
From: Stuart Tate [REDACTED]
Sent: 10 April 2012 12:52
To: TES Development Plan - Generic Email Account
Subject: Milnathort & Kinross Development Plan Map Ref 31 -Kinross and Milnathort Housing Sites.
Follow Up Flag: Follow up
Flag Status: Green

Donalva Old Perth Road,
Kinross-Shire

S.P. Tate,
Milnathort,
KY13 9YA. 10

April 2012.
To Planning & Regeneration Dept.
Perth.

Dear Sirs,

Proposed Local Development Plan Old Perth Road Ref S13/2&805/AML

I have no objection to the proposed development to the North of Old Perth Road for 5 new houses excepting that, it should not have been granted planning permission in the first instance. However, they should be of high value to match the surrounding area so as not to downgrade the existing properties.

The building on good productive farmland should be resisted and development only on existing developing sites, poor arable land or only on Brownfield sites. Considering the state of the U.K. economy as a whole and its need to import a large proportion of its food, this further emphasises my point.

Further Ribbon Developments in general should be resisted as this generally destroys the attractive features of small country towns and villages, this applies particular to Milnathort boundaries, in particular to the proposed sites A,B & C Map Ref 31- Kinross and Milnathort housing sites.. The sites D & E are to be preferred where the land is already being developed and of no further farming use. Where sites A, B & C are concerned a problem with increased traffic flow could be a problem. Furthermore the local Amenities are not in place to support the increased population.

In addition to the above , land which may also be of agricultural or animal pasture should not be granted planning permission for prospective Golf Courses.

A further potential development site to which I have seen no reference to, is the area adjacent to the old Milnathort Railway Station. This appears to be derelict land adjacent to newly developed properties and detracts the whole area. The factory on the site should be removed to the new industrial Kinross site thus relieving this Brownfield site for housing development if needed. Were this to be implemented the appearance of the whole area would be improved.

On considering any further development in the Kinross / Milnathort area attention should be given as to where the prospective new residents would work. As far as I can determine there is no work in the vicinity that could provide substantial employment and thus they would need to travel to their work places. In considering the cost of fuel this could be very restrictive. Further if the housing provided is of the basic affordable type then it is quite likely that they would be of the lower earning capacity, further compounding the situation. {I speak from experience on this matter. When I moved into the area I had a salary about twice the average and I found it economically difficult to travel to Dunfermline for many years).

Stuart P. Tate.

25/04/2012

From: Andy Gillies [REDACTED]
Sent: 10 April 2012 12:52
To: TES Development Plan - Generic Email Account
Subject: Re: A new representation has been submitted
Follow Up Flag: Follow up
Flag Status: Green

Dear Steve,

Thank you for your e mail. I could not see how to attach an e mail to the form so I have sent the attached direct to the development team. Please could you let me know if this arrives safely.

I have today added a comment to the proposed development plan, but was unable to include the detail which I wished to incorporate as the e mail which was supposed to open did not do so. I would be grateful if you could consider the attached comments, which were intended to sit alongside the comment.

My wife and I were the owners of the property previously called Gavarnie and of the Herons until 2009. Gavarnie and most of the adjoining woodland was sold to Mr and Mrs Davidson in that year. We retained ownership of the area marked in brown on the map attached to representation 1056. The deadline for submitting applications for the new local plan fell prior to the sale taking place and Mr and Mrs Davidson now own much of the land. We were advised at the time that it was most sensible for a proposal to extend the development boundary to the main road between Dunkeld and Blairgowrie. However in the light of the development plan proposal only to allow additional infill housing, we wanted to make it clear that we have only ever wished to build a property on the small area of land which we retain. This lies adjacent to the existing residential road, Spoutwells, and adjacent to the current development boundary. In effect we are asking for permission to build one single additional residential property on an existing residential road. Access would be onto that road, and not the main road, and because of the location the primary exit and entrance route would be via the golf course end of Spoutwells, so not adding to the traffic on the narrow mid section of the private shared road. Although Mr and Mrs Davidson were fully aware at the time of the sale that we were retaining the land for the purpose of a future application, they have now made representations about the impact on the area of woodland which they own. We would wish to emphasise that any development would be in keeping with the environment, and are sure that if granted planning conditions would insist on this. In conclusion we would ask for this plot to be included because of its proximity to the existing development boundary, location and access onto an existing residential road, and as we are only requesting the option to build one property with due consideration for its surroundings

I also attach a copy of the map supplied in conjunction with Mr and Mrs Davidson's representation (1056) which shows clearly the current ownership.

Figure 1 : New settlement boundary limits requested by Mr Gillies



The sketch - Figure 1 - shows the total area (ie, both red and green areas) included in Mr Gillies request for settlement boundary alteration. Ownership of the areas are as follows:

Area in Green : owned by Gavarnie (Ian & Sarah Davidson) or shared road.
Area in Red : owned by Mr A Gillies.

* NOW CALLED GLASANT.

I would be grateful if you could confirm receipt.

Andy Gillies
Budds Barns
Titson
Bude
Cornwall
EX23 0HQ

4 star self catering accomodation in North Cornwall

www.buddsbarns.co.uk

From: [TES Development Plan - Generic Email Account](#)
Sent: Tuesday, April 10, 2012 12:24 PM

25/04/2012

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Andrew and Geraldine Gillies"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Budds Farm"/>
Address 2	<input type="text" value="Titson Marhamchurch"/>
Address 3	<input type="text" value="Bude"/>
Postcode: *	<input type="text" value="EX23 0HQ"/>
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:

6 Highland Perthshire Area Spatial Strategy - 6.3 Birnam and Dunkeld - Paragraph 6.3.2

We submitted a proposal for consideration for the new development plan, identified as application area 391 in the Main Issues Report. This relates to an area of land between Spoutwells and the main road between Blairgowrie and Dunkeld. We wish consideration to be given to the representations made in the attached e mail

19 MAR 2012

Sunny brae

WindSole

Achterorden

PH3 1PB

15-3-12

LOCAL DEVELOPMENT PLAN E25

Dear Sir / Madam

On Saturday 10th March 2012 we attended Auchtorarder School regarding the councils local Development Plan E25. Our main concern was the talk of a major Supermarket being built on the area of land. We were told that this development would not be allowed and it was for Industrial use only.

We still strongly object to any development on this site and would want it to remain as agricultural use and remain as green belt for everyone to enjoy the pleasant views and enjoy the wide range of wildlife in and around Ruthven water.

Yours faithfully

A large black rectangular box redacting the signature of the sender.

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

RECEIVED

08 MAR 2012

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

DevelopmentPlan@pkc.gov.uk

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

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

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

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

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

Name	IRENE B. MILLER
Address and Postcode	5 BRAESIDE PARK, ABERFELDY, PH15 2DT
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	6.2 ABERFELDY	Page no.	107	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.

I am pleased to see that the section re building of houses in the field south of Braeside Park has been dropped, for the reasons I opposed it when the MIR consultation was done, — #1⁶⁰94 on your published list.

I am still concerned that there be communal space between developments, and adequate space between houses. I repeat my suggestion that there be a few eg. 2 storey blocks of 1-2 person flats in the mix — to allow for more ground space.

There should be a shop, & perhaps a small hall, even a pub! in these rather large developments. Maybe a covered play area?

Save a copy

Print

Submit

Bennoch Mhor Fairview Luncarty PH1 3HS



Ms Brenda Murray
Team Leader
Planning and Regeneration
Perth and Kinross Council
Pullar House
35 Kinnoull St
Perth PH1 5GD
01.02.2012

Dear Ms Murray,

I write to give you my thoughts and objections on site ref. H27 of the proposed local development plan.

My objections include:-

1. The proposed development is within an area of great landscape value
2. Access to the site is along residential roads (Scarth Rd and Fairview) which are at best single track roads due to residents' parked vehicles.
3. Parts of the site flood
4. There are very little facilities at present in the village
5. The land to the north of Luncarty was zoned for housing
6. Some of the hedgerows and trees are of importance to wildlife (mainly bats and raptors)
7. The present school is not large enough for the size of the development
8. There are likely to be problems with sewage and water supply
9. Considering the disastrous attempt to entice employers to develop the site of the old mill, (which ended up as housing) I have to question the viability of five hectares of employment land
10. No construction traffic should be permitted to use the existing residential roads. To do so is inviting disastrous problems.
11. Access to or from any possible development should be via a new access preferably from the south and Fairview should be blocked to prevent traffic using the existing residential roads as they are unsuitable for such high volumes of traffic.

Yours sincerely,

Mr J P Carroll

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 JOHN G. C. TURNER
 Address and Postcode CARONARIE
4 COWDEN ROAD PH 62 4 14
 Telephone no. [REDACTED]
 Email address N/A

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

2. Which document are you making a representation on?

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

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

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

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

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

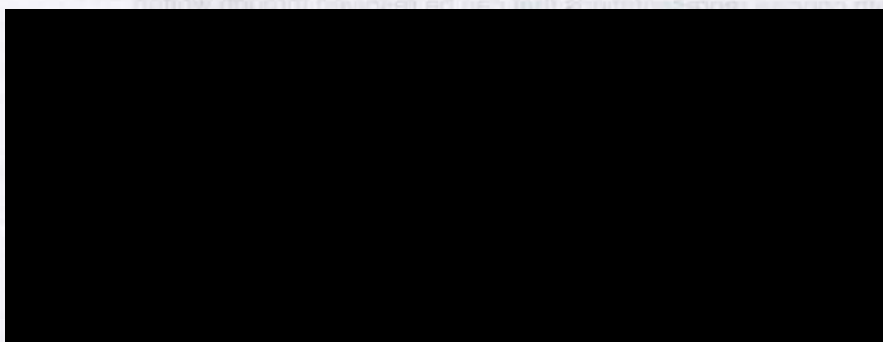
Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

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

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

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.



1. Contact details (only)
Name
Address
Postcode

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?

☐ SEA Environmental Report – Addendum 2
☐ SEA ER Addendum 2 – Appendices
☒ Proposed Plan
☐ Supplementary Guidance

If making a representation on 2 supplementary guidance, please state the name of the document.

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

Policy ref.
Site ref.
H58
Paragraph no.
Page no.

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

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

Save a copy

Print

Submit

21 MAR 2012

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

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

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

Name	MRS MARY F WRIGHT
Address and Postcode	22 SPOUTWELLS ROAD SCONE PH26RW
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.	3.5 RESIDENTIAL DEVELOPMENT	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

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

Or

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

NO FURTHER RESIDENTIAL DEVELOPMENT IN SCONE

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

The loss of village status for Scone with a proposed more than 20% increase in residential development.

The probability of Scone's becoming a suburb of Perth.

With little new employment in Scone increase in commuting is inevitable, and if undertaken by car, ^{with} increased traffic in Scone, and thus adding to air pollution problems.

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

Planning and Regeneration

RECEIVED
24 FEB 2012

Perth and Kinross Council: Proposed Local Development Plan

I am writing to you to object to the following:

H16 and H17 120 houses for Burrelton

H13 100 houses for Balbeggie

OP22 100 houses for the Glebe School site Scone

H29 700 houses for Scone North

The area of the Glebe School should be community land and houses would encroach on Quarrymill. The traffic generated by over 1000 homes and the housing itself will give the entire A94 area a congested appearance. This would spoil the area and its appeal. I cannot imagine how anyone could possibly think that this would be acceptable. Is the Council looking for the easiest option?? I believe that Scone and area have enough of the new housing which is supposedly required.

Yours truly

[Redacted signature]

104 Perth Rd
Scone
PH2 6JL

23.02.12.

'Lansdowne'
Windsole
Auchterarder
PH3 1PB
Scotland

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

RECEIVED

21 MAR 2012

20 March 2012

FAO: Brenda Murray
Your Ref: S13/2

Dear Ms Murray

Proposed Local Development Plan – Auchterarder – Site E25

Further to your letter of 26 January 2012, I wish to make representation to the above site in the town of Auchterarder in the Strathearn district of the Proposed Local Development Plan. It concerns me greatly that Perth and Kinross Council have decided to proceed with their proposal to re-designate the land, reference E25 of the proposed Plan, from 'Agricultural' to 'General Employment Use' despite the many objections of residents adjacent to this site.

It is even more galling when account is taken of:

- the E25 site not being within the Auchterarder Development Framework area,
- the Council's original proposal to designate a 4 ha site at north-west Kirkton as 'General Employment Use' appears to have been dropped following an objection from an ex-church minister. It would seem he has more influence than the numerous residents adjacent to site E25 not to site it on the south side of the A824,
- it would appear that the E25 site has suddenly become more favourable because it has been identified to be deliverable earlier, with a larger developable area (up to 8 ha), and in the Council's opinion has less visual impact. This does not of course take into account the visual impact that will be imposed on the residents of properties adjacent to the E25 site,

Contact Details

Telephone Number: [REDACTED]
Mobile Number: [REDACTED]
Email Address: [REDACTED]

- the Plan states that any development at the E25 site should avoid adverse impact on the Scottish Water Waste Water Treatment Works located immediately to the south of the site but no mention is made of any sympathetic approach to the existing residential properties located immediately to the north of the site,
- the relocation of the 'General Employment Use' land from the Development Framework site north-west of Kirkton to site E25 will allow an increased number of houses to be delivered to the site on the north side of the town where planning consent has already been granted for 625 new houses. Of course the Council say there is no requirement to increase the number of houses during the life of the Plan but I would suggest the developer will have different ideas.

For many years, site E25 has been owned by local farmers. Along with farmers who have leased some of the fields, they have annually worked this land to produce some of the finest barley crops in Scotland. It is well known locally that over the last two to three years these individual fields have been systematically bought up by a wealthy local businessman – an ex-construction company director who presently receives an income on his investment by planting, growing, and harvesting crops. This businessman is known locally to have links to Stewart Milne Homes, the house building firm who have planning consent for the 625 new houses on the north side of Auchterarder, and to Tesco Supermarkets who locals believe to have an interest in establishing a store in Auchterarder. Is this a coincidence or a carefully worked out plan to make a considerable profit from his investment?

At the information event held by Perth and Kinross Council on Saturday 10 March in the Community School of Auchterarder, your representative tried to reassure us that any development of site E25 could be twenty to thirty years in the future – no way! Any businessman who purchases land for the purpose of speculation has to offload that land at the earliest opportunity, so I would suggest that this site would be one of the first to be developed in the Auchterarder area. Your representative also said site E25 may be similar to the business park in Aberuthven. One only has to look at the business parks in Aberuthven and Broxden in Perth to realise that these types of site are not prospering and many plots within them lie only partially built or totally undeveloped.

Assuming that the designation term 'Employment Use' covers industrial, factory, retail and commercial businesses, can you please explain to me how the Council see fit to stick these types of business right in front of quiet and peaceful residential properties? This will effectively render our properties worthless and unsellable. The privacy, amenity and view that we presently enjoy will inevitably be prejudiced by unsightly and inappropriate buildings. I would suggest the whole character of the area would change from that of an essentially rural environment to one which is noisy and cluttered with industrial, office or retail units inappropriate to the surrounding area.

Contact Details

Telephone Number: [REDACTED]
 Mobile Number: [REDACTED]
 Email Address: [REDACTED]

In addition, site E25 is currently regarded as prime agricultural land, outside of the 'settlement boundary', and as such should remain that way; outside of the settlement boundary. It provides beautiful views to the south across the Ruthven Water and Ochil Hills beyond. The site, on a partial flood plain, is home to deer, rabbits, hares, and field mice amongst many other of our diminishing rural wildlife species. Every summer flocks of twenty or so herons nest in the trees along the Ruthven Water at the south boundary of the site. The site should be preserved to protect our natural wildlife.

It is my view that a more appropriate site for 'Employment Use' would be to incorporate it adjacent to or within the large-scale housing development on the north side of Auchterarder. The whole area could be fed by a new main distributor road between Hunter Street and the junction of the A824 and B8062 near Nether Coull. Sympathetic landscaping could be incorporated at the time of construction to reduce the visual impact of the 'employment use' site from the surrounding housing; this would also alleviate the need for concerns involving the Scottish Water Waste Water Treatment Works to the south of site E25. In this way, should a supermarket, industrial unit or other business locate themselves toward the Hunter Street end of the site, where there are existing commercial properties, it would be closer to the town centre, within walking distance for pedestrians, and would also remove the need for so many vehicles to pass from one end of the town to the other to use their facilities. The stretch of A824 between Hunter Street and the derelict Council Yard known as The Feus is a bottleneck at any time of day with no recognised economic means of improvement.

