimum. This has presented an inaccurate comparison and assessment of the two sites.
Bio Diversity	The Den of Alyth SSI and Tayside SAC lie south of the site but separated from it by the unclassified road running north of Alyth Den. The site is currently an agricultural grazing field with a stone dyke southern boundary wall. Any development is unlikely to have any negative effect on the Den of Alyth, and indeed careful design including a southern landscaped buffer zone could have a



	positive effect on the SSI and SAC. The sites development would not require the removal of any trees and additional tree planting would be proposed.
Landscape	Not within an AGLV nor affecting any Scenic Area. There are no significant middle or long distance views of the site. The site can be developed with little or no impact to landscape designations and is extremely well contained visually. There is some natural screening from existing hedgerows, vegetation and topography. A FULL VISUAL AND LANDSCAPE ASSESSMENT WILL BE SUBMITTED SHORTLY TO ASSIST THE SITE'S CONSIDERATION.
Cultural Heritage	Site does not include nor impact on any protected areas of archaeological, historic or built environment
Development Description	The southern 7 acres of the site south of the ridge  which currently forms the northern boundary of Alyth in an east / west direction would be developed as a low density residential development of 20-30 units terraced down the south facing slope. The southern boundary of the field would be preserved and landscaping reinforced. The development would be designed to complement the existing consented development to the west at Westfield Farm. The northern half of the field would remain outside the development area and would be planted as a community woodland with accesses to the core path network, thus improving recreational facilities, creating the most sympathetic setting in landscape terms for the proposed development, and those developments already consented but un-implemented, and establishing a firm natural limit to development for this part of Alyth within the existing landscape capacity. The site is in the control of Lomond Land, an active house builder, and site investigations have demonstrated the possibility of early delivery. Work has already been undertaken to divert and underground overhead cables.
Access	Access will be to the unclassified road to the south, and can be designed to improve the existing access which is already consented to serve up to approximately 12 dwellings. Land ownership to the west would facilitate the junction improvements. The site would then take access into the town centre in exactly the same way as MIR option site A.
Flooding	The site is not at risk of flooding, and not within the floodplain area of Alyth.
Environmental Effects & Mitigation	The site's development would have minimal environmental impact, and additional landscaping would result in a net positive impact on the landscape and recreational facilities.
Green Infrastructure	The site is very well connected to the core path network running immediately to the north of the site and to the south in Dura Den. There is a play area and open space within Den of Alyth immediately south of the site and within 100m. There is also car parking for access to this open space within 100m of the southern boundary of the site.
Spatial Strategy	The MIR site assessment site no. 079 states that the site development is not compatible with the preferred spatial strategy. However the proposed partial development of the southern half of the field would appear to comply with the spatial strategy at least as well as MIR option site A (MIR site assessment site no. 076) if not more so. The development would be to the south of the existing ridge line which is the established natural northern boundary of Alyth in this area. It is as accessible to the town as MIR option site A , and within walking distance to main facilities including the primary school. It is not at risk of flooding. It can be strongly linked with the core path network and offers opportunities for local enhancements of the network and the adjacent open space and play area within the Den of Alyth. Additional recreational facilities can be formed in terms of a community woodland. An additional allocation within Alyth would

comply with the requirements of SPP para 70 to provide a generous and flexible supply of housing land which can come forward to meet need and demand with a timely release. Lomond Land believe that there is current market demand within Alyth which is not being met by other allocated and consented sites which have not come forward as demonstrated in the Council's own housing land audits.. The proposed site could make an important early contribution to maintaining a 5 year land supply when many other sites are constrained and failing to do so.



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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.

Delete Housing allocation H59 and replace with alternative housing allocation to the west on Westfield Farm.

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

Oppose site H59 because it does not represent a natural extension to the consented site to its south when viewed on the ground and is an extension of a site identified since 1998 but still not developed out so unlikely to contribute to the housing land supply in the short term. The ridge top which runs along the northern edge of consented site H13 in the 1998 Local Plan, is a more natural northern boundary to Alyth, and a more logical extension would be in a westerly direction toward Westfield Farm but south of the ridgeline. This argument is supported by the site assessment submitted in support of the proposed housing allocation at Westfield Farm, land which is in control of an active housebuilder.

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Policy ref.	<input type="text"/>	or
Site ref.	<input type="text"/>	or
Chapter	<input type="text"/>	Page no. <input type="text" value="198"/> Paragraph no. <input type="text" value="7.1.8"/>



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

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

OBJECT to the 10% reduction of housing land requirement in the Kinross-shire area on the precautionary principle. The Local Plan should seek to reduce this 10% by either allocating additional sites in the Kinross-shire Area which have no environmental effect on Loch Leven, or including a policy which allows sites to come forward to meet that 10% if they demonstrate no impact on the Loch Leven catchment.

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

There is no need to apply a precautionary principle to make a 10% reduction in the housing land supply when there are sites which have been put forward as potential housing sites that would have no adverse environmental impact on Loch Leven. In addition there already exist policies within the Local Plan which adequately protect Loch Leven. The 10% re-allocation to the Perth Area will further overload the existing pressures and reliance to deliver the large strategic housing sites in the Perth Area, a task which is acknowledged as slow to deliver by the plan itself, and constrain supply in an area attractive to the market and with its own service capacity. By either reducing the 10% re-allocation, or allowing flexibility for sites to come forward to contribute to that 10% if they demonstrate no negative impact on Loch Leven, there would be significant additional flexibility within the housing land supply at a time when every effort is needed to encourage the delivery of new housing land supply. One such site which could contribute to this is land at Kelttybridge.

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	Matt Mulderrig
Address and Postcode	Unit 1 Baltimore Road, Glenrothes KY6 2PJ
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:

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Site ref.	<input type="text"/>	or
Chapter	<input type="text"/>	Page no. <input type="text" value="198"/> Paragraph no. <input type="text" value="7.1.14"/>



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

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

Object to the non-inclusion of proposed housing site at Keltybridge.

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

Please see attached information.

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### Proposed Housing Site At Keltybridge

Site Description	Site forms an agricultural arable field immediately to the east of the B917 opposite new residential development at Middleton Park. It is undulating with open aspect in an easterly direction.
Area	The proposed development area is 3Ha or 7acres. However development would only be proposed to the western edge with a substantial tree belt proposed for the eastern boundary and a community garden and car park area to the southern end of the site.
Neighbouring Uses	New housing site to the west. Countryside to the north and east. To the south of the site lies the domestic hedgerow boundaries of existing residential properties and the Community Hall. To the north lies a substantial mature tree belt and avenue of trees originally forming part of the Blairadam Estate. At the south western edge of the site is a small community garden, and a derelict area of scraped ground which has previously been proposed for residential development.
HSE Zones	Not within any HSE Zones.
Proximity to Services	A bus route runs along the western edge of the site and stops within the village. Main services are available (600m) within 8 minutes walking distance in the village of Kelty.
Bio Diversity	The site is not within or adjacent any natural designations or protected areas. It is in arable use with open field boundaries. There is established woodland adjacent the site but there would be no proposal for any tree removal and no reason for negative impact. No ecological study has presently been carried out but the presence of protected species would be unexpected given the current intensive agricultural use.
Landscape	Not within an AGLV nor affecting any Scenic Area. There are long and middle distance views of the site available from the B966 and Benarty Hill Road though these would be mainly motorist's glimpsed views. However these views see the site in front of a backdrop of existing trees and the new development of Middleton Park, which would limit any adverse impact of the development on the skyline. There is natural screening from all other directions.
Cultural Heritage	Site is opposite the B Listed Middleton House and any development would need to be designed sympathetically as has been the case in the recent development at Middleton Park. The site is not within the zone of influence of any other protected areas of archaeological, historic or built environment.
Development Description	The site would be developed as a low density development of 15 – 20 houses designed sympathetically to Middleton House. The eastern edge of the development would be planted with a substantial tree belt to create a natural edge to the settlement in this area. At the southern edge of the development, it is proposed to create a car parking area connected directly by a pedestrian path to the Community Hall and a community garden. To the east of the development a new footpath could be created linking the village directly to Lochore Meadows. The site is in the control of an active house builder and site investigations have demonstrated the possibility of early delivery with all services ready for connection.
Access	Access will be at any point along the B917
Flooding	The site is not at risk of flooding nor identified by SEPA. There is a water course available adjacent to the north of the site to

	drain surface water via SUDS, and an existing Private Waste Water Treatment Plant within the site has reserved capacity for the proposed development.
Environmental Effects & Mitigation	The site's development would have minimal environmental impact, and additional landscaping would result in a net positive impact on the landscape and new recreational facilities. <b>The site is not within the Loch Leven catchment.</b>
Green Infrastructure	The site is very well connected to the core path network running eastwards towards Loch Ore Meadows Park, and westwards to Blairadam Forest. Land within the same ownership to the east could be used to improve the footpath linkage to Lochore Meadows Park from Keltybridge by the creation of a new footpath. It has been a Local Plan aim and Community Council aim to provide a greenspace and community garden within the village and land within the site but adjacent to the Community Hall can be donated to the community for this use and a car park which is also locally needed in association with the Community Hall.
Spatial Strategy	The MIR has identified the locational problems of promoting additional development within the Loch Leven catchment, and the paradoxical requirement to focus development on Milnathort and Kinross because of the availability of services. Keltybridge is within the Kinross Housing Market Area, yet outwith the Loch Leven catchment. Additionally it is accessible to the services provided within Kelty, albeit that these are within Fife not Perth and Kinross. The site is highly accessible to the M90 both in a northerly and southerly direction, with a choice of two motorway junctions and is on a main bus route. Development within Keltybridge would seem to be an acceptable and logical way to alleviate some of the housing demand within the Kinross housing market area, and the development of this site would offer the potential to create key community infrastructure benefit in Keltybridge. The site is likely to prove very attractive to the housing market and will thus help support the maintenance of an effective five year land supply in the short term. The developer would be willing to give a commitment to early delivery.



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Address and Postcode	Unit 1 Baltimore Road, Glenrothes KY6 2PJ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text"/>	Page no.	<input type="text" value="65"/>	Paragraph no.	<input type="text" value="4.3.14"/>

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

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

Because of the reliance on major strategic sites which as acknowledged by the plan will be slow to deliver there is a need to further augment the housing land supply with smaller easier to deliver housing sites, either through specific allocation, or a policy which allows them to come forwards if they demonstrate their effectiveness and ability to contribute to the housing land supply in the short term thus filling the gap left by slow delivery of the major strategic sites.

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

Given the current economic conditions, and the relatively radical re-structuring of the land market, particularly with regard to the availability, cost and structure of finance, the potential for major strategic sites within the Perth Core Area to be delivered in a viable and timely manner has been significantly delayed. Although the planning merits of pursuing these sites remain, there also requires a tandem consideration of how to augment the supply in the short term before those sites deliver rather than and either or approach. This would allow less costly and less risky smaller sites to come forward during the earlier period of the Plan, helpign to maintain a five year land supply whilst strategic sites can still be pursued in the longer term.

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Site ref.	<input type="text"/>	or
Chapter	<input type="text"/>	Page no. <input type="text" value="69"/> Paragraph no. <input type="text" value="5.1.11"/>

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

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

Object to the non-inclusion of proposed housing site at Wolfhill, Castle Road.

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

Please see attached supporting information.

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

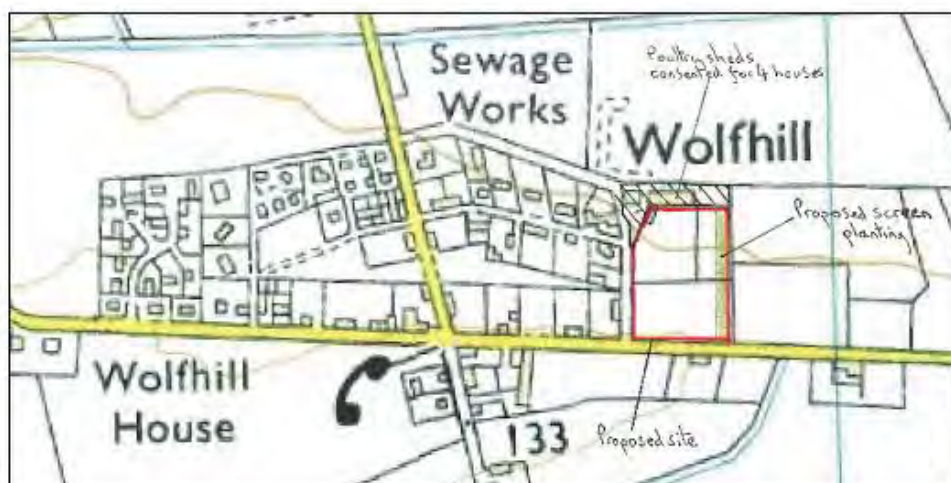
To submit your form you then have to send the email.