I will continue to defend my opinions in this matter and trust the Council will take my comments and suggestions into consideration. Do not spoil this beautiful landscape when there are other, more sensible options available.

Yours sincerely



Keith C Harding

Contact Details

Telephone Number: [REDACTED]
Mobile Number: [REDACTED]
Email Address: [REDACTED]

From: Mike Moir [REDACTED]
Sent: 24 February 2012 20:00
To: TES Development Plan - Generic Email Account
Subject: Local Development Plan,
Follow Up Flag: Follow up
Flag Status: Green

Dear Sir,

Woollcombe Square, Scone

I am writing to state that I am in favour of retaining the grass area within Woollcombe Square, Scone as a green open space. This area already has two large oak trees which have Tree Preservation Orders and it is essential that the area maintains this green open space

Yours sincerely,

M Moir
1 Woollcombe Square
Scone
Perth
PH2 6PN

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Malcolm Younger"/>
Organisation Name:	<input type="text" value="Malcolm Younger"/>
Agent Name:	<input type="text" value="Malcolm Younger"/>
Address 1: *	<input type="text" value="Hatton road"/>
Address 2	<input type="text" value="Hatton road"/>
Address 3	<input type="text" value="St.Mary's Cottage,"/>
Postcode: *	<input type="text" value="PH2 7BW"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text" value="Malcolm Younger"/>

Contact Person: ☒ Me ☐ My Agent

Your comments will be applied to the following items:

5 Perth Area Spatial Strategy - 5.2 Perth - Paragraph 5.2.2

We support the Green Belt designation and particularly wish to endorse the extent proposed in the plan, including the St Mary's Monastery field and the other areas on Kinnoull Hill threatened with development. We believe that the Green Belt is important to preserve the special amenity of Perth and Kinnoull Hill in particular.

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	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
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	5.1.11	Page no.	69	Paragraph no.	<input type="text"/>

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

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

I support the removal of the Proposed Almond Valley Village from the Housing Sites.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites due to Biodiversity, Historical Sighting, Flooding and Perth Lade Green Corridor issues (see other Representation Emails concerning all of these issues).

[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	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
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="52"/> Paragraph no. <input type="text" value="Policy EP2"/>

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 support the criteria

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites due to the land being a flood plain with a significant probability of flooding.

Save a copy

Print

Submit

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

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Name	Arklay Guthrie
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Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or
Site ref.	<input type="text"/>	or
Chapter	<input type="text"/>	Page no. <input type="text" value="46"/> Paragraph no. <input type="text" value="Policy NE6"/>

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 support the Perth Lade Green Corridor but extend it the whole length of the Lade from Lowes Works on the River Almond to the River Tay.

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

The Perth Lade Green Corridor should extend all the way to Lowes Works not just the A9/A85 junction.

Save a copy

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Name	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
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="45"/> Paragraph no. <input type="text" value="Green Belt map"/>

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.

Green Belt Map

Huntingtowerfield and Ruthvenfield areas should be included in the Green Belt.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites but the area should be included in the Green Belt in the Perth Area.

Save a copy

Print

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

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Name	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="3.9.4"/>	Page no.	<input type="text" value="43"/>	Paragraph no.	<input type="text" value="Policy NE3"/>

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 agree with the criteria

The Council will seek to protect and enhance all wildlife and wildlife habitats, including grasslands, wetlands and peat-lands and habitats that support rare or endangered species.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites to protect and enhance all wildlife and wildlife habitats, including grasslands, wetlands and peat-lands and habitats that support rare or endangered species. in the Perth Area.

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

Name	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="3.8"/>	Page no.	<input type="text" value="38"/>	Paragraph no.	<input type="text" value="Policy HE1A"/>

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 agree with the criteria

There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, unless there are exceptional circumstances.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites to stop the adverse effect of a Scheduled Monument in the Perth Area.

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Name	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="3.2"/>	Page no.	<input type="text" value="23"/>	Paragraph no.	<input type="text" value="Policy PM1B"/>

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 agree with the criteria

(b) Consider and respect site topography and any surrounding important landmarks, views or skylines.

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the Proposed Local Development Plan Housing Sites to respect site topography and surrounding important landmarks and views in the Perth Area.

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Name	Arklay Guthrie
Address and Postcode	5 Clocktower Mews HuntingtowerField Perth PH1 3US
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="2.3"/>	Page no.	<input type="text" value="18"/>	Paragraph no.	<input type="text" value="-"/>

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 agree with
Local Development Plan Key Objectives

Biodiversity
Connecting with green networks, providing long term management

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

I support the plan with the removal of the Proposed Almond Valley Village being removed from the
Proposed Local Development Plan Housing Sites to maintain Biodiversity in the Perth Area.

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From: Maurice Gray [REDACTED]
Sent: 05 April 2012 16:07
To: TES Development Plan - Generic Email Account
Subject: Local Development Plan
Follow Up Flag: Follow up
Flag Status: Green

To: Development Manager, PKC

From: Maurice Gray, 33 St Mary's Drive, Perth, PH2 7BY. Tel: [REDACTED] email: [REDACTED]

I am sending this email because I am not sure whether my representation form reached you successfully today.

My Representation is:

I fully support the Green Belt as proposed in the LDP part 5. Perth Area Spatial Strategy. It is reassuring to know that the sensitive landscapes such as Kinnoull and Corsie Hills will receive particular protection. These areas are crucial to the identity of Perth and future generations should be allowed to enjoy them as we have.

Yours faithfully,

Maurice Gray

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

Name	Graham Forsyth
Address and Postcode	Tigh Na Tober, Main Street, ARDLER. Blairgowrie. PH128SR
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	9.5 Ardler	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

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

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

In line with the recommendation and conclusions set out in Paragraphs 9.11.1 to 9.11.3, Kettins, it will be recognised that a similar justification surrounding previous development applies - but to an even greater degree - to Ardler Village. This is an astonishing inconsistency that requires to be corrected. Accordingly, for a consistency of approach, in Ardler, Paragraph 9.5.2, Spatial Strategy Considerations - the H66 20 house proposal should be deleted and replaced by a statement similar to paragraph 9.11.2 Spatial Strategy Considerations ie "and consequently no further allocation is proposed at this time to allow consolidation of these".

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

The character of the small village of Ardler is quite distinctive, the layout primarily being based on the Washington Village Plan, prepared by George Mathewson in 1835, this being the original village name.

Over recent years a 27 house development has taken place in Ardler. This introduced around a 57.5% increase in population ie from around 108 up to 170. The current proposal of 20 houses would have the effect of increasing the original village size by around 100%, again, without infrastructure support.

Para9.5.1 advises " the village relies on Meigle or Coupar Angus for services." (2.7 miles from C. Angus) Curiously no mention is made of amenities in Ardler and yet we are told in great detail in para 9.11.2 that Kettins has limited amenities (and services) ie that it still has a Church (and Hall) and Primary School as well as landscaped green areas.

For the avoidance of doubt and information of members unfamiliar, the Ardler village amenity aspects are:

- 1) It has lost its Church, which is now a habitation;
- 2) It has a derelict eyesore of a closed Primary School, an asset that the Council has, to all intents and purposes, turned a Nelson eye to for 20 years +;
- 3) It has lost its Village Hall since its fabric reached the end of its useful life;
- 4) It does have an entirely inadequate bus service ie a single Tuesday return service to Perth via Abernethy. which cannot reasonably be recommended as having potential for sustainable public transport links to services and nearby settlements eg Meigle or Coupar Angus. Accordingly major social inclusion and accessibility barriers apply to older, housebound and young Ardler inhabitants pending improvements in public transport routes as envisaged under the concepts in paragraph 3.6.3 ie Transport and Accessibility;
- 5) It does have a small central green space.

In summary, unlike Kettins, Ardler has virtually no village services or amenities, has not had a few small developments but rather an inordinate 57.5% increase in size - without any corresponding infrastructure improvement - especially for the old, housebound or young. Irrationally it is now being promoted for a further development which would in effect introduce a 100% new development proportion to the previous village size. It is logical to conclude that Para 9.5.2 is disproportionate and that H66 should be removed.

As indicated, the village of Ardler is clearly misrepresented in the report as members are singularly not provided with an adequacy of basic village background information, when compared with other similar sized habitations and the report has chosen to ignore that Ardler has a character and the adverse effect that this further development would have. Most importantly there is also an inconsistency in this recommendation.

Why, on the subject of further development, should "no further allocation is proposed at this time to allow consolidation of these " be applied in 9.11.2 to Kettins when in the Ardler circumstances this similar logic and justification can also be applied - but to an even greater degree - due to the previous 27 house construction.

This is an astonishing inconsistency illogically not applied as a similar recommendation to Ardler.

Accordingly it is not unreasonable to justify, for the above-mentioned reasons, that existing para 9.5.2, Spatial Strategy Considerations should be deleted and replaced by a statement similar to paragraph 9.11.2 Spatial Strategy Considerations ie "and consequently no further allocation is proposed at this time to allow consolidation of these."

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

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

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

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

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

Name	Colin & Vanessa Davidson
Address and Postcode	Summer Cottage, Cowden Road Comrie PH6 2HN
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.	H58	or
Chapter	8	Page no. <input type="text"/> Paragraph no. <input type="text"/>

8.7.1,8.7.2,8.7.3,8.7.4

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 propose that you remove site H58 from your plan to increase available housing in Strathearn.

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

8.7.1 The plan assumes that Cultybraggan will provide sufficient employment for not only the current community but for the proposed future residents on site H58. This is an inflated and unfounded statement.

8.7.2 The plan states that Comrie "lies in a very high quality landscape." We as residents, have chosen to live here because of the surrounding beauty, the small community, the peace and quiet and the flat terrain. The proposed plan for 30 houses (plus the building work that would require) would completely spoil the peacefulness and quality of our lives. The increased building traffic, as well as the future traffic of these proposed residents, would also impinge on the quality of the current resident's lives and on the safety and quality of our roads.

The plan states "the village is not identified for significant growth." This is a true statement, so it makes no sense to plan for more housing. The proposed additional 30 houses would be a very significant growth for the village.

The plan also states regarding Cultybraggan "This will provide important opportunities for sustainable economic growth in a rural location." There is no basis for this comment. Cultybraggan has limited impact on the employment of local people and is not providing or facilitating "important opportunities" for employment.

Our household consists of one fulltime worker who commutes daily to other communities for work, and one fulltime worker who works from home. To continue with fulltime employment at home requires a quiet environment for concentration and open windows for ventilation. The proposed building work and the proposed increase of residents would severely affect the noise level at our home and would put my established business in jeopardy.

8.7.3 The proposed site is susceptible to flooding. It is also provides an essential soak-away area for excess rainfall, protecting the surrounding houses from flooding. If it were to become a built up area, this vital space would no longer exist. The field is also used by contractors to dump snow from the roads in severe weather.

8.7.4 The plan states that the developers must use the public road to access the site. But what about the residents once they move in? An ammendment to the plan needs to insist that the future residents must also access the site from the public road only. Our reasons are as follows:

We do not wish for any of the building traffic, nor for the future proposed residents to use the road.

We live on Cowden Road which is a private, SINGLE TRACK road. As residents of Cowden road we have shared the costs of maintaining this road for many years. Cowden Road already provides access for agricultural machinery as well as residential traffic. Cowden Road could not support a further 30+ cars without causing major disruption to the local residents as well as damage to the road itself. Also the junction from Dalginross onto Cowden Road is dangerous enough as it is, without an increase of 30+ cars.

All the future residents would need to have cars, as the public transport to Comrie is not adequate. This is not environmentally considerate and is not "forward thinking" and will have an impact on Comrie's attempts to reduce its Carbon footprint.

The biodiversity of the site will not be "enhanced" but instead will be spoilt if it is built upon. The site supports a large variety of wildlife and is quality arable land.

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

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

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

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

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

Name	Alasdair Duncan
Address and Postcode	3 Tummel Place Kinross KY13 8YT
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:

na

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

Policy ref.	na	or			
Site ref.	h46	or			
Chapter	7	Page no.	201	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.

No change in the designated Land use for this area.

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

The lack of access that is both safe and suitable given the surrounding road infrastructure.

The loss/reduction of local amenity areas i.e. the local park

The loss of visual character in the local area for existing residents potentially having a detrimental impact on housing values.

The inadequacies of surrounding infrastructure such as drainage and sewerage to support the additional housing, flooding is already a problem in the location

The lack of capacity in the social infrastructure such as schooling, both primary and secondary schools at or near capacity. Doctors and dentists already stretched.

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

Name	Linda Miller
Address and Postcode	3 Tummel Place
Telephone no.	
Email address	

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text" value="na"/>	or			
Site ref.	<input type="text" value="h46"/>	or			
Chapter	<input type="text" value="7"/>	Page no.	<input type="text" value="207"/>	Paragraph no.	<input type="text" value="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.

No change to land use

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

The lack of access that is both safe and suitable given the surrounding road infrastructure.

The loss/reduction of local amenity areas i.e. the local park

The loss of visual character in the local area for existing residents potentially having a detrimental impact on housing values.

The inadequacies of surrounding infrastructure such as drainage and sewerage to support the additional housing, flooding is already a problem in the location

The lack of capacity in the social infrastructure such as schooling, both primary and secondary schools at or near capacity. Doctors and dentists already stretched.

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

Name	jill boyd
Address and Postcode	5 tummel place kinross KY13 8YT
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	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

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

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

I object to this plan for many reasons:-

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

I object for the following reasons:-

- There are very few facilities for children to play around here & to do away with Davies park would be completely wrong.It's always busy with children of many ages where they are safe & can play ball games.
 - Access to this proposed development from Springfield road would be a disaster as this is already a very busy road & to make it into an access road to a building site & then a housing estate would mean accidents waiting to happen.
 - Kinross cannot support the addition of the number of people this development would bring into the town-at present the waiting time to see a doctor can be three weeks-it doesn't bare thinking about what the impact the number of extra patients would have on this.
 - Schools in the town cannot cope with the amount of extra pupils this would bring in.
- The north side of the site H46 is permanently flooded in the best of weather-imagine the impact of a bad winter.
- Has anyone thought of what it would be like to live in these proposed houses right next to this VERY busy motorway? The pollution could potentially cause many health problems (even more strain on the health centre)

These points are just the tip of the iceberg to my objections to this development.

Save a copy

Print

Submit

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

Name	Rose Saunders
Address and Postcode	The Meadows, Vicars Bridge Road, Blairingone FK14 7LR
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="7.4"/>	Page no.	<input type="text" value="213 and 214"/>	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.

The proposed increase to the size of the village envelope is appropriate and allows a sensible level of residential development during the life of the plan. Also the small development to allow employment opportunities is in the most suitable location. Your proposals are in full accordance with the strategic plan developed with the community and this is commendable.

Save a copy

Print

Submit

16 MAR 2012

15 Marshall Gardens

Luncarty,

Perth PH1 3XX

14th March

Perth and Kinross
 The Environment Service
 Perth and Kinross Council
 Pullar House
 35 Kinross Street,
 Perth

Dear Sir, Thank you for showing us the plans you have to develop Perth and the surrounding area.

As I live in Luncarty, I would like to protest against more houses being built in this area. Luncarty already is a very large village and we do have countryside with green belt status surrounding us which we all appreciate very much, so for these reasons I protest against any more houses being built on green belt land between ourselves and Perth - specifically the 200 planned for [REDACTED] Luncarty

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

Name	Fred Saunders
Address and Postcode	The Meadows, Vicars Bridge Road, Blairingone FK14 7LR
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="7.4"/>	Page no.	<input type="text" value="213 and 214"/>	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.

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

Name	Peter Symon
Address and Postcode	Shalla-ree, St. Madoes Road, Errol, PERTH PH2 7QX
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.	5.18 Errol Airfield/Grange	or			
Site ref.		or			
Chapter	5	Page no.	112	Paragraph no.	5.18.1-3

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

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

Remove the proposed site H21 from the Plan and make other revisions to the Policy toward the Errol Airfield/Grange settlement.

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

The first reason for rejecting the proposed development of houses at site H21 is that to allow additional housing units here is inconsistent with the refusal of new housing development at Errol Village (5.17.2) because allocated housing land has not been fully taken up.

Partly due to PKC's strategy of presenting site specific new development proposals only, it is difficult to assess the cumulative impacts of infrastructure requirements of the proposed H21 site and more broadly for Errol Airfield/Grange development, which lacks coherence in spatial planning strategy terms. There is a need for a coherent "settlement boundary" to be drawn around the overall Errol Airfield/Grange "settlement", to mitigate the adverse effect of the new "sustainable village" of 240 housing units including 60 affordable units approved in principle by PKC in 2010, and which will create a ribbon development along the Errol to Grange road, by creating an isolated housing estate almost mid way between the Grange and Errol, several hundred metres from each and almost one mile from the nearest community services and facilities in Errol village. The description of the site H21 as having potential to create cohesion and links with adjacent development is misleading. The site is cut off from the Airfield by the railway line. At the very least, approval of any housing development on this site should be conditional on reaching agreement with the developer (and the Office of Rail Regulation) for a contribution to improvement of the Grange level crossing, and ensuring that the £6,105 per market housing unit completed contribution to schooling provision, and the £200,000 contribution to Errol Community Association solely for the extension of Errol Community Centre, is paid by the developer.

The future use of the land that is not presently granted planning permission or the subject of a current proposal and that lies within the settlement boundary should also be clarified in the Plan, which should also contain a statement of presumption against development outwith the settlement boundary. The future uses of Errol airfield, including the car boot market (believed to create around 6,000 vehicle movements per day, now with permission to trade on Saturday as well as Sunday), leisure use of the air strips (parachute club permission until 31 October 2012) and other industrial and employment uses, with increased goods vehicle traffic, should be stated, in order to avoid the creeping "Essex-isation" of this part of the Carse of Gowrie, in terms of chaotic impacts on visual and residential amenity.

The proposed 2 ha site H21 is also unsuitable for housing development because: (a) it would add to traffic over the level crossing and increase risk to safety; (b) it is exposed to train noise; (c) it would reduce the amenity of those existing houses in the Grange settlement; and (d) the land may present drainage problems. The description of the site as "West of Old Village Hall" is misleading since the small hall in question is believed to have been converted to housing some years ago. Apart from a "green" proposed in the draft masterplan for Errol Airfield "sustainable village", the settlement lacks new community facilities or services.

The east-most portion of site H21, at least, was once an orchard but, along with most of the other orchards in the area, it was dug up once the economic market for local apple, pear and plum production disappeared. It would be helpful to know if the Plan proposes the re-establishment of commercial orchards or whether they would be ornamental, community facilities.

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

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

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

Name	Peter Symon
Address and Postcode	Shalla-ree, St Madoes Road, Errol, PERTH PH2 7QX
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.	Perth and Kinross Spatial Strategy	or			
Site ref.		or			
Chapter	4	Page no.	61	Paragraph no.	4.1.1

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 site specific presentation of the area-based part of the Plan, as outlined in paragraph 4.1.1, should be changed to a presentation of each local area in its entirety rather than of part of that local area in which the site in question is located.

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

The site specific presentation of the area-based part of the Plan, as outlined in paragraph 4.1.1, is a serious weakness, to the extent that it may be argued to render the Plan not fit for purpose as a coherent basis for local planning decision making. Sites already under construction or with planning consent at 1 January 2012 are not identified as proposals but are expected to contribute to the overall land use requirements of the Plan. The decision to present only proposed sites makes it difficult, for example, to consider the cumulative impact of new development on the need for additional infrastructure provision or community facilities, as required by Policy PM3 Infrastructure Contributions (page 25), without cross-reference to documentation on such sites already in the pipeline. Furthermore, the specific sites on which representations are currently being invited are almost exclusively housing development sites, while other uses, including industrial employment and leisure uses, are relatively few and far between. It would be inappropriate to consider all of them as minor windfall development sites not least because some, such as the recent proposed Outdoor Experience Centre at Inchoonans near Errol, on which public consultation has commenced, are officially classified as Major Developments according to the Scottish Government's Development Management Regulations, yet do not appear at all in the present Proposed Local Development Plan. That is a serious failing of the Plan as a comprehensive spatial planning policy framework.

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

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Submit

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Name	Peter Symon
Address and Postcode	Shalla-ree, St Madoes Road, Errol, PERTH PH2 7QX
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

Policy ref.	EP13 Airfield Safeguarding	or			
Site ref.		or			
Chapter	3	Page no.	60	Paragraph no.	

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

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

The Plan should be amended to make explicit reference to Errol Airfield.

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

It is not clear why there should be no safeguarding zone in operation around Errol Airfield, if the Plan permits the operation of flights from that Airfield. If Errol Airfield has been omitted from this Policy because the Plan does not envisage the operation of flights using the Airfield during the lifetime of the Plan then this reasoning should be stated clearly. At present the Airfield is permitted to be used five days a week for flights by a parachute club until 31 October 2012. If an application is made to continue the use of the Airfield for parachute club flying, or other flights, beyond this date then there should be a Policy toward the safeguarding of the Airfield.

More broadly the Proposed Plan lacks a coherent approach toward Errol Airfield. The main runways and the land surrounding them are excluded from the site for which planning permission in principle was granted in 2010 by the Planning Authority, yet forms an integral part of the overall Errol Airfield/Grange locality. Has this site been reserved for potential future development? Why is discussion of the whole of the Airfield site absent from the Plan?

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

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

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

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

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

Name	Peter Symon
Address and Postcode	Shalla-ree, St Madoes Road, Errol, PERTH PH2 7QX
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.	EP2: New Development and Flooding	or			
Site ref.		or			
Chapter	3	Page no.	51	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.

In the sentence beginning "There will be a general presumption against ..." add text (1) to expand the explicit definition of "flooding" beyond the implicit meaning of inundation by rising water levels in watercourses, rivers, or bodies of water, to include any case of the creation of or reversion to boggy, marshy or otherwise excessively damp land due to an excess of water in on or the land; and (2) add an explicit statement of policy that there will be a presumption against development on land that depends for its viability on intensive systems of field drainage or other groundwork systems in order to maintain suitable levels of land dryness.

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

The present definition of flooding is too narrow with respect to risk of waterlogging of development land. On estuarine clay soils in the Carse of Gowrie, for example, the greater part of the low lying land was reclaimed historically from what was formerly bog, lakes or marsh by the creation and maintenance of field drainage systems, ditches (pows) and riverside embankments. In the absence of adequately maintained and renewed drainage systems such land is not viable for development since it would revert to its previously marshy state. The cost of maintaining and creating new systems is considerable and since such costs should be borne by developers is likely to render potential development sites unviable. Snagging of infiltration and dampness problems and reinstatement of field drainage systems after development has taken place are not uncommon indicating greater attention needed with respect to this aspect when considering the suitability of development sites. Furthermore land reclaimed by such drainage systems is often amongst the most productive agricultural land in the region and should be retained where possible for agricultural use.

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

Name	Peter Symon
Address and Postcode	Shalla-ree, St. Madoes Road, Errol, PERTH PH2 7QX
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

Pereth & Kinross Council Local Development Plan Draft Action Programme

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

Policy ref.	Proposed Action Programme Schedule - National Actions (NPF2 and STPR)	or
Site ref.		or
Chapter		Page no. 5 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.

Under "Electrification of Strategic Rail Network" amend to indicate significant impact on LDP.

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

Electrification of routes through the Perth and Kinross Local Development Plan Area, indicated to progress in Phases from 2020, should indeed be viewed as having potentially significant impacts on the delivery of the LDP, because of the implications that such rail network changes may have for level crossings in the area. Already the Carse of Gowrie alone has around one per cent of the approximately 430 Automatic Half Barrier Crossings in Britain, a number that is being gradually reduced as this type of barrier is being phased out on safety grounds to be replaced by full barrier crossings or bridges. Electrification, bringing with it the possibility of higher speed trains, is likely to change the type of crossing required on the lines concerned, and will probably require a new Level Crossing Order for each crossing. The Office of Rail Regulation, albeit under a legal obligation to balance level crossing safety with convenience, may advise that particular level crossings be replaced with bridges, particularly where new villages or other significant developments will lead to significantly higher levels of vehicle passage over existing crossings. The Local Planning Authority must consult the Office of Rail Regulation over such planning applications and it should be a requirement of planning consent that the developer will meet the cost of a new bridge where such is recommended. Therefore the electrification of the rail network in the Local Development Plan area is highly relevant to any planning application that would lead to an increase in vehicular traffic over existing level crossings within the life of the Plan. At the very least, the prospect of higher speed trains in the area of the plan should mean that the viability of any site, the development of which is likely to increase traffic across a level crossing, should be subject to particularly careful attention when deciding a planning application, and hence should be signalled as a criterion in the Local Development Plan.

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

Name	Peter Symon
Address and Postcode	Shalla-ree, St. Madoes Road, Errol, PERTH PH2 7QX
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

Policy ref.	5.17 Errol	or			
Site ref.		or			
Chapter	5	Page no.	110	Paragraph no.	5.17.1-3

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

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

The Plan for Errol should be amended to include reference to the landward parts of Errol parish (or area of representation of Errol Community Council) and to make certain changes to the Conservation Area policy.

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

The village boundary drawn around Errol village in the draft Plan is welcome, as is the statement of presumption against release of further housing land until currently allocated land is fully taken up, but it could be accompanied by a statement of presumption against development outwith the settlement boundary. More social rented housing in the village should be a priority for housing development.

The Conservation Area boundary could usefully be extended to the south east in order to include Cistern Green and the road leading to it from Errol village, in order to assist with ensuring that conservation policy may be extended to inform proposals for restoring the land, preferably to return it to its former appearance as an open, grassy green formerly used for sporting, grazing and other community purposes. and historically for bleaching of linen. The road leading to it from the village forms an integral link with the green, has been the location of recent tree-planting work by local amenity groups, and could usefully be included in the Errol Conservation Area.

The description of Errol village could be improved by mentioning the landward population of the parish in addition to that within the settlement boundary, and by providing fuller details about the historical significance of the village (as a centre of linen handloom weaving, as possessing the oldest parish registers in Scotland, and as the historic seat of the Hay family, High Constables of Scotland) and its architecture (notably the prevalence of unusual, two-story clay-walled houses, as well as more recent houses and other buildings constructed with locally produced brick, and the characteristic "square" street layout, all well-documented). Perhaps the statement that the village is well-provided with amenities and services should be qualified by noting the closure in recent years of bank, baker, pub, hotel, train station, and the loss of employment in rural businesses in the primary extractive, agricultural, industrial and services sectors. It is also worth noting the presence in the landward area of the village, at Mains of Errol farm, of a labour camp for foreign workers employed in fruit and vegetable production.

The decision by PKC to pursue a site-specific presentation of sites of proposed housing development means that the draft Plan excludes two sites of proposed or permitted development, at Inchoonans and Errol Airfield respectively. The proposed Outdoor Experience Centre at Inchoonans, for which public consultation has commenced, would appear at first sight to be inconsistent with Policy ED1 Employment and Mixed Use Areas and should be rejected as resulting in negative impacts on amenity of local residents and on infrastructure requirements. Safety of pedestrians and road users (no footpath along road from Errol village, no street lighting) and level crossing safety issues are also grounds to object to this proposal. It would be helpful if the Plan included discussion of sites outwith Errol village in order to provide a clearer spatial planning framework.

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

Name	A & J Stephen Ltd & Stewart Milne Homes Ltd c/o Emac Planning LLP
Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
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.	H16 & para 5.11	or			
Site ref.	Burrrelton	or			
Chapter	Spatial Strategy	Page no.	99-100	Paragraph no.	5.11

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.

Please see attached statement.

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

Please see attached statement.

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

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Name	A&J Stephen Limited c/o Emac Planning LLP
Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

Policy ref.				or	
Site ref.	Fearnan			or	
Chapter	Highland Perthshire	Page no.	179-180	Paragraph no.	6.13

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 Proposal H41 and replace with the subject land. Please see attached statement

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

Please see attached statement.

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.

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

From: Ewan Maclean [REDACTED]
Sent: 10 April 2012 14:27
To: TES Development Plan - Generic Email Account
Subject: Perth & Kinross Local Development Plan: Proposed Plan Representation on behalf of Emac Planning LLP: Affordable Housing - Policy RD4 & Supplementary Guidance
Follow Up Flag: Follow up
Flag Status: Green
Attachments: PKC LDP RepForm (AffHsg).pdf; ATT1956897.htm

Dear Sir/Madam,

Please find attached the appropriate completed form and detail of representation for the above as follows. I would be grateful if you could acknowledge timeous receipt.

Affordable Housing

SPP, paragraph 86, defines Affordable Housing as housing of a reasonable quality that is affordable to people on modest incomes. It may be in the form of social rented, mid market rented, shared ownership, shared equity, discounted low cost housing for sale including plots for self build and low cost housing without subsidy.

Where the Housing Need and Demand Assessment and Local Housing Strategy identifies a shortfall of affordable housing, it should be addressed in the Development Plan as part of the housing allocation.

The benchmark figure for each site, where justified through the Housing Need and Demand Assessment, is that 25% of the total number of housing units be affordable housing. If a different percentage is required locally then the 25% benchmark does not apply. Advice on the range of possible options for the provision of affordable housing is provided in the PAN on Affordable Housing and Housing Land Audits.

We welcome the flexibility within policy RD4 and the acceptance that different tenures can deliver affordable housing. We would also look for flexibility (possibly within the Supplementary Guidance) on the 25% when other developer contributions are having a cumulative detrimental impact on the viability of a site.

Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits was issued in August 2010 and seeks to update the advice on the level and type of appropriate affordable housing, based on the transparent outcome of the HNDA. The PAN reiterates that "A generous supply of land should be allocated in the development plan to meet housing requirements" (para 13).

One of the dangers in any emerging LDP is where there is a high demand for housing, and the Council have not allocated sufficient land for mainstream housing, the increased proportion of affordable housing makes the delivery untenable.

If Perth & Kinross Council choose to seek inappropriately high affordable housing contributions from new residential development this will threaten the viability of new development and in some areas could result in no new development coming forward altogether.

We would be happy to discuss the detailed implications and solutions further.

Ewan Maclean MRTPI
Emac Planning LLP
Town Planning Consultants
Ballinard House
3 Davidson Street
Broughty Ferry
Dundee
DD5 3AS

Email: [REDACTED]
Tel: [REDACTED]
www.emacplanning.co.uk

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Name	Emac Planning LLP
Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
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:

Affordable Housing Guide 2011

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

Policy ref.	RD4 & Supplementary Guidance	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

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

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

Please see e-mail.

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

Please see e-mail.

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From: Ewan Maclean [REDACTED]
Sent: 10 April 2012 13:19
To: TES Development Plan - Generic Email Account
Subject: PKC LDP Representation on behalf of A&J Stephen Limited: Housing Land Strategy paras 4.3.7 - 4.3.14 & Perth Area Spatial Strategy paras 5.1.1 - 5.1.19.
Follow Up Flag: Follow up
Flag Status: Green
Attachments: PKC LDP RepForm Housing & Spatial Strat.pdf; ATT1954296.htm

Dear Sir/Madam,

Please find attached the appropriate completed form and detail of representation for the above as follows. I would be grateful if you could acknowledge timeous receipt.

Housing Land Strategy Paras 4.3.7 - 4.3.14 & Perth Area Spatial Strategy 5.1.1 - 5.1.19

It is noted that the Plan states that the biggest single constraint facing the Perth Area is the capacity of the roads infrastructure in and around Perth. The Council has commissioned traffic modelling work for the Perth area and is looking at solutions which will remove constraints to ensure that the national trunk road network is not compromised.

One of the package of measures identified is the Cross Tay Link Road which connects the A9 to the A93 & A94, i.e. requiring the construction of a new bridge across the River Tay north of Perth. There is no indication of timescale or commitment to this project although it is noted with some concern that this embargo on development affects some 86% of new sites in the Perth Area.

If one examines the Table at 5.1.11 the full extent of the Council imposed embargo becomes clear. The total number of housing units that must wait for some indeterminate period of time amounts to 7,707. The site at Methven (105) is already in the effective land supply and has therefore been excluded from the figures. The additional 400 at Oudenarde is not a new allocation and is beyond 2024 so it too has not been added to the total figure of 9,095. Of this total new allocation 1,268 units are not in some way embargoed. This represents 14% of the total. This is not a generous supply.

Whilst acknowledging this position it is alarming to note that the lifting of the embargo has no definitive timeframe. It is therefore impossible to proceed with viable development proposals or calculate the Councils commitment to maintaining the desired 7 year effective land supply as set out in para 5.1.11 of the Proposed Plan.

Paragraph 66 of Scottish Planning Policy (SPP) states that the Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision and range of housing in the right places.

This sentiment is a clear commitment given throughout the SPP.

With specific reference to the housing land requirements, housing need and demand assessments provide the evidence base for defining housing supply targets in local housing strategies and allocating land for housing in Development Plans.