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**Proposed New Site At Wolfhill, Castle Road**

Site Description	Site comprises unimproved grazing land used for equine grazing and internally sub-divided by three. It is not part of a productive agricultural unit. It is fairly flat but slopes gently in a convex fashion towards the north. It is adjacent the edge of the existing settlement and is bound on two sides by roads. It has post and wire field boundaries and fairly open aspect in a north easterly direction.
Area	The total field is 1ha or 2.47 acres.
Neighbouring Land Uses	New housing lies to the west across Castle Road, screened by typical domestic hedging which currently forms the eastern edge of the settlement. To the north lie disused poultry sheds which are derelict, and have recently been consented for development of four houses (08/01224/FULL). To the south lies Dunsinnan Road and the residential property on its southern side, and to the east lies an adjacent agricultural field.
HSE Zones	The north western edge of the site is within an HSE Pipeline Consultation Zone. Development could be restricted to outside this zone, however consent for development on the Poultry Sheds, and the allocated site H67 of the Adopted Local Plan indicate that residential development on the whole site will comply with PADI assessment.
Proximity to Services	The site is 100m from a bus stop with regular services to Perth, Scone, Meiklour and Blairgowrie. It is 1.5 miles from Guildtown. and 7 miles from Blairgowrie and Perth.
Bio Diversity	The site is currently an agricultural grazing field with post and wire fence boundaries. The site's development would not require the removal of any trees or hedgerows. The site is not within any identified protected area. No ecological survey has been carried out but it is not expected that any protected species would be present or forming habitats.
Landscape	Not within an AGLV nor affecting any Scenic Area. There are limited long or middle distance views of the site. Like the rest of Wolfhill the site lies on the southern slope of a gentle bowl which slopes down from Wolfhill in a northerly direction to the Burrelton Burn and this is mirrored by an upward slope on the north side of the Burn. Distant views of Wolfhill are afforded from the unclassified road adjacent to Whitefield Wood to the north of Wolfhill. However the proposed site is largely screened from these views because of the existing derelict poultry sheds, although these themselves are not prominent in the landscape either and will be replaced by the consented houses referred to above. The only other significant view of the site is when approaching in a westerly direction towards Wolfhill along Dunsinnan Road. On this approach the proposed site is partly obscured from view by the convex nature of the slope, such that the houses along Castle Road, and any houses developed on the site would largely be viewed as a roofscape. The site can be developed with little or no impact to landscape designations and with little impact on the landscape generally. A FULL VISUAL AND LANDSCAPE ASSESSMENT WILL BE SUBMITTED SHORTLY TO ASSIST THE SITE'S CONSIDERATION.

Cultural Heritage	Site does not include nor impact on any protected areas of archaeological, historic or built environment
Development Description	The site will effectively become an infill once the consented new houses are developed in place of the poultry sheds. The site is naturally screened from any landscape impact. However a substantial tree belt of indigenous species would be proposed for the eastern boundary. This would improve the appearance of the existing edge of the settlement currently formed by domestic hedgerows along Castle Road. The site could accommodate 10-15 units which would be designed as single or storey and a half units to reflect the typical style of the village. The site would be designed to integrate with that consented on the poultry sheds which is in the same ownership. The site is in the control of an active house builder Lomond Land, and is considered suitable for early development and attractive to the current market.
Access	Access can be taken from any point along Castle Road, or directly from Dunsinnan Road.
Flooding	The site is not at risk of flooding.
Environmental Effects & Mitigation	The site's development would have minimal environmental impact, and additional landscaping would result in a net positive impact on the landscape. The site can connect to the upgraded sewerage system.
Green Infrastructure	The site is within 100m of a play area and open space.
Spatial Strategy	Wolfhill is close to the proposed Perth Core Area and it has been suggested in these representations that it would be logical to include Wolfhill within that Core Area if Stanley and Balbeggie are included as the settlements relate to each other. The existing allocation within Wolfhill has been identified for some time and has not been delivered to the market. The proposed site, as is demonstrated above, can be developed with no negative impact on Wolfhill or the surrounding landscape, and is accessible to services and infrastructure. An additional allocation within Wolfhill would comply with the requirements of SPP para 70 to provide a generous and flexible supply of housing land which can come forward to meet need and demand with a timely release. Lomond Land believe that there is current market demand within Wolfhill and that the site could make an important early contribution to maintaining a 5 year land supply when many other sites are constrained and failing to do so including the site already allocated as H67.





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Site ref.	<input type="text"/>	or
Chapter	<input type="text"/>	Page no. <input type="text" value="67"/> Paragraph no. <input type="text" value="5.1.1"/>

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

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

The Perth Core Area should be extended along the key transport corridor of the A93 so that the settlements of Guildtown, Dunsinnan, St Martins, Newlin and Wolfhill are more logically included rather than being drawn more tightly and illogically in a southerly direction between Stanley and Balbeggie.

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

All the settlements mentioned interact and relate to one another and are predominantly part of the hinterland of Perth. Any development within these settlements would contribute to the housing land supply and the general development of Perth and not compete with the strategic development areas.

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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David Adams,  
Cowden Cottage  
Dalginross  
Comrie PH6 2HW

Telephone [REDACTED]

Email [REDACTED]

My Representation concerns the Local Development Plan  
Site ref H58,  
Chapter 8  
Proposed Change to Plan:  
Drop H58 from the Plan

### Reasons justifying the case for requesting this change:

In their Representation to TAYplan, Comrie Community Council drew attention to parking problems. Loading and unloading on pavements and finding a safe place to cross the road without reducing parking options are constant and seemingly insolvable agenda items. The number of cars arising from a further 30 dwellings approximately 1 mile from shops would exacerbate these problems and contrary to your opening statement on **Placemaking** .....together these (policies) ensure that new development safeguards and enhances environmental quality, creating quality places **and mitigating potential negative impacts**.

The inclusion of H58 is fraught with problems for residents arising from the fact that the roads are unadopted and that access to public roads already gives concern regarding safety. Comrie Community Council have reinforced these points with their current Representation. However, if as in Para 8.1.14, choice is given as the reason to make such an allocation then there is still scope for housing allocations in Aberuthven or Abernethy as demonstrated in public consultation exhibitions. A Site Specific Developer Requirement for H58 is a Flood Risk Assessment. If the cost of remedial measures to mitigate a known flood risk makes the site unviable for the developer where is your choice then?

I have had sight of Andrew Thompson's Representation (4 Polinard, Comrie) regarding H58 in which he demonstrates, in percentage terms, how the allocation of 30 houses is out of scale with TAYplan recommendations. But the main reason for resisting site H58 arises from **TAYplan Main Issue H, 6.10 Food Security**, quote: *"Producing more of our own food will mean protecting our means of production."* TAYplan could have added **locally** to reinforce the point. Villages need to become self sufficient.

Highland land locally and to the north of Comrie generally, is unsuitable for arable food production. In a world with an increasing population and a climate which wrecks harvests food will become an even scarcer commodity. **H58** has recently been drilled for its **annual** cereal crop and farmers can get a good price for their grain because of demand.

The case for houses in Comrie has not been made, it is the double coincidence of wants between the Developer and the Planners which is driving the choice of this site. BUT the world has changed since the Developer first expressed an interest - the policies which P&KC espouse have moved on and Comrie has changed too. H58 should be protected for the production of food. It is clear that you recognise this in **Policy NE4 Green Infrastructure - c** (which) ensures protection of the countryside from inappropriate development whilst supporting its positive use for **agriculture**, recreation, biodiversity, **health**, education and **tourism**.