Paragraph 70 of the SPP goes onto reaffirm that the delivery of housing through the development plan to support the creation of sustainable mixed communities depends on this generous supply of appropriate and effective sites being made available to meet need and demand and on the timely release of allocated sites.

The effect being that the allocation of a generous supply of land for housing in the Development Plan will give the flexibility necessary for the continued delivery of new housing – even if unpredictable changes to the effective land supply occur during the life of the Plan. (SPP para 71).

Full consideration of the scale and location of the housing land requirement in development plans well ahead of land being required for development should assist in aligning the investment decisions of developers, infrastructure providers and others.

It is therefore essential that appropriate and early release of housing can be facilitated through this Local Development Plan to ensure that the final TAYplan housing land requirement is met.

It is however clear that the Perth Local Development Plan will not be adopted until 2014 at the earliest and this is simply not early enough to maintain an effective housing land supply in the Housing Market Area. It is therefore our considered view that early release of housing land must be facilitated immediately to ensure an ongoing effective housing land supply is maintained. The consequence being that if site specific planning consents have to await this Adoption process then new housing will not be delivered until 2015 at the earliest.

Paragraph 71 of the SPP states that planning authorities should ensure that sufficient land is available to meet the housing requirement in full. A supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building and planning authorities should manage land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. The housing land audit should be used to monitor the availability of effective sites, the progress of sites through the planning process, and housing completions. Development Plans should identify triggers for release of future phases of effective sites, such as where the land audit or development plan action programme indicates that a 5-year effective land supply is not being maintained.

This fundamental point should be used as the strategic benchmark when considering the appropriateness and delivery of sites promoted for inclusion within the emerging Local Development Plan.

Paragraph 72 of the SPP informs that “Local Development Plans should allocate land on a range of sites which are effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of adoption, ensuring a minimum 5-year supply at all times”.

It is unlikely that the Local Development Plan will be Adopted before 2014 therefore the Plan should be allocating sites up to 2024 and identifying deliverable longer term opportunities beyond 2024.

Paragraph 4.3.14 of the Proposed Plan seeks to take a long-term view to meet housing land requirements and we would agree that the strategic sites will take time to deliver. However, what is not clear is the short-term plan to maintain a 5-year effective land supply at all times. A table is required within this chapter to demonstrate that the annual numbers will deliver this. This should be broken down into private and affordable housing, with annual figures for each, demonstrating that their allocations deliver the final housing requirement when set.

Paragraph 5.1.9 of the Proposed Plan seeks to set out how the current Proposed TAYplan requirement of approximately 510 houses per year will be facilitated. The tables provided in

paragraph 5.1.10 and 5.1.11 shed very little light however on how this will be achieved. This is a combination of lack of information and the presentation and calculation of that information.

First, the tables should be split into 5-year periods to ensure that a full analysis can be undertaken of the identified sites ability to timeously deliver the housing requirement. The current presentation of information masks any potential problems in delivery. Second, windfall allowances should not be included. Such sites can only be included where they have planning permission and are considered to be effective. Third, any sites that are subject to a constraint/embargo should be highlighted and the timescale for the lifting of that constraint/embargo identified. Only then can a full analysis be undertaken of the effectiveness of individual sites and the ability or not of these sites to fulfil the housing land requirement and whether additional sites require to be identified.

Finally, with reference to the 'embargo' a 'trigger' policy with clear criteria should be added to the Proposed Plan to allow sites to come forward when, in all other respects, they are deliverable.

Suggested solutions / triggers which should be considered include:

- If an embargo is imposed, can it be lifted earlier and within a certain timeframe, i.e. when land supply drops below a certain level and/or a length of time from adoption of Local Development Plan, for example, i.e. 2 years from 2014. The point being that if the Cross Tay Link Road doesn't happen or is delayed, surely not to develop any significant greenfield housing in these corridors is not an option.
- Can exceptions be made to any embargo to allow sites, or parts of sites, to be released which are in all other respects deliverable and offer transport choice in terms of proximity to bus route and ease of access to Scone Park & Ride.
- Can exceptions be made to housing sites with a history of allocation through a previous Local Plan, i.e. this commitment has already been taken into account in the traffic impact calculations and there should therefore be no impediment to delivery.

We would be happy to discuss the detailed implications and solutions further.

Ewan Maclean MRTPI
Emac Planning LLP
Town Planning Consultants
Ballinard House
3 Davidson Street
Broughty Ferry
Dundee
DD5 3AS

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

Name	A & J Stephen Limited c/o Emac Planning LLP
Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
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.	4.3.7 - 4.3.14 & 5.1.1 - 5.1.19	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/> (see site ref)

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

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

Please see e-mail.

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

Please see e-mail.

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From: Ewan Maclean [REDACTED]
Sent: 10 April 2012 13:20
To: TES Development Plan - Generic Email Account
Subject: PKC LDP Representation on behalf of A&J Stephen Limited: Demographic Change paras 2.4.4 - 2.4.5
Follow Up Flag: Follow up
Flag Status: Green
Attachments: PKC LDP RepForm Demographic Change.pdf; ATT1954308.htm

Dear Sir/Madam,

Please find attached the appropriate completed form and detail of representation for the above as follows. I would be grateful if you could acknowledge timeous receipt.

Looking Back: Structure Plan Strategic Policies

It is extremely relevant to look at how the previous Spatial Strategy of the current Structure Plan and the application of strategy succeeded, failed and/or evolved through the Structure Plan period.

It is clear from the relevant strategic contexts that due to the predominance of the centres of Dundee and Perth, there was a need to provide a range and choice of deliverable sites to facilitate the Structure Plan housing requirement.

Allocations were meant to be feasible and realistic, offer a coherent strategy to meet short and long term needs in an environmentally acceptable manner and be capable of being implemented.

With reference to the Perth lessons, although there were firm commitments in both the Structure Plan and the Local Plan, the delivery of the range of strategic proposals has proven to be challenging. Although a clear commitment is ongoing from Perth & Kinross Council and the housebuilders involved regarding their implementation, the timing of delivery dictates that further deliverable opportunities have to be sought to ensure an effective delivery of the emerging TAYPlan housing requirement.

Whatever the final figure of the new housing requirement, it is clear that new development should largely be directed to the main settlements where access to facilities, services and infrastructure is either currently available or can be made available. Within this general approach, the amount, rate and location of new development should of course not adversely affect the character of a settlement.

Although policy may continue to give emphasis to the redevelopment of brownfield sites within the urban areas, it should be recognised that the scope for the release of greenfield sites is appropriate to both achieve the identified allowances and to provide a range of housebuilding opportunities.

Emerging TAYplan

We understand and appreciate from Circular 1/2009 that an early task of the SDPA will be to monitor changes in the physical, economic, social and environmental characteristics of the area and the impact of the policies and proposals of the existing Plan(s). As a product of this exercise, there is a requirement for a Monitoring Statement alongside the publication of the Plan.

Additionally there is a requirement for a Vision Statement as to how the development of the area could and should occur and the matters that might be expected to affect and influence

development. This will then lead to the formulation of the Spatial Strategy.

There is therefore a clear need to look back as well as forward when preparing the Strategic Development Plan and this Local Development Plan.

It is our view that a growing population is key to the sustainable development and success of the TAYplan region. TAYplan needs to be more aspirational and build for the future although unfortunately so far the TAYplan has simply merged all the previous Structure Plans together, which is not what the new Act set out to do.

It is therefore of interest that the DPEA has recently asked TAYplan to consider the implications of using the GROS 2008 based population projections rather than the 2006 figures. The outcome of this exercise will obviously influence the way forward for this Local Development Plan.

Notwithstanding, it remains our view that it is material that there remains demand for new houses. The population is naturally growing and recent trends show significant migration into the area and there is therefore scope to increase the strategic housing requirements to encourage development and growth, particularly in established settlements.

At the heart of the Scottish Governments Firm Foundations Report is the belief that the Government must and can improve the supply of all types of housing and that there should be an increase in the rate of new housing supply in Scotland and to meet this there should be at least 35,000 new home built per year by the middle of the next decade. Further to this, one of the Governments aims is for an increase in sustainable economic growth and housing is central to achieving this. The aspirations for this therefore imply a higher overall household growth than projections indicate. The Planning system, including TAYplan and the emerging Perth Local Development Plan, should therefore reflect this to ensure a generous supply of land for housing. The TAYplan must therefore identify new housing land to contribute to this, rather than relying on currently allocated sites.

It is clear from the TAYplan response to the DPEA's request that it is considered unrealistic to plan for the scale of growth in the 2008 based population and household projections and that TAYplan Policy 5 is considered to provide the appropriate mechanisms and flexibility to enable Local Development Plans to respond to local circumstances whilst fulfilling the wider objectives of the proposed plan.

We continue to consider this to be too restrictive in terms of the opportunity presented within the 2008 projections and too restrictive in terms of the constraints that TAYplan seeks to impose on the ability of Local Development Plans to properly plan for their areas.

In this regard we note from the TAYplan response that if allocating for higher levels of growth with the flexibilities already in Policy 5, then this could result in sites coming forward which undermine the delivery of the TAYplan strategy. We do not agree and consider that the proper use of the 2008 projections will set a suitably ambitious target and allow for a generous and effective supply of land for housing, employment and mixed use development.

It must be the case that whilst any increase in housing numbers could have an environmental impact, the type and scale of that impact depends on a number of factors and the TAYplan response presents a too simplistic and negative scenario.

Issues which will determine and affect the impact include where the additional units are located, the density of development, additional land or more efficient use of land and all would serve to determine whether there was an acceptable or unacceptable environmental impact. Given the requirement for Local Development Plans to consider the environmental effects of area and/or site specific land allocations, the consequence of increasing housing numbers does not necessarily in

itself raise significant environmental issues. This would be assessed and confirmed by the Environmental Assessment of the relevant Local Development Plan.

The Perth Local Development Plan should be therefore be encouraged to meet identified requirements and help create high quality residential and mixed community use environments which are important for the future sustainable growth of settlements.

We would be happy to discuss the detailed implications and solutions further.

Ewan Maclean MRTPI
Emac Planning LLP
Town Planning Consultants
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DD5 3AS

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Name	A & J Stephen Limited c/o Emac Planning LLP
Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Site ref.	<input type="text"/>	or
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2.4.4 - 2.4.5

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

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

Please see e-mail.

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

Please see e-mail.

Save a copy

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From: Ewan Maclean [REDACTED]
Sent: 10 April 2012 13:22
To: TES Development Plan - Generic Email Account
Subject: PKC LDP Representation on behalf of A&J Stephen Limited: Policy PM3 Infrastructure Contributions & para 5.2.5
Follow Up Flag: Follow up
Flag Status: Green
Attachments: PKC LDP RepForm Infrast Contrib.pdf; ATT1954310.htm

Dear Sir/Madam,

Please find attached the appropriate completed form and detail of representation for the above as follows. I would be grateful if you could acknowledge timeous receipt.

Deliverability

Paragraph 71 of the SPP states that consideration of the scale and location of housing land in development plans must be made well ahead of land being required for development. This is essential to assist in the alignment of investment decisions of developers and infrastructure providers.

However, the necessity to plan ahead and make strategic infrastructure decisions should not be left open to misuse.

In the current financial climate it is essential that new development be encouraged in areas where existing infrastructure capacity already exists in the first instance. Where the need for investment is proven there must be a relationship with the contribution being asked for and this must be fairly and reasonably related in scale and kind to the proposed development and in line with Circular 1/2010 'Planning Agreements'.

Notwithstanding this clear policy requirement, it is increasingly becoming of concern that the cumulative burden of the range of developer requirements that are emerging throughout Scotland will render a large number of new developments unviable. It is critical therefore that this policy framework is realistic and sites are deliverable in the required timescale.

Developer Contributions

Circular 1/10: Planning Agreements informs that the Development Plan should be the point at which consideration of the potential need for and use of planning agreements begins. Planning Authorities should include policies on the use of planning agreements in their development plans. These create an opportunity to involve the local community and the development industry in the process of policy development and the associated supplementary guidance and to clarify early the expected levels of contributions that might be sought from developers. (Circular 1/10: Planning Agreements).

When drafting their Development Plans and associated Supplementary Guidance planning authorities should therefore work with infrastructure providers, other local authority departments and consultees to undertake a robust assessment of infrastructure requirements, the funding implications and the timescales involved.

This Local Development Plan, i.e. the Proposed Plan itself must provide clear policy direction and we are critical of the approach where the Plan states that Developer Contributions will be required towards transport infrastructure although details of this are not yet clear. What is clear however is that £140 million worth of infrastructure cannot easily be funded from developer contributions from 7240 houses. With the doubt over when the embargo will be lifted, i.e. when infrastructure improvement projects become 'committed', the lack of clarity as to whether commercial developments require to contribute, and the lack of demonstrable detriment when problems already exist, the vast majority of housing sites will simply remain undeveloped.

Infrastructure

It is recognised that the development industry has an obligation to provide enabling infrastructure in terms of Circular 01/10. It is also recognised that there will be a need to provide strategic infrastructure to deliver development proposals in the Local Development Plan. We would however caution against any attempt to widen such contributions to fund a wider range of requirements that are tenuous in terms of the proposed developments and fail the tests of scale and kind which most recent Government Guidance continues to support. Reflecting experience elsewhere, we have concerns for example that contributions will be sought even where existing facilities, particularly schools, are not over capacity. Any policy within the LDP has to make clear that it is not lawful to seek contributions in these circumstances.

Sweeping statements such as included within para 5.2.5 of the Proposed Plan that "All development will contribute towards the Perth transport infrastructure improvements as set out in Supplementary Guidance to be produced during 2012" are not helpful in this regard.

More detailed consideration should therefore be given as to how major enabling infrastructure requirements will be funded going forward. Issues include the scope and timing of developer contributions, public sector funding delivery mechanisms, both Central and Local Government, for infrastructure and reviewing the essential requirements to bring forward the planned development.

We would be happy to discuss the detailed implications and solutions further.

Ewan Maclean MRTPI
Emac Planning LLP
Town Planning Consultants
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3 Davidson Street
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DD5 3AS


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Address and Postcode	Ballinard House, 3 Davidson Street, Broughty Ferry, Dundee, DD5 3AS
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

Policy ref.	<input type="text" value="PM3"/>	or	
Site ref.	<input type="text"/>	or	
Chapter	<input type="text"/>	Page no. <input type="text"/>	Paragraph no. <input type="text" value="5.2.5"/>

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

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

Please see e-mail.

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

Please see e-mail.

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19 MAR 2012

6, Jamesfield,
Scotlandwell,
Kinross, KY13 9NA.

17th March, 2012.

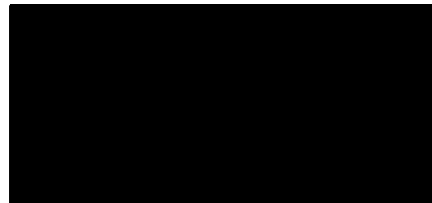
Dear Sir,

REF: Perth & Kinross Local Development Plan.

We attended the Portmoak Community Council Meeting on Tuesday, 10th April, which included presentations by Councillor Mike Barnacle and a Property Development representative.

We understand that the Property Developers are unhappy at your proposed H54 Site at Scotlandwell for the mooted 20-30 houses. They maintain the site is much too small for 30 houses and plan to request from you an increase in the size of H54 eastwards. The increase required almost doubles the size of the existing H54 plot. This, we believe, will be the thin end of the wedge and eventually lead to applications for building on the whole of Mr. John Beales' field. This would totally destroy the existing village as well as losing yet more valuable agricultural land.

To reduce housing density on the existing H54 site, we suggest the building of 20 houses and use the existing infill/gap sites scattered around Scotlandwell to make up the total of 30 houses required.



Sylvia & Simon Herrington.

Islay
Manse Road
Moulin
Pitlochry
Perthshire
PH16 5EP

4 April 2012

RECEIVED

10 APR 2012

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

Dear Sirs

Proposed Local Development Plan - Moulin Conservation Area

We would like to formally lodge our objections to the above proposed plan concerning changes from the existing Development Plan which will affect the Conservation Area of Moulin.

Our first objection relates to the proposed expansion of the 'Settlement Boundary' to include the open fields to the north of Manse Road. As this area is within the Conservation Area, any development would be detrimental to the character of Moulin. We would request, therefore, that the Settlement Boundary should follow the line of Manse Road as shown in the previous Local Development Plan which was originally recommended by the Reporter in the Public Enquiry of 2000 and subsequently accepted by PKC in May 2000.

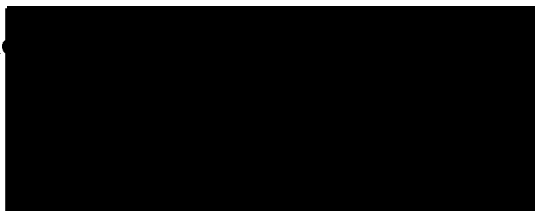
Our second objection refers to 'Policy re Development in Conservation Areas' under Policy HE 3A (Page 39) which concerns new development within a Conservation Area.

In the proposed policy there is a 'Presumption in Favour' of development and previously under Policy 85 there had been a 'Presumption Against' development. Under the draft Policy HE 3A we believe that the protection of the Conservation Area will be under threat. We therefore request that the 'Presumption Against' wording should be reinstated to give a level of protection against development within the Conservation Area of Moulin.

Yours faithfully

Connie Michie

John Michie



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

Name	I kirkland
Address and Postcode	SouthLodge Duncrub Dunning PH2 OQr
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or
Site ref.	H20	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

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

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

I have stated that transport links to this plan is grossly inadequate therefore it becomes a safety issue.

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

I do not support the plan

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From: Linda Al-Ibrahimi
Sent: 10 April 2012 20:06
To: Alasdair Finlayson
Subject: FW: Green Belt
Follow Up Flag: Follow up
Flag Status: Green

Another one

Linda Al-Ibrahimi
Support Assistant
Perth and Kinross Council
Planning and Regeneration
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Tel No: [REDACTED]
Email: [REDACTED]

From: sophie [REDACTED]
Sent: 10 April 2012 09:07
To: Development Management - Generic Email Account
Subject: Green Belt

TO Whom It May Concern

I strongly agree that Perth should have a Green Belt and that this should cover the areas illustrated on the proposed plan. I consider it important to protect the green spaces on Kinnoull hill especially the field bordering Hatton Road.

From
Sophie Younger

St Mary's Cottage
Hatton Road
Perth
PH2 7BW

Name:

Sue Kilby

Address:

26 Marshall Road, Luncarty
Perth
PH1 3UT

Email:

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

Policy NE5 Green Belt pages 45 and 73, Section 3.9 The Natural Environment and Section 5 Perth Area Special Strategy pages 69, 133-135

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

I would like to see an amendment to the Plan in relation to the area of Green Belt between Perth and Luncarty and a reduction in the number of proposed new houses to be built at the southern edge of Luncarty.

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

Policy NE5 pages 45 and 73 Perth Green Belt - Why is there a gap in the Green belt area shown around Perth, which is illustrated in the Map ? This gap is conveniently situated along the line of the A9 but surprisingly there is not a gap in the green belt where the M90 comes towards Perth. The Green belt should completely encircle the city so that all areas/villages are equally advantaged/disadvantaged in respect of future growth and development. Leaving this corridor along the A9 disadvantages the communities of Luncarty and Redgorton, especially given the wide green belt area protected from huge building developments to the eastern side of Scone. I do not see any argument presented in the Report to support this disparity in the green belt - it would seem to be one of convenience to fit with the additional housing proposals! Will hardly be worth designating any green bank land to the west of the A9 north of Perth! I don't feel the lack of green belt around the southern edge of Luncarty and Redgorton, currently a small very rural community, is justified.

3.9 The Natural Environment.

5. Perth Area Special Strategy Pages 69, 133-135 Additional Housing Development Proposal on the Southern edge of Luncarty: Though I have been made aware the land to the south of Luncarty has been designated for additional housing, the 200 houses proposed in Option 2 would be too many for the size and structure of the village. The village currently functions well around the natural centre of the village, being the green and shop. An additional 200 houses would skew the village away from the centre, would be too many for the current facilities of a single shop, church centre, single pub, etc. - it would change the village atmosphere and would require further development to support new families living in these new houses. Luncarty would no longer be a reasonable sized village but would start to become a

suburb of Perth. Also if the new Cross Tay Link Road was to go ahead to the south of Luncarty, these additional houses would be situated right next to a busy new dual carriageway. The additional 100 houses outlined in Option 1 could probably be accommodated without changing the village environment too much, especially if all the villages surrounding Perth were similarly affected with new builds, but 200 houses is inappropriate in a village of Luncarty's size.



EAST OF SCOTLAND FARMERS LIMITED

Coupar Angus
Blairgowrie
Perthshire PH13 9AW

Web: www.eosf.co.uk

RECEIVED

20 MAR 2012

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

19th March 2011

Dear Sir / Madam

PROPOSED PLAN - STRATHMORE & GLENS AREA LAND IN CONNECTION WITH SITE REF E33 – COUPAR ANGUS

I am delighted to see the inclusion of Employment Land Site ref E33 in the Proposed Plan, and we are already advancing plans for our business to expand accordingly.

I write with regard to one of the 'Site Specific Developer Requirements' connected to E33: ***Access to either be through the adjacent site, alternatively a route should be investigated from the south-western corner of the site to the roundabout on the by-pass.***

We would very much like to consider this possibility. However, there is a plot of land adjacent to the roundabout that we do not control and any new access road would need to cross this area of ground. The land is not currently for sale, and East of Scotland Farmers Ltd may not have the funds required to construct a new access road in the short-term anyway. The plans attached identify the area of ground to which I refer.

Our concern is that the opportunity to connect our site to the roundabout in the future may be blocked if development is permitted on the plot of land referred to. In the previous Local Plan, a proposed relief road was shown crossing this this area of land, which effectively prevented it from being developed. With the removal of the relief road from the new Proposed Plan, that safeguard no longer exists.

We therefore request that one of the following courses of action is taken:

- The relief road is reinstated in the new plan.
- The land in question is zoned in such a way as to prohibit any development that would block a new road in the future.
- At the very least, that the land is left outside the settlement boundary.

The attached plans show that there are at least two possible new routes into our site. Our preference would be a direct route from the roundabout that does not need to cross the burn. However, we would be very willing to sit down with officials from the Council's Roads Department to discuss the route from their

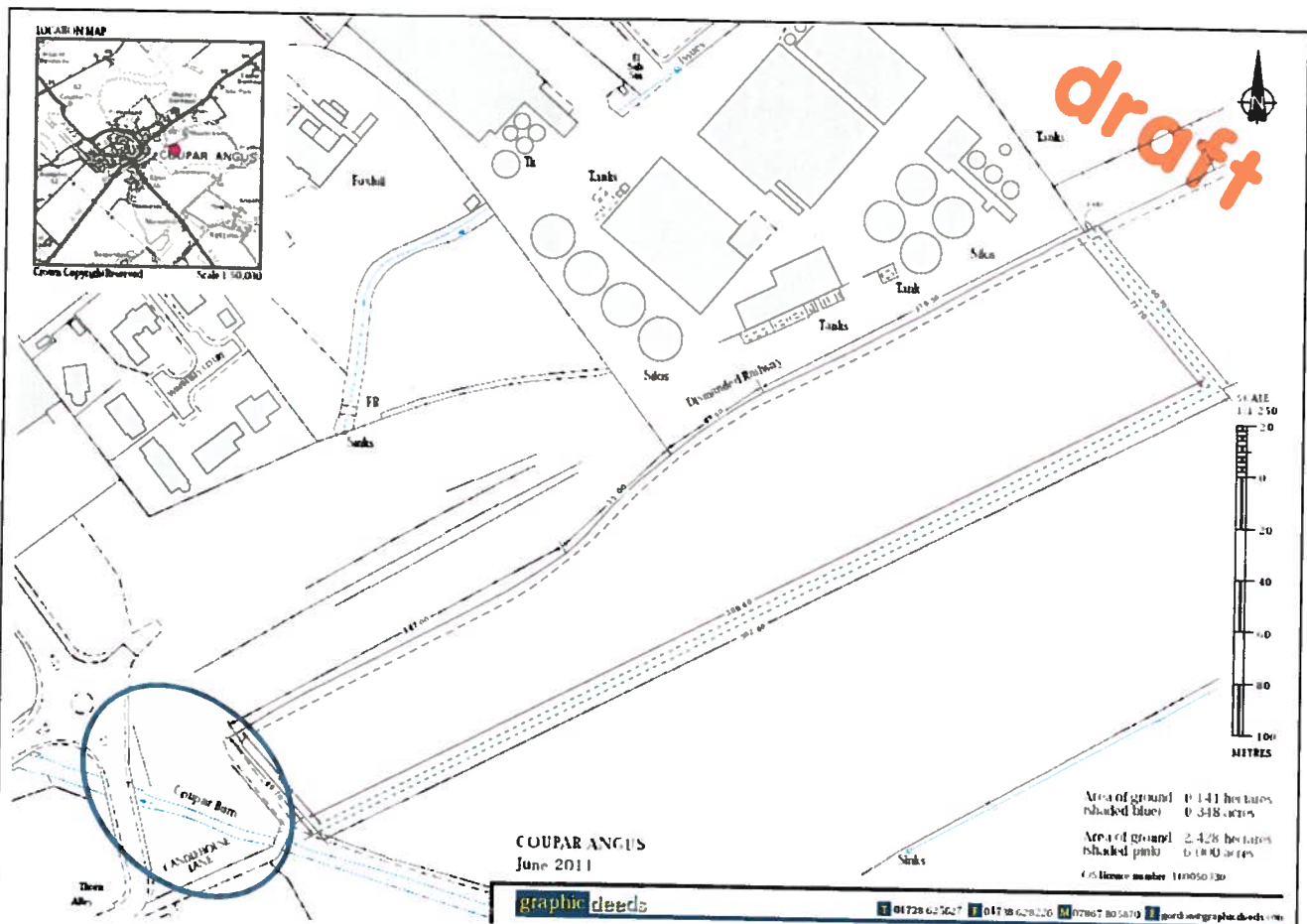
perspective. In the meantime, it would seem sensible to protect both possibilities when drawing up the final version of the Local Plan.

If anything in this letter requires further information or clarification, please do not hesitate to contact me.

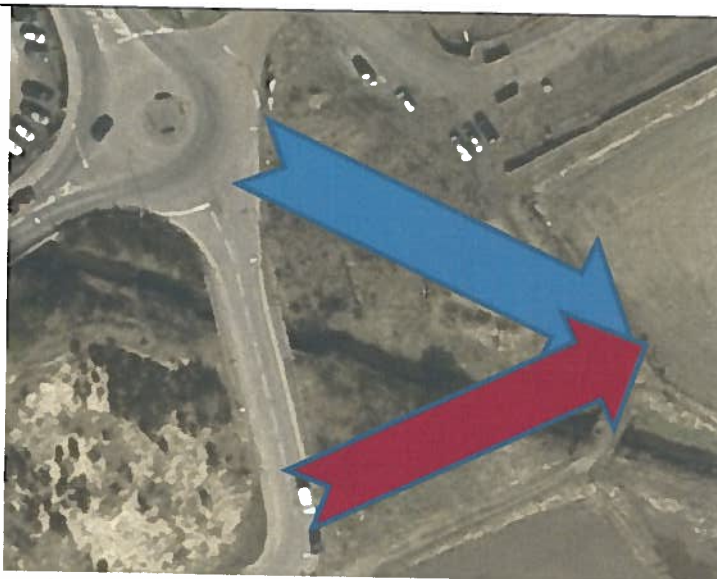
Yours faithfully

A solid black rectangular box used to redact the signature of Robin Barron.

Robin Barron
General Manager



This plan shows the area of land recently purchased by East of Scotland Farmers Ltd (shaded in pink with an area in blue around the perimeter intended for a re-aligned footpath). The area of ground referred to in the attached letter is circled.



This satellite image shows the land concerned.

The blue arrow shows the most direct line of access straight from the roundabout. Building an access road for EOSF on this line would not preclude the construction of a relief road on the same line in the future.

The red arrow shows an alternative route that would not require a direct connection with the roundabout. However, this road would need to cross the Coupar Burn, increasing the construction costs.

From: Kevin Borthwick [REDACTED]
Sent: 10 April 2012 09:50
To: TES Development Plan - Generic Email Account
Subject: Comments on the proposed Development Plan.
Follow Up Flag: Follow up
Flag Status: Green

Comments on the proposed Development Plan.

Blairingone (7.4.1-7.4.3).

Option 1 on the MIR had a lot of local support, and an zoned area for around 30 houses should be considered.

This would also be a great boost to the school.

Carnbo (7.5.1 -7.5.3).

We agree with the proposed Plan.

Crook of Devon (7.7.1 – 7.7.2).

We agree with the proposed plan, but would like to ensure that Walkmill Park was kept and not zoned for development.

Crook of Devon (7.7.1 – 7.7.2).

We would like to see the number of houses reduced to 60, plus the existing permissions.

A local survey suggested that the scale of the housing was unacceptably high. The extra housing could go to Blairingone.

There is also a need for a hub in the village and we would like to see the a village green.

There is a section of the village boundary north west of East Steading, Powmill that juts out from the fence line for no apparent reason. There have been several attempts to build on this plot, all have been refused by the Council and the Scottish Government Reporter. We would like to see it removed, as it is obviously unsuitable for any form of development.

Rumbling Bridge (7.16.1-7.16.3).

Area R2 should be kept in the Plan due to the current approved development around its location.

Education (7.1.16-7.1.17).

There is no coherent plan for provision of primary education in the Fossoway area given the number of new houses proposed. Both the schools in the area are constrained by site and the housing allocation should be accompanied by detailed school provision planning.

General Comments.

AGLV areas should be kept until there is an alternative proposal for their replacement.

These are our comments I hope you find them acceptable.

=====

Kevin & Katrina Borthwick [REDACTED]
Amberlea,
Aldie Road,
Rumbling Bridge,
Kinross
KY13 0QQ

From: JOHN FRASER [REDACTED]
Sent: 27 March 2012 22:27
To: TES Development Plan - Generic Email Account
Subject: [MAYBE SPAM] Blairingone local development plan
Follow Up Flag: Follow up
Flag Status: Green

Dear Sirs, please accept this E-Mail as my support of acceptance of the local development plan Jan 2012. on page 214 Settlement Map for Blairingone.

Yours.

John D Fraser

The Learig

Vicars Bridge Road

E

FK14 7LR

[REDACTED]

[REDACTED]

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Joanne, Ron & Steven Cowan"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="7 Jamesfield"/>
Address 2	<input type="text" value="Scotlandwell"/>
Address 3	<input type="text" value="Kinross"/>
Postcode: *	<input type="text" value="KY13 9NA"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text" value="Scotlandwell H54"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.17 Scotlandwell/Kilmagadwood - Paragraph 7.17.3

The proposed development at H54 should only have single storey housing due to the detrimental effect the Wellside Park 2 storey housing has had on the area. The Causeway will not support a large number of cars in it's current condition. The transport links are very poor to and from Scotlandwell. The H54 site should not be increased in size as there are still several infill sites available for use. It is difficult to see how 30 houses would fit far less 20 without spoiling the demographic.

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

Name	Stephen Dawes
Address and Postcode	Dawes Associates, The Coach House, Claremont, Shore Road, Kilcraggan G84 0HN
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="8"/>	Page no.	<input type="text" value="269"/>	Paragraph no.	<input type="text" value="8.12.2"/>

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

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

Objection to the Plan and specifically 8.12.2- Spatial Strategy Considerations, for the village of Greenloaning, and request that some growth is identified and that the settlement boundary to the village is extended to facilitate limited development.

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

Whilst the objectives of Policies PM1: Placemaking and RD1: Residential Areas are supported it is contended that the provision of new housing sites in the smaller settlements should be addressed in more detail. The effects of the economic downturn continue to influence the abilities of developers, of all scales, to positively commence new housing sites, resultantly the likelihood is that any return to large scale housing developments will be a slow and lengthy process.

Accordingly it is considered that small scale development opportunities should be sought and encouraged where infrastructure and community facilities are present to ensure that effective and sustainable housing can be delivered economically without any detrimental impact on the character of the locality.

In the context of the Strathearn Housing market Area it is requested that consideration is given to extending the settlement boundary of Greenloaning to provide the opportunity for a relatively small scale housing development at the western edge of the village.

The plan attached to this correspondence, and forming part of the representation, identifies the parcel of land (hatched in red) at the western edge of the village of Greenloaning, situated to the south of the A822 and adjacent to the existing residential properties, Craigouall, Greenloaning and Millbank.

The land parcel, an area of rough open green field, extending to approximately 1 hectare, borders the existing settlement boundary of Greenloaning and is bounded by the A822 - Braco Road, and the A9 trunk road with an existing direct access from the A822.