You say..... **Placemaking....** is an understanding of what makes places special, how places function and how best to involve those involved in the development industry .....**as well as the communities themselves**. The community uses H58 out of season and other farmland on the south side of Comrie for recreation, for the good of their health, many with a dog. You can walk a dog on the pavements in the village, but the Braco Road and the South Crieff Road hardly have a verge. From the Cemetery Wood or Heather Farm Lodges locals and tourists can stroll and let a dog run off the lead because there are no sheep. You do not have to take on a hill up the Bogton Braes if you do not want to because the land is flat. Mostly, these are not necessarily weekender, dedicated Rambler types, these are local people who know what makes the south side of Comrie special and H58, for most of the year, is part of a daily ritual.

You say **The Natural Environment** provides the essential elements of life and other important benefits such as climate regulation, flood protection, energy sources, a range of cultural and **recreational benefits and the quality of life we derive from attractive landscapes.....**

Ensuring the natural environment is adequately valued in policy and decision making is crucial .....policies .....ensure that resources are used and managed in a sustainable way **for the benefit of the current and future generations**.

I agree, building houses on H58 is reducing options and would be detrimental to the quality of life for future generations.

Given that P&KC's identification of H58 is at variance with TAYplan recommendations and is not supported by its own policies the case for development on H58 is technically flawed. The site should be dropped from the final Plan.

David Adams

### **Local Development Plan Process**

Issues regarding TAYplan and The Local Development Plan have been simmering in Comrie since May 2010. Anxiety regarding site 284 (now H58) and site 282 in particular, arose as a result of P&KC seeking land for housing without giving proper guidance to landowners.

This must never happen again and would have been avoided if:

1. **Tayplan had reported first.** The overall Strategy and the scale of development for various settlements would have been established; and
2. **Perth & Kinross Council had up to date policies in place.** Clear guidance would have been provided to landowners.

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

Name	Graham and Sibbald (Claire Peters)
Address and Postcode	18 Newton Place, Glasgow, G3 7PY
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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Policy ref.	<input type="text"/>	or
Site ref.	Perth Settlement Plan: allocation of former Huntingtower Auction Mart as employment	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.

Reallocation of Huntingtower former Auction Mart site as Opportunity site for a mixed use development including retail, leisure and residential.

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

This comment is made on behalf of Perth City West LLP, and follows on from Graham and Sibbald's previous planning representations made relative to this site, and also follows on from the 2008 application for planning in permission in principle for a mixed use development for this site.

First, as an overarching comment we consider that there is a lack of clarity as to what is meant by 'employment sites'. No definition is provided of 'employment', however this is normally taken to mean Use Classes 4, 5 and 6. There are no Class 4, 5 or 6 uses on this site so there does not appear to be any rationale for the suggested status as an 'existing employment site.'

Similarly, there is no definition of what comprises a 'Commercial / Commercial and Leisure Centre' in the Proposed Plan. However, we would consider that the types of use currently existing at the former auction mart site would normally be permitted in a Commercial Centre.

Ultimately however, given that the key occupier (the auction mart) relocated from the site a number of years ago, a large part of the site is brownfield vacant land. It is considered that under these circumstances an allocation as an Opportunity site for a range of appropriate uses would be the best approach to enable suitable redevelopment of this brownfield site through new development.

It is noted that under Proposed Policy ED1 there is the comment, "Supplementary Guidance will expand on the type of employment uses most suited to the relevant areas." It is not clear whether this Supplementary Guidance will relate to all sites, or whether this refers only to ED1B sites i.e. mixed use sites. In any event we do not consider that the former auction mart site could reasonably be classed as an employment site.

The site should not be classed as an existing employment site because:

- This does not reflect what is on site. Policy ED1A states: "Areas identified for employment uses should be retained for such uses." As set out above, no definition is given of 'employment' but this normally refers to Use Classes 4, 5 and 6. This is not an established Class 4, 5 and 6 site. (The only exception is that there is a short term lease to Hewlett for a site compound. Hewlett are contractors for the Beaulay to Denny power line and this compound is required only for a temporary period, with the related planning permission 11/00794/FLL running until 28th July 2013. This temporary compound sits on a small part of the site). The existing established permanent uses include Dobbies Garden Centre and a hotel/restaurant. Other proposed ED1A sites in the Proposed Plan are clearly existing business and industrial estates. Therefore, the description of this site as 'existing employment' does not reflect what is on site, and it is inconsistent with other similarly described sites.
- This proposed allocation in the Plan would effectively change the land use allocation of this site, rather than protect any existing land uses. This site is not an existing employment site, contrary to what is stated in the Perth Settlement Plan.

TBC on attachment

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

Save a copy

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

Our suggested allocation would be more appropriate because:

- The Council is well aware of efforts which have been made to facilitate the redevelopment of this largely brownfield site since the relocation of the auction mart. This has included planning application 08/01513/IPM, which proposed a mixed use development. A masterplan which accompanied that proposal showed uses including a food superstore, leisure and residential. An appeal was made against non-determination of that application by the Council, but the appeal was ultimately withdrawn. More recently, a detailed application has been submitted for a Class 1 food store. That application (reference 09/02126/FLM) is pending consideration by the Council. A related planning application for a petrol filling station and ancillary work (reference 12/00392/FLL) is also pending consideration by the Council. Our proposed allocation would more accurately reflect existing land uses, and the uses for which there is clear market demand.
- There is no apparent rationale for the Council effectively imposing an employment allocation on this site, and then allocating the nearby Newton Farm as an Opportunity site (Op 7). We consider that Huntingtower Auction Mart could similarly be an Opportunity site. The Plan provides no coherent justification for the differing approach to the two sites.
- Whereas under the Adopted Local Plan, this site is outwith the settlement boundary, under the Proposed Plan the Council is now proposing significant land release to the immediate south and west of this site (site H70). It is submitted that a mixed use development including Class 1 retail would be far more appropriate in conjunction with a large housing release, than 'employment land.' A mix of uses including retail would give these proposed new dwellings facilities within walking distance. These facilities would complement the existing uses referred to above.

The Local Development Plan is meant to facilitate appropriate sustainable development; taking account of existing land uses and nearby proposals. Viability and deliverability are also material considerations, particularly given the on-going slowdown in the economy. The positive approach outlined above, recognising the brownfield nature of the site, the market demand for retail / commercial uses, and the proposed land allocation immediately adjoining this site, would lead to a designation as an opportunity site for compatible uses. We request an allocation which would allow a range of uses including retail, leisure and residential. The existing uses, as described above, on the eastern boundary of this site, could be protected by designation as a Commercial Centre.