As illustrated on the plan an adjoining parcel of land, to the east of Craigouall, was granted planning consent in principle for residential development in November 2010 (ref.10/01363/IPM). This consented proposal includes the provision of an extensive woodland landscape feature along the boundary with the A9 trunk road to meet the improvement objectives of the current Strathearn Local Plan 2001.

It is envisaged that extending the settlement boundary to incorporate the triangular 1 hectare land parcel would provide the opportunity to extend the woodland landscape feature to the visually definitive village boundary edge, where the A822 crosses the A9, with the physical development of the land parcel contained at the northern part of the site continuing the established linear form character of the existing settlement.

In addition, the inclusion of the land parcel will not only provide a sustainable development opportunity but importantly there will be no loss of any prime agricultural land, no detrimental effect on any adjoining land uses or impact on any biodiversity or environmentally sensitive features .

The ability to provide the additional landscape proposal, complementing the already consented scheme, will further enhance the protection for the settlement from the A9 trunk road and greatly improve the quality of the village environment.

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.

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

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

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Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Affordable Housing

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

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

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

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

See Attached document entitled Affordable Housing.doc

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

See Attached document entitled Affordable Housing.doc

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Affordable Housing Policy

General Point

The underlying philosophy of the Affordable Housing Policy is that the house building industry will deliver, at subsidised levels, land or housing or commuted sums to assist the accommodation of people who cannot afford to buy a house at market level prices or rent one at market level rents. As neither central nor local government has been prepared to fund the subsidy element of this objective it has been assumed that the costs can be passed on to landowners who, in the development process, gain most from the uplift in value of their land from the grant of planning consent. In many cases this has been successful but has worked unfairly where land was acquired for development purposes before the first Affordable Housing Policies were introduced or known about. Unfortunately, it has been assumed that the same logic can be applied to an ever-growing list of infrastructure investment, education (primary and secondary), roads etc, without any sensible assessment of whether the cumulative effect of these levies can be deducted from the landowner's return from the sale of the land without breaking the "willing buyer/willing seller" conditions on which land transactions must be conducted. The affordable housing policy cannot, therefore, be seen in isolation from the whole developer contribution regime which the Council is devising. As we have made clear in our separate contribution on Developer Contributions the effect will be entirely negative on a severely depressed housing market where land prices have halved since the first affordable housing policy was produced in 2004.

Specific Points

1. Until now, the quota aspect of the policy has operated on the basis that, in the case of a 25% levy, three mainstream houses must deliver one affordable house. Although this is administratively convenient it takes no account of the fact that delivering one affordable unit on the back of three middle to high-value houses is quite different from a project where the private element consists of three small, low-cost units. In some cases the private houses will be smaller than the affordable units they are expected to sustain and, therefore, it would be more equitable to express the quota in floorspace terms – i.e. that the developer's obligation is calculated at, say, 25% of the mainstream floor space created.
2. Any quotas in excess of 25% are, by definition, likely to be uneconomic.
3. We are pleased that the Council's policy is coming into line with central government guidance by making provision for "a mutually agreed independent valuer".
4. At the third bullet point on page 17 it states that a commuted sum will be appropriate "where there is sufficient supply of affordable housing in the area". Surely, if the supply in an area is adequate there should be no requirement for a commuted sum or the quota in any other form.
5. In the second paragraph of page 17 it is suggested that a fund derived from commuted sums could be used to finance "a post for an officer to help the delivery of affordable housing and negotiate the affordable contribution between developers and RSLs." We strongly object to any such proposal, as do the housebuilders generally. It is a misuse of the

policy to fund directly, or indirectly, local government posts.

6. Towards the bottom of page 17 reference is made to a need for Section 75 Agreements where a developer is unable to pay the contribution upfront. We, like other housebuilders, have found Section 75 Agreements to be the source of huge delays in the planning process and their use should be avoided whenever possible. To cover circumstances where they are used the process needs to be greatly streamlined.
7. On page 20, we strongly support the Council's stance that the valuation of land for affordable housing should be carried out for each HMA rather than as a single calculation for the whole Council area. The District Valuer's approach is clearly wrong since land value is sensitive to location. We look forward to seeing the guidance which RICS Scotland is producing.
8. The type of affordable housing required has a direct bearing on the land acquisition price. For example, the District Valuer has argued in the past that land for social rented housing has "nil value". Developers therefore need to know **at the time of negotiating the acquisition of land** what type of housing is required so that they can factor this into the negotiations. We have not found this guidance to be readily available in the past and this requirement needs to be addressed urgently.
9. Reference is made in para 5.5, page 20 to the "reduced" level of funding from Scottish Government to RSLs. In recent times such funding has virtually collapsed and led to the breakdown of the traditional partnership between developers and RSLs in relation to affordable housing. At the top of page 21 there is a very vague description of a scenario in which developers can contribute to the provision of affordable housing when no RSL funding is available. It is not at all clear from the description how this would work and that is no doubt because the idea has not been thought through. Much greater clarity is required on this aspect of the policy since it will be central to valuation and land negotiations referred to above. We remain of the view, which we have previously expressed, that an affordable housing obligation for a particular development should be held over a site for a maximum of five years after which, if no RSL is able to participate, the obligation should be lifted.
10. In relation to para 5.8 the density the developer proposes for a particular site is influenced by market consideration and the commercial judgement should not be over ridden by the desire of officials to secure an affordable housing quota.
11. Planning conditions or restrictions in a property's Title Deeds requiring affordable housing occupation in perpetuity may prevent the engagement of lenders to finance projects.
12. Paragraph 5.14 deals at some length with the process for dealing with Section 75 Agreements. As referred to above, these have been a major source of delay and we remain of the view they should be avoided wherever possible and, when they are to be used, a timescale for production be agreed in advance.

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Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Developer Contributions

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

Policy ref.		or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

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

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

See Attached document entitled Developer Contribution.doc

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

See Attached document entitled Developer Contribution.doc

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Developers Contributions

1. General Point

The whole developer contributions policy is based on an assumption – which has not been examined by the authors – that the individual, or cumulative, effect of levies on new development can be absorbed as a development cost. The only rationale for the policy is that, in some way, these levies can be sustained on the back of enhanced land values arising from the granting of planning consent (para 1.5). This contention was never valid and is especially wrong now because the current value of development land stands at approximately one half (or thereabouts) of the level which prevailed in 2008, when house construction and sales were at pre-depression levels. In the “real” world land owners are not as willing as the policy assumes to accept the costs of affordable housing and developer contributions as deductions from the price they are paid for their land. The greater the total costs arising from the levies the less willing they will be to sell their land and, therefore, the less will be the quantity of land being brought forward for development. This was the experience with all previous “Development Land Taxes”.

Another underlying weakness in the policy’s logic is that much of the land which exists in developers’ land banks dates from a period when neither affordable housing quotas nor development contributions existed and the current holders of that land have no one to pass the costs on to. In combination with ever rising standards in relation to thermal efficiency, disability, accessibility and so on, developers contributions are driving up the costs of construction at a time when the market, in its flattened state, cries out for greater affordability – i.e. lower prices.

In summary, the policy has neglected the issue of its impact on development economics and this must be addressed before any new burdens are introduced. The house builders are the obvious people to provide a realistic input on what is achievable.

2. Detailed Points

Para 1.5. The new infrastructure provided with the proceeds of development levies – schools, roads, affordable housing – will be used by the whole community and it is fundamentally inequitable to fund this almost entirely from private, new-build development. The owners and occupiers of the 40,000 + established households will be exempt from any of the levies envisaged now or in the future by the policy. Developer contributions are, in plain words, a form of taxation to fund infrastructure which has been worn out by age, overtaken by rising standards or necessitated by population growth. Private house building does not cause any of these problems yet it has been targeted as the principal source of funding for remedial investment. The planning system has, by default and without any rational discussion, imposed on developers huge financial burdens which properly should be (and have in the past been) the responsibility of local government as a charge on the community as a whole.

not be applied in draft form. In its draft stage such guidance is the subject of consultation with affected stakeholders and it is fundamentally wrong to be asking for comments and at the same time be applying the guidance on which the comments are being sought.

In addition to the four exemptions set out in Para 3.2 there should also be a dispensation linked to when a site had been bought for development purposes. The philosophy behind the developer contributions policy is that the costs fall on the party benefiting from enhanced development values but if the Council introduces a contribution which was not in existence at the time of purchase, the developer has no way of passing this on as envisaged in paragraph 1.5.

Para 4.6. Like so many of the figures used in the policy document the 80% threshold is entirely arbitrary with no underlying research suggesting that a 20% margin is a necessary “buffer” for protection against an “at capacity” level. Our instinct, based on development experience, is that a 90% figure would be more appropriate (assuming there is to be any levy at all). The proposition also contained in this paragraph that the Council wants to be free to impose levies always when the capacity has reached 80% and sometimes when it is below 80% is excessive, extravagant and driven only by expediency on the part of the Council.

At an operational level, the policy needs to be applied flexibly having regard, in particular, to realistic completion rates for houses with valid planning consents.

Para 4.7. Again, there is no logical or equitable reason for exempting affordable housing from developer contributions. The reasons for including them are set out above.

In addition to the examples of student or holiday accommodation being exempt from a contribution reference should be made to retirement developments and those where, by restriction on the Title Deeds, occupation will be limited to owners in, say, a 50+ age group and with no resident children – except for vacation and social visits.

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Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glancarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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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.

We do not agree with the policies that are indicated on the pages below

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

P21

- The requirement for more developer contributions will make more developments non-viable and lead to fewer houses being built.

P22 Policy 1a

- Offsite improvements are not the responsibility of developers to implement.

Policy 1C

- Recycling centres are bad neighbours and should not be located within developments.

P25 Policy ED1

Issues can arise with the amenity of residential uses conflicting with commercial uses. Different land owners and companies have different business models and the delivery of mixed use sites is not easy to administer and difficult to find a suitable commercial operator for mixed use developments.

P35 TA1

- Development to reduce travel by car not practical in rural areas & outwith the control of developers
 - Car Parking – Insufficient car parking leads to more people parking in the street and will have no impact on car ownership in Perth & Kinross.

P50 EP1

- Sustainability statement – this is the role of Building Standards and not the role of the local plan.
 - Ever increasing building standards are expensive with little impact on CO2 output. Would it not make more sense to improve the efficiency of existing housing stock which are far less efficient than new build homes?

P51- 52 EP2

We would argue that any development taking place on land between 1:200 & 1:1000 year risk, as indicated in the local plan, should NOT require a flood risk assessment.

P56 Policy EP7

- A long term solution is required for the drainage issues in Loch Leven Catchment Area.
 - 125% mitigation measures does not equate to removing the detriment created by development. 100% is acceptable. Circular 1/10 is clear in that developers cannot be expected to resolve existing deficiencies in the system.

P64 Tayplan

- Uses out of Date GROS 2006 figures. It should use GROS 2008 figures.

P70 5.1.16 Transport Infrastructure

- The requirement for more contributions reduce project viability, deflates the land value and makes it less likely the land owners will sell. For those developers that own their land bank, developer contributions increase the cost per unit and therefore push the house prices higher and reduce affordability further.

P71 5.1.19 Secondary Education

- Another developer contribution that will be added to the increasing share of a house sale that needs to be given directly to the Council and keeps prices high.

P76 5.2.5

'All development will contribute towards Perth transport infrastructure improvements as set out in SG in 2012' This is not yet available so we are unable to comment effectively without any level of detail. We have no idea what level the contributions will be. We would suggest that this should be set out in policy.

We also fully endorse the comments submitted by Homes for Scotland.

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Submit

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="3"/>	Page no.	<input type="text" value="44 - 45"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the Greenbelt changed so Site 675: Corsie Hill (east) Perth is out with the greenbelt and identified for housing as per our previous representations.

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

Site 675: Corsie Hill, Perth

The 3 hectare site is an obvious infill area “rounding off” the hamlet of Corsie Hill. It does not form part of any agricultural unit, nor is it in any productive use, and there is a strong landscape framework around its eastern and southern edges. The general concept is still valid and part of the site received detailed planning consent for two houses in February 2009 (08/02395/FUL). As before, we envisage a very low density development involving a maximum of 8 executive plots each of approximately one acre. From our reading of the draft plan we note that no comparable provision has been made elsewhere. As the site is located virtually on the edge of the city inset boundary all of the main services are readily accessible, including public transport.

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

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Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="3"/>	Page no.	<input type="text" value="44 - 45"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the Greenbelt changed so site 680: Craigie Hill, Perth is out with the greenbelt and identified for housing as per our previous representations.

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

Site 680: Craigie Hill, Perth

We have demonstrated that Craigie Hill has no viable future as a golf course and that an appropriate alternative use for part of the site is residential. In that use it would make a valuable contribution to the Perth city element of future land supply.

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="77"/>	Paragraph no.	<input type="text"/>

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

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

We object to the omission of the Almond Valley from Perth's Strategic Development Areas and the allocation of site H70 - Perth West for housing. We would like to see the Almond Valley reinstated as part of Perth's Strategic Development Areas.

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

Site H70 – Perth West

We object to the designation of this area for major housing development as a substitute for the Almond Valley Village proposal currently shown in the present statutory local plan. It has been a fundamental principle of all planning policy since the 1970's that the area now defined as H70 is the most obtrusive location for residential expansion of the city. The plans prepared by all of this Council's predecessors (including Tayside Regional Council) therefore ruled out what is now being proposed because such development would constitute a major violation of the city's landscape setting. In recognition of this fact, Tayside Regional Council, Perth & Kinross District Council (1975 - 1996) and Perth & Kinross Council itself has consistently favoured the Almond Valley as the most appropriate long term expansion area for the city. The Almond Valley was selected for reasons related to infrastructure, connectivity to the city's public transport system and, above all, to the fact that development there would avoid the damage to the city form and landscape setting implicit in any significant level of development at Perth West.

The planning logic which led to the remarkable degree of policy consistency referred to above was, indeed, accepted by the current Council's own planning advisers who proposed a continuation of the provisions for Almond Valley in the first draft of this plan (considered by the Enterprise and Infrastructure Committee in December 2012). In that plan no provision was made for residential development at Perth West and it has only appeared now as a direct consequence of some political manoeuvrings which have no planning logic but, instead, are based on a spurious objection to the effect that "the Almond Valley Village development will never happen". Bearing in mind that a planning application for the Almond Valley development was actually in the hands of the Council at the very time when it reached this decision, it is difficult to see how the proponents of the Almond Valley Village scheme could be faulted for lack of commitment. Having, for whatever reason rejected the advice of their professional planning advisers the Council is now in the invidious position of having to justify their position with arguments that have no planning provenance.

In recent times, the rationale for the Almond Valley Village scheme gained strength from its compatibility with emerging ideas for the beneficial use (in community terms) of land at Newton Farm and McDiarmid Park linked to a major distributor road connecting Crieff Road with the Almond Valley area. This distributor road has been the subject of a planning application submitted by the Council itself as a means of mitigating congestion on the Crieff Road, facilitating the future development of Almond Valley and, thereafter, Bertha Park. The omission of the Almond Valley Village, as now proposed, will leave a gap in the chain of development sites leading to Bertha Park thereby making the wider concept invalid.

Against the above background we consider that the substitution of Perth West for the Almond Valley proposal shown in the current statutory plan is a short sighted and capricious decision, unsupported by valid planning reasons, which will damage the long term development of the city.

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="6"/>	Page no.	<input type="text" value="159 160"/>	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.

We are pleased to note the inclusion of site H37 for around one hundred houses which we can confirm is deliverable in the short term with no constraints.

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="87 - 88"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed to allocate Site:055 Pitcairnfield Works, Almondbank for housing as per our previous representations.

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

This site is a logical infill site within the village envelope in an area of predominately residential character.

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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="9"/>	Page no.	<input type="text" value="279 - 282"/>	Paragraph no.	<input type="text"/>

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

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

We would like to the Plan changed to show site E30: Mornity as Residential as opposed to employment use as is currently the case.

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

This site has been zoned for industrial use since the 1980's and there has been no interest in it for that purpose since then. The site has therefore been sterilised for an unreasonably long period and the time has come to recognise that, in the interest of the community and the owner, it should be put to a beneficial use which, in our view, would be housing.

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="92 - 93"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see allocation for Bankfoot changed to include site number 143: Land to the South of Forrestry Place and Nicoll Drive allocated for housing as per our previous representations and as was shown in the Main Issues Report.

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

Bankfoot

We have been working with the planning department since 2005 to promote a scheme for a significant housing development on the south side of Bankfoot which would not exacerbate existing flooding problems in the village. Consequently, SEPA have withdrawn their objection to development of the site. There are no significant infrastructure problems and there have been major recent improvements to the Bankfoot/A9 junction.

The scheme also involved generous landscaping proposals and would make land available to the Council to the south of the existing Auchtergaven Primary School to be used as they see fit. Additionally, we have held a successful public consultation exercise and our proposal was, encouragingly, included in the Main Issues Report. We therefore recommend that our previous proposals be re-instated into the final plan.

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="9"/>	Page no.	<input type="text" value="282 - 285"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed to include Site 174: Steilsmuir, Golf Course Road & 198: Land to rear of dwellings on golf course road in the local Plan for housing as was the case in the Main Issues Report. We would also like to see site 175: Kirkton Road, Rattray allocated for housing.

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

Blairgowrie

The Rosemount sites were shown in the Main Issues Report as housing sites (p139 site G). No reason has been given for dropping them in the Draft Plan but, in our view, they could both be developed for high quality housing compatible with their environment.

We support the removal of the "Private and Public Open Space" allocation of the 1998 Statutory Local Plan immediately to the West of housing Site H62 which reflects that all of that area, apart from our small segment at Brucefield Road has been granted planning permission for residential development.

Kirkton Road, Rattray

As recent appeal decisions have illustrated, there is a shortage of land in Rattray for future residential development and the area shown on the plan lied within the settlement boundary, is well related to open space and development sites BH2 and BH11 in the 2005 Plan. It is envisaged that this area would be suitable for medium density development.

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Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="95 - 97"/>	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.

Support the inclusion of additional units at H15: Oudenarde as the site is clearly large enough to accomodate additional units and the site is the only strategic site in perth that can deliver numbers in the short to medium term. However the illustration shown on the inset map contians landscaping which does not exist on the approved masterplan. This could be a source of confusion and the illustration therefore needs to be modified.

Support paragraph 3 on 5.10.2, p95 which effectively removes the allocation of 10 units to a site which is clearly large enough to accomodate more. We would also like to comment that the noise and flooding issues should not discourage a 10 unit development as was previously identified in the last local plan.

Also support the inclusion of site H14: Old Edinburgh Road/Dunbarney Avenue for housing as it fits in well with the Bridge of Earn Settlement and would round off the village envelope.

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Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
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If making a representation on Supplementary Guidance, please state the name of the document:

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="7"/>	Page no.	<input type="text" value="217 - 218"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed to include Site Number 352: Monarch Deer Park, Crook of Devon for housing.

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

Crook of Devon

The suitability of Crook of Devon for residential development, and in particular our Deer Park site, is explicitly acknowledged in the existing Kinross area Local Plan in which it is stated at paragraph 5.2.0 on page 18:

“At Crook of Devon, the potential of sites at Naemoor Road and Back Crook/Drum will be examined, the former being a site which the Council acknowledges as suitable for housing development, but which is not required during the life of this plan.”

Although explanation is given in the Proposed Plan for continuing support for Back Crook but making no mention of the Deer Park site which was first identified for residential use. The advantages of Crook of Devon for residential development are as follows:

1. It is clearly within the village envelope
2. It is not in any productive use.
3. In contrast to Powmill and other alternative locations, Crook of Devon contains a range of services and infrastructure including a shop, pub, primary school, recreation facilities and the Village Institute.
4. It is only six miles south west of Kinross which, together with Milnathort are principal focus for development in the Housing Market Area. Conversely, Powmill which is apparently seen as an alternative development location has hardly any facilities – and no school – and is more peripheral to the Housing Market Area. In many respects Powmill is better-related to Clackmannan and the central belt.
5. As an integral part of the Deer Park development a new bridge will be delivered to improve traffic access to existing development in Naemoor Road.
6. SEPA and Scottish Water have withdrawn objections to the Deer Park site on drainage grounds.
7. The site is financially viable and can be delivered in the short term.

In summary, Crook of Devon is, in every respect, a more “sustainable” location or development than Powmill or any alternative.

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

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

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

Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="145"/>	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.

Removal of the line stating that existing employment land has been protected within St Madoes

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

The identification of our headquarters site as an area of employment land is clearly appropriate as a reflection of existing use. However, we think that if we were to move to an alternative location the site could, more appropriately, be seen for residential use. We therefore request that the wording of the policy be amended to include a statement to the effect: "In the event that the existing business use should cease the most appropriate alternative use should be residential to reflect the pattern of surrounding use."

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Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="131-132"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed at Longforgan to include Site 601: Longforgan as per our previous representations.

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

Longforgan

The site would provide a logical extension to the village which is in an area of known demand.

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

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

Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glancarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5"/>	Page no.	<input type="text" value="140"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed to include Site Number 426: Flawcraig for Housing as per our previous representations.

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

This is a “brownfield site” occupied as a pheasant hatchery which is no longer economically viable. If no alternative use is found, the site will become increasingly unsightly and a small number of houses there would compliment residential uses on the opposite side of the road and would, in accordance with government policy, involve the re-use of brownfield land.

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

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

Name	Neil Smith
Address and Postcode	GS Brown Construction Limited, The Nurseries, St Madoes, Glencarse, PH2 7NF
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5.18"/>	Page no.	<input type="text" value="112-113"/>	Paragraph no.	<input type="text"/>

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

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

We would like to see the local plan changed for Errol Airfield/Grange to include the area shown in the attached plan entitled Grange, Errol for housing as was indicated in the Main Issues Report.

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

Grange

In conjunction with the landowner, we propose that the area outlined on the attached plan be allocated for residential use as envisaged in the Main Issues Report dated September 2010. Our reasons are as follows:

1. The mixed use idea has arisen from the fact that there are some very old and dilapidated buildings which are correctly described as “now reaching the end of their useful life.” The plan’s proposal to “upgrade” these units to provide small, low-cost business accommodation has no economic rationale and no support from the landowner in question. He therefore favours residential use as the more beneficial alternative for which there is known demand.
2. The prospect of having an unspecified mix of employment uses on this land would prejudice the residential amenity of a development of four houses on adjacent land granted in September 2010 (09/01785/IPL).

We therefore request that the Council revert to the residential zoning incorporated in the Main Issues Report .

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

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Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Ian A Brown"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Morvich House"/>
Address 2	<input type="text" value="Golf Course Road"/>
Address 3	<input type="text" value="Blairgowrie"/>
Postcode: *	<input type="text" value="PH10 6LJ"/>
Phone Number:	<input type="text" value=""/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

9 Strathmore and the Glens Area - 9.3 Blairgowrie/Rattray - Paragraph 9.3.8

I want to register my support for the plan which limits the house build area H64 and also the retention of the 'green area' for no development between H64 and Woodlands Road. This green area is greatly prized by the local community. A current planning application to build on the field at the junction of Woodlands Road and Golf Course Road has attracted 33 local objections. All of them cite the need to retain the agricultural status of this area. No changes should be made to the plan as proposed

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Carol Pudsey"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="7 Lochy Terrace"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="PH10 6HY"/>
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:

9 Strathmore and the Glens Area Spatial Strategy - 9.3 Blairgowrie/Rattray - Paragraph 9.3.5

No further development should take place in the southern part of this area between the ancient woodland and the A93. For the enhancement of biodiversity the woodland planting should be extended towards the road.

I would prefer to see housing and employment development take place only gradually westwards into the field outside Proctor's works and the Health Centre, and not at all in the field above the Dunkeld road. Preserve the Ardblair trail with its open views.

Martin Rhodes
"Westbarns"
37 Highfield Road
SCONE
PH2 6RN

Proposed Local Development Plan
Site Ref. H29

I believe that the proposed plan for 700 Houses at the North end of Scone should be cancelled.

After **part consultation with Scone Community Council**, Perth and Kinross Council sent a Questionnaire to each household in Scone in March 2007. The main question related to the proposed 700+ houses at the North end of the village.

The result of that Questionnaire showed quite conclusively by 75 – 90% that the residents of Scone rejected such a proposal.

If this Questionnaire is ignored what is the point of consultation?

Other objections to the proposed scheme included :

An air pollution and Carbon Monoxide threat to residents from the vast increase in motor vehicles travelling through Scone and Bridgend.

Potentially a further 1500 vehicles travelling through Scone into Bridgend

An admission at the Gannochy Community Council Meeting held on the 14th December 2006 by Mr McNaughton from the Roads Dept. accompanied by Mr Roland Bean that "Bridgend **was already gridlocked** and could not take any more traffic" was witnessed by a large audience.

Increased Health and Safety risks associated with such an increase in traffic for residents and children in the village.

700+ houses would mean a large increase in younger age children requiring schooling. The Robert Douglas School is already at full capacity and in order to take larger numbers either a new school would

have to be built or a large extension to the present one would need to begin. Both would cost large sums of money.

The Reporter at the 1997 Balarvie Enquiry said that the boundaries then agreed would prevent housing extending into the attractive higher countryside to the North and West of Scone. The report on the belt study by consultants in 2000 said that the Green Belt should be sustained to keep the separate identity of Scone. Accordingly the existing boundary North of the village should be protected by the existing Green Belt and not used for housing development. This was endorsed by the Community Council as in App.A DRAFT LOCAL PLAN JUNE 2006

The proposed housing is launched on the premise of a new bridge over the Tay being built. Given the economic conditions now or in the future this bridge will probably never be built and the so called "Commitment to a Bridge" is purely a smokescreen to benefit a developer .

No Origin or Destination study has been carried out to determine how much traffic the bridge would carry. It is highly likely that the majority of traffic from the proposed new housing would travel into Perth and increase the Gridlock at Bridgend and only lorries and cars travelling north would use what would be a very expensive white elephant.

Scone over the last few decades has done more than its fair share to accommodate new housing with little or no Planning Gain and that is a disgrace.

There are other better sites within the Perth and Kinross area that are better suited for large scale housing projects and who have better access to the motorway such as Bridge of Earn.

No further large scale housing other than Infill should be considered in Scone, and if Perth and Kinross Council go ahead with this proposal against the wishes of Scone's residents, then all consultation in the future with villages in Perth and Kinross should be scrapped as it would be a waste of time given the total disregard for the Questionnaire result.

Yours sincerely,

A black rectangular box redacting the signature of Martin R.W. Rhodes.

Martin R.W. Rhodes

From: Ian Heywood [REDACTED]
Sent: 09 April 2012 10:40
To: TES Development Plan - Generic Email Account
Subject: Local Development Plan, Proposed Plan, Representation
Follow Up Flag: Follow up
Flag Status: Green

34 Marshall Way
Luncarty
PH1 3UX

April 9th 2012

To DevelopmentPlan@pkc.gov.uk

Ref: Local Development Plan, Proposed Plan, Representation

Dear Sirs

We are writing to lodge our representation with respect to the proposed development in the village of Luncarty.

Given the proposed development of 200 additional homes this would significantly increase the population of the village to in excess of 2000. The population would then be as large as the towns of Aberfeldy and slightly less than the town of Pitlochry both of which have significantly more infrastructure than Luncarty has currently has or is detailed in the Proposed Plan. This infrastructure includes such things as a High Street with shops, secondary schools, restaurants, banks, hotels, bars and mains gas. Whilst it is true that the City of Perth does provide for some of the villages needs it should not be assumed that Luncarty is a suburb of the City of Perth.

If the proposed development is to go ahead we have the following concerns that we wish to be considered in the new development.

We believe that Marshall Way should remain as a Cul-de-sac and not provide vehicle access to the new development via the existing footpath / LPG gas tank access. This will prevent Marshall Way being used as a short cut or "Rat Run" thorough the development to the Cross Tay Road Link.

The unnamed road leading from Fairview down to Westmount Cottage and the River Tay should be retained as vehicle access to the properties at the end of that road. This road is regularly used by walkers and cyclists alike to access the riverside walks.

The cycle paths, core paths and rights of way incorporated into the Master Plan should maintain the rural nature of the village and not just provide tarmac access ways. It is especially important given the provision of the new road junction and access road to the Cross Tay Road Link, to maintain the off road cycle access to Perth without the need to go on or cross any main roads.

The new development should be in keeping with the existing village, ensuring that the chosen location and style of any new housing does not unduly affect the environment or value of properties adjacent to the development.

The Master Plan makes reference to enhancement of biodiversity and protection of riverbank habitats. But makes no reference to the birds that nest and feed off the land, being used for the proposed development, including several birds of prey.

The telephone system in Luncarty is serviced from the Stanley telephone exchange. Due to the distance from the exchange the new development, like the rest of Luncarty, would very likely be

subject to poor broadband connection speeds.

When more detailed information arises relating to the proposed development site for 200 houses, part of the brief from our Planning Officials to the developer should include safeguards for the privacy of any adjoining housing areas. Therefore a privacy planting zone extending to a minimum of 30 metres must be arranged so that adjacent properties are properly screened with the correct choice of tree and shrub content that provides screening all the year round. These screening areas should be designated at a very early stage so that the screen has a chance to reach a reasonable maturity before development starts.

It is also contended that the density of the area to be developed should reflect similar but not greater density than presently exists in surrounding recent existing developments. Whether the 200 proposed units to be accommodated reflect this requirement is not clear but should nevertheless be part of the brief to developers so that they understand that they will meet with serious objections should the above two requirements be ignored having now had the matter brought to their attention.

Ian & Fiona Heywood

Balgedie House, Easter Balgedie, By Kinross, Kinross-shire, KY13 9HQ. [REDACTED]

RECEIVED
05 APR 2012

4th April, 2012

Dear Sirs,

PROPOSED LOCAL DEVELOPMENT PLAN 2011

In the proposed LDP the settlement boundary has been removed from Easter Balgedie. We wish to object to its removal and request that it be reinstated for the following reasons:

1) The potential of open countryside and unspoilt landscape to attract visitors, with the income generation and employment which they bring, has been well demonstrated in recent years on the eastern side of Loch Leven by the success of Loch Leven's Larder, the Loch Leven Heritage Trail and Vane Farm. Much of their attraction lies in the open agricultural landscape of this area set against the unspoilt natural beauty of the surrounding hills.

The importance of this landscape has been clearly recognised by the creation of the Area of Great Landscape Value, and now in addition by the Lomonds Living Landscape Project.

2) The proposed LDP retains clear settlement boundaries for all the villages on the eastern side of Loch Leven: Glenlomond, Wester Balgedie, Kinnesswood and Scotlandwell – but removes the boundary from Easter Balgedie. Yet, over the years, this settlement boundary has successfully prevented the building of houses on the fields adjacent to Easter Balgedie.

3) In the proposed LDP, within a mile of Easter Balgedie, a new settlement boundary has been created at Kilmagadwood. Mr. Marhsall explained to me when I attended the information event in Kinross, that the objective at Kilmagadwood is to prevent development on a large field between Kilmagadwood and Scotlandwell.

For the reasons given in 1) above, we believe that any further development which encroaches on to the fields between Easter Balgedie and Wester Balgedie, or Easter Balgedie and Kinnesswood should be prevented.

If a settlement boundary is needed to do this in Kilmagadwood, it is equally important in Easter Balgedie. It is illogical and inconsistent to remove it.

4) The Development Team have stated that, in their opinion, the Housing in the Countryside Policy (HitCP) would continue to prevent any expansion of Easter Balgedie onto the surrounding countryside. There is no clear policy statement to this effect in the HitCP (2011), and we would like to see this clarified.

The HitCP Policy (August 2009) currently in operation, allowed appropriate development "adjacent to existing settlements". In the revised document, which is entitled "Housing in the Countryside Guide" (December 2011), this statement has been removed.

The Development team believes that this provides adequate protection, yet, as outlined in 3) above, they have felt it necessary to create a settlement boundary at Kilmagadwood in order to prevent development on an adjacent field.

We believe that a policy statement is needed, which makes it clear that development adjacent to existing settlements will not be allowed.

5) We are also worried that the enforcement of the HitCP will not be sufficiently robust to protect the current country landscape. For example, the HitCP, Section 3, Siting Criteria, states that a new house will not be acceptable if, when viewed from surrounding vantage points "it occupies a prominent skyline, top of slope/ridge location" and "the site lacks existing mature boundaries".

The new house at Springfield Farm, Wester Balgedie, (00195/FUL) satisfies neither of these requirements.

We also note that, whereas the HitCP 2009 is a Policy, the 2011 version is a "Guide". We suggest that the word "Policy" indicates a firm commitment, less open to challenge.

6) The failure to produce a replacement for the Area of Great Landscape Value at the same time as the proposed LDP increases this uncertainty and lack of confidence.

Under the present AGLV, outline planning is not accepted, only full planning permission can be considered. We believe that this has been an effective additional constraint on speculative development, and would urge the Council to retain this restriction.