The Proposed designation as an existing employment site is factually incorrect. The effect would be to jeopardise redevelopment potential since there is no known interest for 'employment land' (taking this to mean Use Classes 4, 5 and 6 in the absence of any definition or Supplementary Guidance). New development compatible with Dobbies and hotel uses (i.e. restricted Class 1 and Class 7) would similarly be jeopardised since such uses would be expected to be contrary to an employment land designation – creating a disincentive for development which would otherwise be entirely compatible with existing established land uses.

It is considered that this is not the intention of the Local Development Plan or of the 'existing employment land' designation. It is submitted that this can be redressed by instead allocating this site as an opportunity site for a range of uses including retail, leisure and residential.

**From:** Claire Peters [REDACTED]  
**Sent:** 10 April 2012 10:04  
**To:** TES Development Plan - Generic Email Account  
**Cc:** Claire Peters  
**Subject:** Proposed Plan representation from Graham and Sibbald (Claire Peters)

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

**Attachments:** RepresentationForm



RepresentationForm.pdf (880 KB...)

Continuation of representation as per form:

\* This site would be entirely appropriate for residential development (as recognised in the Committee report for planning application reference 07/00716/FLL in which the Planning Officers recommended approval of an outline planning application for residential development)

\* It is our understanding that this employment allocation is simply a reflection of the current (and now 8 year old Local Plan) rather than a realistic assessment of how this site can positively address economic development within this area.

\* It is submitted that, were the Council to undertake an assessment of what comprises marketable, deliverable employment land, and analyse sites on this basis, this site would not be identified.

We object to the allocation of site E21 for employment use and request its reallocation for residential development for the reasons set out above.

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

Claire Peters  
 Principal Planner  
 18 Newton Place | Glasgow | G3 7PY | mail: [REDACTED] | www: <http://www.g-s.co.uk/>  
 tel: [REDACTED] | fax: [REDACTED] | mob: [REDACTED] 9 Residential | Commercial  
 | Specialist | Construction

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Should you have a complaint about our service please contact the sender of this email in the first instance. Graham+Sibbald is a member of the Surveyor Ombudsman Service which may be able to help you with your complaint if we are unable to.



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

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

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

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

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

Name	Graham and Sibbald (Claire Peters)
Address and Postcode	18 Newton Place, Glasgow, G3 7PY
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.	E21	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.

Reallocation of site E21 from employment to residential.

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

Our reasoning was set out in detail in our response to the Main Issues Report (email dated 13th January 2011 site number 633). We would wish that detailed submission to be passed to the Examination Reporter should the Council as Planning Authority not change the Plan as per our request.

Our case was essentially that the employment land allocation in the existing Adopted Plan is a historic position (the Kinross Area Local Plan was Adopted in 2004), and doesn't reflect reality now. That current position is that there has been no demand for this site for employment land since our client purchased it in 1980 and that there has been demand for residential land.

Our submission was also made on the basis that given the surrounding residential land, this site would be entirely suitable and appropriate for residential development. Employment land on the contrary is considered less suitable for reasons including potential conflict with surrounding residential development, and poor access to the motorway network.

The Proposed Plan states at paragraph 3.3.1 that:

"The objective of Scottish Government Economic Strategy (2011) is to build a more dynamic and faster growing economy that will increase prosperity, help tackle Scotland's health and social challenges and establish a fairer and more equal society."

It is acknowledged that the planning system has a clear role in delivering this strategy, however it is submitted that this can and should involve allocating deliverable and marketable sites for economic development which are well located in terms of the transport network, and then making development management decisions which consider economic development and job creation / retention as a material consideration.

It is considered that, instead of this positive planning approach outlined above, the continued allocation of this site for employment purposes is unhelpful. The approach appears to have been to retain this land as 'employment' because that it is what it was allocated for in the preceding (and now out of date) Local Plan, rather than considering which factors are required for a deliverable, marketable employment development, and then looking afresh at what land may be able to deliver this.

Our client continues to trade from Market House, to the immediate south west of the land for which are seeking reallocation, and intends to continue to do so. There are no plans for this small area to be the subject of a change of use. Indeed, our client has recently submitted an application for planning permission for a garage and storage premises (planning application reference 12/00468/FLL) on land immediately adjoining Market House. This demonstrates our client's commitment to this site. But commitment to the business has to be tempered with a realistic assessment of what their remaining land is suitable for.

In summary

- There is no market demand for this site for employment use nor has there ever been since our client purchased the site in 1980;  
....continued on email

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.

Dear Peter,

We found our discussions with you and your team at the drop-in session in Meigle on 6th March very useful.

After discussion at our Community Council Meeting and later we have put together the following submission.

You will note that our comments refer only to the sites in Meigle. As there is no member of our Community Council resident in Ardler, we felt that it would be inappropriate for us to comment on the site there.

With thanks,

Regards,

Ian Gordon,  
Secretary,  
Meigle and Ardler Community Council

## **Proposed Local Development Plan**

### **Submission from Meigle and Ardler Community Council (MACC)**

Several Members of the Community Council attended the drop-in session held in the Church Hall in Meigle on Tuesday, March 6th 2012 for discussions with the Plan Team.

MACC acknowledges that in preparing the proposed Local Development Plan our submission in response to the Main Issues Report has been taken into account and acted upon. We are pleased to note:

- \* the reduction in the number of houses proposed on the two sites zoned for housing (H68 and H69);
- \* the use of properly defined boundaries at both sites; and
- \* the inclusion of amenity areas adjacent to both sites.

There are several points that we would wish to make, in the hope that minor changes can be made to the final plan, as it refers to Meigle, before it is published.

#### **Paragraph 9.14.2**

While we are pleased to see that "It is proposed that no more than 50 houses will be developed within the Plan period on the Forfar Road site", we would ask that the remainder of this sentence is omitted. We feel that the statement "although it is capable of accommodating much more development" is unhelpful and inappropriate in the context of a development plan whose duration is limited. Any future development should be the subject of the next Local Development Plan assuming that house building begins on site (ref H69) during the present Plan period.

#### **Paragraph 9.14.3**

Site ref H69

Site Specific Developer Requirements

The final bullet point could lead to misunderstanding as it results in some ambiguity in the proposed development on this site:

" \* Access: allow for access to Phase 2 in southern part of site. "

This statement could be taken to indicate that development is expected to continue in the rest of the field, south of site ref H69. We understand that for the duration of the present Plan, this is NOT intended.

For this reason we ask that this statement is omitted.

Some residents living adjacent to site H69 have expressed concern about the lack of a buffer zone between any new development and their properties, especially where there is a low fence or hedge boundary rather than a wall.

Also, there is concern over potential road safety issues accessing this site from the main A94 road from Meigle to Forfar. Traffic calming measures are likely to be required.

Site ref H68

For site ref H68 there is some concern over access to or from Ardler Road which is relatively narrow. At present, residents of Parkside at the Glebe are accustomed to parking along the road side. If development occurs at this site, provision for widening Ardler Road is likely to be necessary and should be considered as a site specific developer requirement.

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	COMRIE DEVELOPMENT TRUST
Address and Postcode	5 DUNIRA STREET, COMRIE, PH6 2LJ
Telephone no.	
Email address	

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

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

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

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

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

Policy ref.	ED1A, ED1B, RD3	or			
Site ref.		or			
Chapter	3 & 8	Page no.		Paragraph no.	3.3.4.,8.1.4.,8.7.,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.

1. Designation of Cultybraggan Camp as a Mixed Use Area (Policy ED1B)
2. Designation of the site of the former ammunition store for up to 5 low carbon houses (Policy RD3)

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

The Trust welcomes the recognition given in the Plan to the "significant potential" of Cultybraggan Camp for development. "Planning permission has been granted for a variety of uses including employment land. This will provide important opportunities for sustainable economic growth in a rural location." Given the variety of uses permitted and proposed, the Trust considers that it would be more appropriate to designate the camp as a Mixed Use Area (Policy ED1B).

The camp is now home to 14 businesses with 44 full-time equivalent jobs. Investment by the Trust in renewable energy (solar photo-voltaics and biomass district heating) will allow many of these businesses to develop in an environmentally sustainable way.

There remains considerable scope to attract additional employment and investment to the benefit of the local economy, including the re-use of the former nuclear bunker as a data centre, bringing with it the prospect of high speed broadband, both to the camp and to Comrie. This investment, in turn, is expected to attract additional businesses to the camp that depend on this high level of connectivity.

The Trust welcomes the Plan's aim "to create a positive and flexible framework to encourage new wealth creation opportunities". This flexible approach is important for the continued success of the camp.

Businesses have been attracted to the site, in some cases from mainly residential areas, because of the expectation that they can operate longer hours without detriment to the amenity of the area.

Whilst employment is a major land use, planning permission has also been granted for allotments, sports facilities, and two house plots. The Trust's vision for the camp includes offices (with "hot desking" facilities) as part of the redevelopment of the category A Listed buildings as a 'Futures Centre', including a museum, limited self-catering accommodation and visitor amenities. The unique character of the camp, and its interest to visitors, provides opportunities for artisan workshops, which necessarily would involve direct sales. It is noted that Policy ED3(f) provides this flexibility to support such businesses in rural areas, where the use is ancillary to the main use of the site and not prejudicial to the vitality of existing retail centres.

The Trust is committed to reducing the carbon footprint of the area and supports Plan's encouragement given to measures to reduce the potential need to commute between home and employment. Any limited housing within the camp would be designed as live-work units or be associated with a business on the camp.

Given this wide variety of uses it is considered more appropriate for the camp to be designated as a Mixed Use Area. It is noted that Supplementary Guidance has still to be drawn up to cover Mixed Use Areas and the Trust would welcome discussions with the Council as to how this could be applied to the camp.

The Trust also owns the site of the former ammunition store to the north of the camp. The site comprises 0.85 hectares and contains a redundant store building. It is noted that under Policy RD3 that the Council will support groups of housing in the countryside which fall into at least one of several categories, including "conversion or replacement of redundant non-domestic buildings" and "development on rural brownfield land". The former ammunition store site has these characteristics, providing the opportunity to accommodate up to 5 low carbon homes.

It is recommended that all references in the text to Cultybraggan should be expressed as "Cultybraggan Camp" to make clear that they relate to the former Army facility and not to the wider area, known as Cultybraggan.

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.



## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="steve sayers"/>
Organisation Name:	<input type="text" value="n/a"/>
Agent Name:	<input type="text" value="n/a"/>
Address 1: *	<input type="text" value="5 courcelles court"/>
Address 2	<input type="text" value="kinross"/>
Address 3	<input type="text" value="kinross - shire"/>
Postcode: *	<input type="text" value="ky13 8ft"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text" value="H47"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.8

There is no supporting material that shows the population growth assumptions (and how they were prepared). In my experience population growth in Kinross - shire does not follow normal statistical growth, due to the lack of significant local employment, the kids move away from Kinross, Growth can come however from additional housing being made available to people moving into the area for amenity and value concerns.

The plans assumption of population growth is not properly supported by evidence.

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.9

Using 2010 - 2011 completions of 30 units is a meaningless statistic, 5 and ten year completion rates are more indicative of market demand. Even so the proposed 880 units is a 30 year supply on the 2010/2011 run rate.

## 7 Kinross-shire Area

500 words for each comment section is not enough.

In section 7.1 para 7.1.8 I also wanted to mention that there is no correlation between the proposed numbers of jobs (net of local job seekers) and the proposed numbers of new houses in the same plan period.

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.10

Reasonable, however the proposed development areas also show a joining of Kinross and Milnathort, this proposal destroys existing separation which has previously been policy and in keeping with strong local opinion. The two settlements should not be bridged by new development.

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.12

Where is this information, who were the people involved and why is it that their opinions have weight?

No one in the area that I know support development bridging the two settlements. This smacks of outsourcing delicate decision making.

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.14

Site H47 is unsuitable, it shows bridging of Kinross and Milnathort. Increased traffic flow near a school is dangerous, will the site cope with drainage issues (south west corner very bad)? Properties adjacent to western boundary will suffer from excessive motorway road and T In The Park noise. Amenity value is lost as the current boundaries to the north and south are the separation between settlements. 220 units are too many for one site, allocated as it is available rather than on need?

## 7 Kinross-shire Area - 7.1 Introduction - Paragraph 7.1.1

Why should this plan accept and provide housing allocation based on presumed "pressure" from inward migration. Previous housing policy made this area a commuter zone. The council now needs to reduce travel to work distances on ecological grounds and resist pressure for new commuter related development.

Let's have housing supply match local jobs/population trends. Has the council considered adjacent authority allocations such as DEX, Dunfermline expansion area, this will cope with city overspill.

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

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

Name	Mr & Mrs S House
Address and Postcode	Moulinalmond House, Almondbank, Perthshire, PH1 3NW
Telephone no.	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Email address	<div style="background-color: black; width: 200px; height: 1.2em;"></div>

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:		<div style="border: 1px solid black; height: 30px;"></div>	

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

Policy ref.	Policy Map (Green Belt) Page 45	or			
Site ref.	<div style="border: 1px solid black; height: 20px;"></div>	or			
Chapter	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>	Page no.	45	Paragraph no.	<div style="border: 1px solid black; width: 100px; height: 20px;"></div>

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

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

We object to the green belt boundary to the west of Almondbank. This should be redrawn further east of Almondbank, or follow one of the two proposed amended boundaries shown on the attached plans.

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

**Greenbelt for Perth**

In the first instance, we object to the greenbelt as currently identified by Perth & Kinross Council for Perth.

SPP2010 relating to greenbelts clearly states (at paragraph 161) that *“in city regions, the Strategic Development Plan should establish the need for a greenbelt, identify its broad area and set the Policy for future development within it”*. It is then for the Local Development Plan to identify the precise boundaries that it will follow on the ground.

We attach, at **Appendix 1**, the Proposals Map for TAYplan, which clearly identifies (as amplified by the plan attached with Policy 3) the “broad area” of the proposed greenbelt. It can be seen from these that the green belt was not intended to extend to the western side of Almondbank.

TAYplan Policy 3 (extract attached at **Appendix 2**) indicates that there should continue to be a greenbelt at both St Andrews and Perth. This should, preserve their settings; views; special characters; historic cores; assist in safeguarding the countryside from encroachment, and manage long-term planned growth of the settlements.

The Proposed Plan Spatial Strategy (para 5.1.3) clearly states that *“a Green Belt shall be designated to manage long-term growth, preserve the setting, views and special character of Perth and sustain the separate identity of Scone”*. Furthermore, under the chapter dealing with Perth (at para 5.2.2) the Proposed Plan states that *“It will also strictly control the spread of built development in sensitive landscapes, particularly in the vicinity of Kinnoull and Corsie Hills”*.

Given that the specific purpose for the Perth greenbelt, as set out in both TAYplan and the Proposed Plan, is to protect its setting and to direct planned growth, we do not consider that there is a justification, or need, for it to extend to the west of Almondbank.

As there may be a more defined need and purpose for a greenbelt between Almondbank and Perth, we accept that this could extend to the eastern boundary of Almondbank however we do not feel that there is a need, or justification for it to extend it to the west.

Aside from anything else, there is a large area of well screened and secluded land which may, in the future, be an expansion area for Almondbank and this potential should not be prejudiced at this early stage in the process. SBP is very clear that (paragraph 160) “not all greenfield land will be designated as greenbelt” and we do not feel that the absence of a greenbelt on the western side of Almondbank would result in settlement coalescence with Methven.

In order to resolve this objection we would like to see the green belt re-drawn to the east of Almondbank.

### **Greenbelt boundary as identified by Perth & Kinross Council**

In addition to our, in principal, objection to the greenbelt to the west of Almondbank, we further object to the identified boundaries of the greenbelt in this location.

SPP2010 is very clear when it states that (paragraph 162) greenbelt boundaries should “not be drawn too tightly around the urban edge” and follow “strong visual or physical landscape features”.

If there is, indeed, a justification for a greenbelt to the west of Almondbank then we would propose an amended greenbelt boundary as identified on the attached Plan (**Appendix 3**) which more closely relates to the Methven Castle Designed Landscape (**Appendix 4**) and SSSI (**Appendix 5**) to the west. We consider a greenbelt boundary following these features would achieve the objectives of SPP and provide very defensible boundaries with scope to accommodate some long term growth.

In order to resolve this objection we would like to see the green belt boundary redrawn as shown on the attached plan (green on Appendix 3).

In the event that the Council/Reporter do not consider this to be a suitable greenbelt boundary, we would put forward a further amended proposal to follow a new boundary west of Almondbank. This would follow a line of recently planted trees which comprise an initial start to the creation of a contemporary designed landscape to enhance and reinforce that currently surrounding the house at Moulinalmond and Methven Wood which forms part of the Methven Castle Designed Landscape.

Within this contemporary designed landscape, there is a proposal being formulated to erect a single house in the south eastern corner of the land outlined red on the attached plan (**Appendix 6**) to enable the current owners, Mr & Mrs House of Moulinalmond, on retirement in the next three to four years, to downsize but remain in the area and in close proximity to the landscape in which they have invested considerably - silviculturally, horticulturally and emotionally - over the past 20 years. Syd House is a Fellow of the Institute of Chartered Foresters with much experience and recognised expertise in heritage tree conservation and wishes, in the same spirit as those who enhanced the current wooded landscape in the 18th, 19th, and 20th centuries, to add to the designed policies of Moulinalmond to help create a 21st century legacy enhancing the quality of the current wooded landscape. They are both committed and suitably qualified to see this project through to its successful conclusion with the aspiration of remaining in the area after retirement. They are also actively considering further tree planting in the currently grazed field which they own to the immediate north-west of the proposed new house location on the basis that this will further enhance local amenity, provide renewable energy from woodfuel, and extend the woodland habitat network associated with Methven Wood SSSI. All of these represent considerable potential environmental gains.

In order to resolve this objection we would like to see the green belt boundary redrawn as shown on the attached plan (blue on Appendix 3).

If this land is included within the green belt, the effect will be to rule out a proposal of this sort in its entirety.

### **Conclusion**

Drawing all of this together, we would reiterate our objection, in principal, to the greenbelt to the west of Almondbank. We consider there to be no need or justification for this.

In the event that you disagree, we would reiterate our consideration that this should follow a revised boundary either following the Methven Wood, or potentially the new western boundary to Moulinalmond that we have put forward. This would facilitate a specific development proposal revolving around the creation of a contemporary designed landscape which would not be possible in the green belt without complex legal agreements impacting on value to a potentially prejudicial extent.

We trust you will give this due consideration and respond to the issues we have raised in your Reporter's Report, and would be delighted to appear, if necessary, at a Hearing Session to further discuss these issues.

Equally, should the Reporter/Council require any further information, please do not hesitate to contact us requesting this.

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



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

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

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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.

RECEIVED

11 FEB 2012

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

Name	GORDON JAMES NICHOLSON
Address and Postcode	WELTON FARM COTTAGE, BLAIRGOURIE TAYSIDE PH10 6NB.
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.	E31 WELTON ROAD H62 WELTON ROAD	or
Chapter	323/324	Page no. 301/302 Paragraph no. <input type="text"/>

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

## 4. What is your representation?

Are you supporting the Plan? ☒

Or

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

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

As ~~regard~~ regard the proposed plan, Blairgowrie needs the new road to create employment and housing.

At present the Wellmeadow is a nightmare for traffic. The new road coming in from the Couper Angus road to the Welton Road (sites E31, H.62) would help greatly

The opening of this road with proposed employment would benefit Blairgowrie. Employment is what Blairgowrie needs to stop the young people moving to the larger cities for employment.

The housing would follow the employment. Housing is being built on the westside. of H62 (Miller Homes) this has the new through road. as part of the build. program Also Blairgowrie has a huge catchment area when considering the area pupils come from, that go to Blairgowrie High School, these pupil will all need employment what better than to provided it ~~locally~~ locally.

Save a copy

Print

Submit

RECEIVED  
05 APR 2012

8 Parkside,  
Meigle  
BLAIRGOWRIE  
Perthshire.

Wed. April 2012.

Local Development Plan Team,  
The Environment Service,  
Perth & Kinross Council,  
Pillar House,  
35 Kinnoull Street,  
Perth.  
PH1 5DG.

Dear Sir / Madam,

I wish to comment on the local development plans proposed for Meigle. I wish to object to the plans for the following reasons:-

- ① I have stayed in a village all my life and I have no wish to see Meigle lose its village identity.
- ② Since the dwellings are proposed for greenfield sites this does not fall into line for a "green" policy. If crops are not grown then carbon dioxide absorption will decrease.
- ③ This may not be relevant but I was given to understand that a previous application to build a house at Archer Road was turned down due to lack of access. If twenty houses are built then this reason, if true, is not logical.

Yours faithfully,



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	Ian Carscadden
Address and Postcode	5 Renton Drive Kinross KY13 8FN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

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

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

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

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

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

I object to the above proposal due to the adverse affect this will have on Davis park, an area of high importance to the local community, and the risk to people in the area from the increased traffic. The proposed South access will be adjacent to the park increasing the risk people accessing the park during the sites construction, and we will ultimately loose this important recreational area. The North access will adversely affect another green area and introduce traffic into an area used heavily by the local population, and endanger High School children who cross Gallowhill Road. Increasing the traffic into Springfield Road from the South access will add to an already busy section which suffers from congestion at peak times.

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.

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

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

5 Jamesfield,  
Scotlandwell,  
KY13 9NA.

RECEIVED

20 MAR 2012

Perth & Kinross Council,  
Local Development Plan Office,  
Perth.

Dear Sir/Madam,

18<sup>th</sup> March, 2012.

## RE: PROPOSED CHANGES TO APPROVED LOCAL DEVELOPMENT PLAN

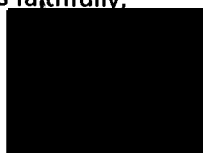
We write to you following reports from a recent Portmoak Community Council meeting suggesting that changes were being considered to the newly approved development plan for Scotlandwell.

Presently Plot 54 of the development plan has been granted permission to build between 20-30 houses over the period 2014-2024. The adjoining field, owned by Mr John Beale, was denied approval for considerably more properties, as a result of great local opposition to the development of Mr Beale's field. However, we now understand that the boundary of Plot 54 is potentially going to be moved into Mr Beale's field to allow the developer of Plot 54 better scope to build the number of houses they intend. I have a number of objections to these proposals:-

1. The approval on Plot 54 is for 20-30 houses. If the developer is struggling to put 30 units on and maximise his profit, this is his problem. The area was always known and if that means less than 30 units can be fitted, that is the developers risk. They could have been denied permission and walked away with nothing at all. The creation of more space to appease the developer, cannot be an acceptable reason for altering this boundary.
2. Any extension into Mr Beale's field will be to his financial benefit, not that of the community. Having failed to buy direct access into this landlocked field over recent years, and now having failed to realise the potential value of the land by not receiving planning development approval, this appears to be his last chance to make money from this land. Should this boundary be extended for his commercial gain, this makes a mockery of the whole planning consultation process. The public objected to this field being developed as did the Council.
3. An over-riding concern, shared by those attending the meeting, is that should Plot 54's boundary be extended into Mr Beale's field, this will be just the start, and once houses are on that land, in time Mr Beale will get his way and the whole field will be developed. The Council's planning development committee are there to protect the people who pay their wages and make decisions for the common good for the local community and for Perthshire as a whole. Surely it is not a tool for developers to use for quick gain - these people will not have to live with the consequences of such decisions, we will! Scotlandwell is a small village, with no school or local shop and simply cannot take further expansion.

I hope these comments are seriously considered and that the Council will not deviate from the approval already given to Plot 54. If boundaries are altered after public consultation and committee approval, I believe a legal challenge may well be considered by the community.

Yours faithfully,



KOR &amp; DIANA NEWHOUSE



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

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RECEIVED

20 MAR 2012

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

Name	Mr WILL FRASER
Address and Postcode	GULL FARM, BOLTACHAN, ABERFELDY PH15 2JN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

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

Housing in the  
Southside Guide

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

Policy ref.	[REDACTED]	or
Site ref.	WEEM & BOLTACHAN	or
Chapter	[REDACTED]	Page no. [REDACTED] Paragraph no. [REDACTED]

## 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.

I SUPPORT THE PROPOSAL THAT LAND IN EAST BOLTACHAN SERVED BY THE ACCESS ROAD TO GLASSIE FARM SHOULD BE OUTWITH THE 'NEEM AND BOLTACHAN' PART OF THE PLAN.

DUE, & y TO THE ABSENCE OF PUBLIC SEWERAGE  
 & ACCESS ROAD BECOMING IMPOSSIBLE IN WINTER  
 EXCEPT FOR 4x4 VEHICLES

I SUPPORT THE PROPOSAL NOT TO LIBERALISE / LOOSEN  
 THE CONSTRAINTS ON NEW HOUSING AS INCLUDED IN THE  
 'HOUSING IN THE COUNTRYSIDE GUIDE' IN ORDER TO PROTECT  
 RURAL LANDSCAPES FROM DEVELOPMENT SPRAWL.

Save a copy

Print

Submit

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="David Homewood"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="9 Abbey Park"/>
Address 2	<input type="text" value="Auchterarder"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="PH3 1EN"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

8 Strathearn Area Spatial Strategy - 8.2 Auchterarder - Paragraph 8.2.2

Both the old and new commercial sites should be included on the plan to cater for commercial expansion in Auchterarder. This will provide more room for the bus company in the centre of the town to relocate to the outskirts together with new industry so as to provide a solution to an infrastructure capability gap - that of inadequate off-road parking provision in the centre of the town, which must be solved prior to the build of additional housing.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="David Homewood"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="9 Abbey Park"/>
Address 2	<input type="text" value="Auchterarder"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="PH3 1EN"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

8 Strathearn Area Spatial Strategy - 8.2 Auchterarder - Paragraph 8.2.3

Insufficient off-road parking in the centre of Auchterarder should be clearly identified in the LDP and the subject of developer contributions alongside others like sewage expansion, A9 road development and expansion of the CS of A.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="David Homewood"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="9 Abbey Park"/>
Address 2	<input type="text" value="Auchterarder"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="PH3 1EN"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

8 Strathearn Area Spatial Strategy - 8.2 Auchterarder - Paragraph 8.2.3

The LDP must include an acceptance that there is an infrastructure capability gap in Auchterarder which is stunting economic growth - insufficient off-road parking. A solution must be found to the problem prior to the building of additional housing, especially the 800 houses in the Auchterarder Development Framework plan otherwise traffic chaos will result in the town centre. Money to provide a solution should come from developer contributions and this must be clear in the LDP.