We are aware that Easter Balgedie is not the only settlement within Kinross-shire to have its boundary removed, but it is the only one which sits in a prominent position on the lower slopes of the Lomond Hills, the most significant landscape setting for Loch Leven and Kinross-shire. It is not clear why Easter Balgedie has been singled out for different treatment from the other villages in this area. We do not understand the reasoning behind this, and we do not feel that there are sufficient safeguards in the LDP and the Housing in the Countryside Guide 2011 to protect the countryside around Easter Balgedie in the future.

Yours faithfully,



A. J. & B. M. Lindsay

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

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

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

Name	Keryn Evely
Address and Postcode	3 Strand Court Auchterarder PH3 1JE
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.	E25	or
Chapter	<input type="text"/>	Page no. <input type="text"/> Paragraph no. <input type="text"/>

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

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

I am not in favour of the proposal to use the site E25 for general employment use and request that the original plan be adhered to.

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

1. Initially I question the need for more 'employment' land at this stage as the site at Aberuthven has not all been taken up and it is, meanwhile, a bit of an eyesore.
2. Would not want the agricultural land at E25 despoiled in this way, piecemeal development over a long period of time with non developed land turning to wasteland and attracting misuse - fly tipping etc
3. This site has greater impact upon considerably more residents than the site previously set aside (across other side of the road)
4. E25 is quoted as being 8 hectares - this is a very large area to be consigned to industrial use at this stage when in future years it might be deemed more important to have good agricultural land.
5. What impact is such a development going to have on traffic at this end of the town?

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

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

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

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

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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	Charles Henderson
Address and Postcode	Moville, Kinnaird, Pitlochry PH16 5JL
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.	6.19 .2 Highland Perthshire Kinnaird	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

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

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

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

Save a copy

Print

Submit

From: GEO RGE SHIELS [REDACTED]
Sent: 21 March 2012 17:08
To: TES Development Plan - Generic Email Account
Subject: LOCAL DEVELOPMENT PLAN 2012
Follow Up Flag: Follow up
Flag Status: Green

We have read with great interest the Proposed Local Development Plan 2012, and in particular that section relating to Kinross-shire Spatial Strategy.

We strongly support the change from the previous Plan in that generally speaking development appears to be focusing both in Kinross and Milnathort along the eastern side of the M90 Motorway. The loss of amenity value to existing residents of the two towns is significantly reduced by avoiding development of prime agricultural land and leaving Burleigh Castle and the view to Loch Leven from both the M90 and the A91 safe from further development vandalism. The dropping of the development between the A91 and Burleigh Castle must be welcomed by the vast majority of local residents.

The economic value of tourism to the residents of Kinross and Milnathort is significant and Burleigh Castle and Loch Leven are arguably two of our best assets. In this age of energy conservation it is also

critical that job opportunities within the area are maximised thereby avoiding more commuters and/or more unemployed. Tourism is a major local employment driver.

Our final comment is in relation to the statement in the report that "identified the need to improve the retail offer in Kinross through a large format supermarket close to the town centre". That such an important and far reaching statement can be made without sharing with us the basis of that judgement is frightening and actually condescending. People who have made a choice to live in this area might

reasonably be thought to have taken account of the existing environment including schools, shopping and road network. A small county town with a town centre that after all but disappearing when the

M90 was built has slowly developed once again into a shopping centre, employing lots of local people and generating wealth that remains in the community. We think our community likes this but if the

Planners know different, please share that information with us. Usually the experience of the positioning a large supermarket near the town centre of a small town simply kills the town centre, loses jobs and lowers average

earnings. Invariably the promise of many new jobs in the supermarket has to be divided by two or three as they are part-time jobs often at minimum wage rate. Please do not put Kinross town centre back into decline, look at Perth city centre as every time we shop there it seems yet another retail offering has closed or become a Charity shop.

George Shiels
Orwell Park
35 Perth Road
MILNATHORT

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

Name	Louise Batchelor
Address and Postcode	The Old Manse Scotlandwell Kinross KY13 9HY
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.	scotlandwell and kilmagadwood	or
Chapter	7.17	Page no. <input type="text"/> Paragraph no. <input type="text"/>

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

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

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

I welcome the proposal to create a separate settlement of Kilmagadwood, which would give us a separate identity to Scotlandwell. The two places look and feel quite different and it makes no sense, in planning terms, to connect them. I also welcome the proposal to remove the agricultural land, to the south west, from the settlement boundary.

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

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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 Michael Jackson
Address and Ardrennich
Postcode Strathtay
Pitlochry PH9 0PJ

Telephone no. [REDACTED]

Email address [REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref. or

Site ref. or

Chapter Page no. 182 Paragraph no. 6.15.2

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

Or

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

I support proposed settlement boundary and statement that the historic character and setting of conservation area to be protected from any undesirable and detrimental development.

I would however like to see this defined further rather than simple reference to the Conservation Area Appraisal (CAA) with reference made to limited further development of individual houses and no subdivision of gardens.

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

It is welcome to see the planning authority recognise the risk of detrimental and undesirable development to the village and refer to the CAA. The key features of the Conservation Area are low density, individual stone houses with spacious gardens and intervening woodlands. The previous local plan (1993) was useful in that it gave precise wording as to what kind of development could be allowed/ not allowed.

It supported limited infill development of individual houses and did not allow the subdivision of gardens.

The current local plan (2000) has done some damage to the Conservation Area with, instead a general policy reference to "no increase in density" which has been open to differing interpretations. My understanding was that this change in wording was not done to relax development controls in the village but so that the same wording could be applied for a number of small settlements in Highland Perthshire. Unfortunately, the policy's ambiguity has resulted in some undesirable and speculative development.

In the last 24 months an identical 3 house development has been built, and a 2 and 3 house development approved - the latter subdividing a large mature garden. I would like to see the statement for Strathtay refer again to limited further development of individual houses. I would also like to see it stated again that any further development should not result in gardens being subdivided.

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

RECEIVED

10 APR 2012

EARN COMMUNITY COUNCIL

Serving the Parishes of Aberdalgie, Dron, Dunbarney, Forgandenny, Forteviot & Rhynd

Perth & Kinross Council
Planning and Regeneration
Brenda Murray
Team Leader
Local Development Plan Team
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

5th April 2012

Dear Madam

Perth and Kinross Proposed Local Development Plan – January 2012

We are responding to your letter of 26 January 2012 which enclosed the Perth and Kinross Local Development Plan and various documents. The following text covers the representations on the Plan:

1. Oudenarde, Bridge of Earn

Concern has been expressed at the lack of progress at Oudenarde, since the previous Development Plan. Of the 1200 house units proposed, only 75 are complete, the majority of which are affordable units. The addition of 400 units under the new Plan calls into question the relevance of the existing master plan, which is at least ten years old. It is a questionable practice to add further units to an area where progress has been so poor and because of financial constraints nationally, the shortage of mortgages and the inability to finance the infrastructure. The prospect of progress at Oudenarde within the relevant period of the new plan must be considered doubtful. This process relies on the ability of Local Authorities and Developers to progress large scale schemes such as Oudenarde. Where are all the households, which were supposed to be living in Oudenarde by 2012? The estimated demand is either wide of the mark or they have gone to other areas. A condition of any planning approval must be to prohibit the use of Back Street for construction traffic and ensure that the railway bridge is built ahead of further development. The Council must ensure that commitments are in place to provide the new school and the health centre, which are backed up by financial bonds.

2. Forgandenny

This is a village including the outer areas of some 680 persons, which has grown over the years slowly and organically absorbing growth within the village framework and the increase in population. This has always been on an incremental basis; the largest addition in recent times is Gleanearn Park with the 14 houses being built over an extended period; when financial

circumstances were in favour of development. Forgandenny has limited facilities which are adequate for the village in its present form, a shop/post office; church; village hall and primary school. The proposal to add H22, (30) west of the village although beneficial to the shop/post office will with sites already with permission but not developed, cause the school to be overcrowded. The lack of public transport and the under capacity of the sewage works, which is already inadequate will require if the second stage west is implemented, further financial input into these services. The alternative is to recognise the current constraints on forward finance, mortgages and the slow take up of housing to develop incrementally to the benefit of the village.

There already exists within the boundary of Forgandenny, housing sites with planning permission, which will be implemented in due course, totalling 15 units. These are north of the B939 on sites owned by the agricultural machinery centre and land sold by Strathallan School to a private developer (13 units) and two units in the old quarry south of the B939. The proposed redrawing of the village boundary will release land for a further 20 units with the possibility of a small number of individual plots (4). The extension of the south boundary east of Kinnaird Road would provide a development site which would meet the Council's projected housing within the proposed Local Plan period [this is shown on the attached adaptation of the village plan] and gives an opportunity to improve the access from Kinnaird Road to the B939.

The disadvantages of H22 are spelt out in the enclosed submission by the Gleanearn Park Action Group.

It has to be appreciated by Planning at all levels that the add on of H22 to the west of the village without recognition of all the disadvantages is not planning. Housing has to be integrated and add to the quality of the village.

H22 is designated as 30 units plus parking for the Village Hall. Using the existing densities in Forgandenny as a guideline, the more realistic figure is 16-18 units. These densities have been used to calculate the take up on the attached plan. The proposed access from H22 onto the B939 and joining up with County Place is to be discouraged. The Community Council have consistently opposed additional access onto the B939 and with the link to county Place traffic would be encouraged to re-route through the housing development. The Village Hall has functioned satisfactorily for many years without dedicated parking, using Station Road as required. Policies PM1A and 1B would have to be applied to H22 and they confirm all the strictures referred to above. The application of these policies, particularly to a village with conservation and listed building status, would immediately rule out H22 in favour of the alternative of integrated small scale development.

Both these areas Oudenarde and Forgandenny need further thought in terms of scale and integration into the communities. Without current and comprehensive Master Plans the Council needs to reconsider the proposals. The Community Council is not

against development in either area, but the proposals must benefit both the existing communities and the incoming population.

Yours faithfully



W Armstrong
Community Councillor on behalf of Earn Community Council

Enclosed:

1. Glenearn Park Submission
2. Forgandenny, Alternatives

Please reply to
Viewfield
Forgandenny
Perth, PH2 9EL

LOCAL DEVELOPMENT PLAN for FORGANDENNY

Site H22

Perth & Kinross Council's Housing Target for South Perthshire (including Perth) is 4,250. Of that 4,250, they have set a target for Forgandenny of 50 units requiring 3 hectares. The 30 houses proposed for site H22 would be developed on a 1.4 hectare greenfield site, incorporating a road to County Place and parking for the village hall. Glenearn Park (the most recent housing development in Forgandenny) was limited by the planners to 14 houses on a 1.2 hectare site. This proposal is in direct contravention of the council's own policy document **'Housing In The Countryside'**, a guide for would-be developers that states:

- a) the Council will guide development to places where existing communities and services can be supported and the need to travel minimised
- b) the aim is to safeguard the character of the countryside
- c) Perth & Kinross Council will support the development of rural brownfield land
- d) the subdivision of a field artificially will not be supported
- e) proposals which contribute towards ribbon development will not be supported

'Housing In The Countryside' also recognises that brownfield sites are limited in Perthshire. As a result, much pressure for new development will be greenfield, around towns/villages in the area. *"Because prime agricultural land is a national resource, it is important that this resource is used sparingly and wisely. This can be achieved by higher density."*

A high density development would completely alter the character of the small, much loved village, that is Forgandenny.



Site H22 – a greenfield site

LOCAL DEVELOPMENT PLAN for FORGANDENNY – Site H22

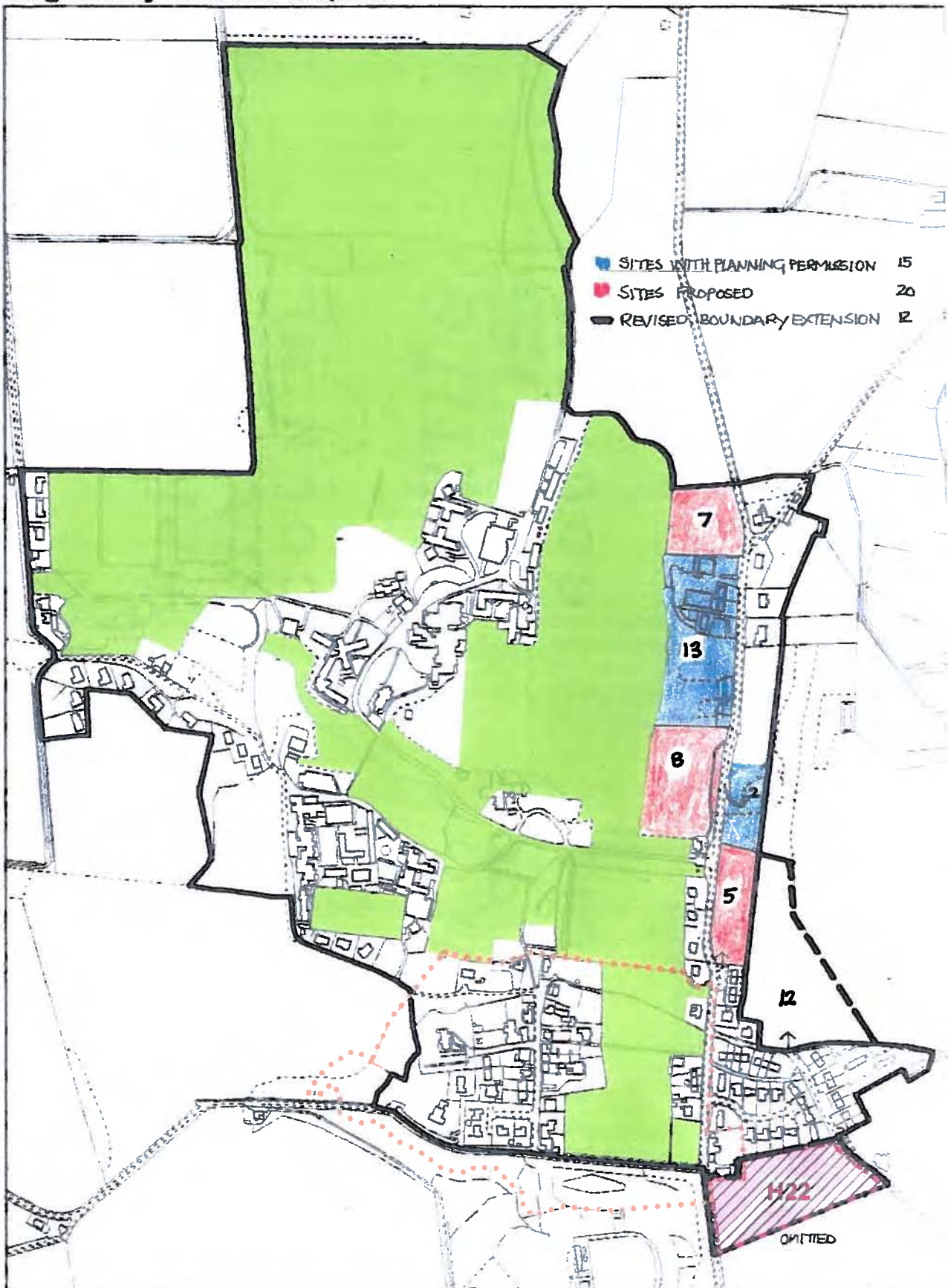
LIST OF OBJECTIONS:

- The proposed site H22 lies outside the existing village boundary
- It is located entirely on prime agricultural land
- The size of the site could not satisfactorily accommodate 30 individual houses, a through road and car parking for the village hall (*the neighbouring estate of similar acreage has 14 houses*)
- Such a high density development is out of keeping with the rural character of Forgandenny (*which Perth & Kinross Council is committed to conserving*)
- Such a high density development should not be located on the fringes of the village or on the western approach to the village
- There is no local employment or housing demand within the Forgandenny area requiring a development on this scale
- Public transport services for people travelling in and out of Forgandenny are infrequent
- Local services (*school, sewage, drainage*) are already stretched
- The proposal contradicts the Council's own policy for new housing in the countryside, that prioritises brownfield sites and excludes split fields and ribbon developments
- There is a practical difficulty of connecting County Place and the proposed link road to the B935 at the point where it crosses the burn
- There are further environmental concerns (*risk of flooding, road safety, etc.*) that have not been given sufficient consideration
- The proposed development site H22 is immediately contiguous with the conservation village boundary where it bounds and includes the Village Hall, a list C building, and Mayfield, the former early 19th century coaching inn.



Site H22 – flooding / road safety / prime agricultural land

Forgardenny • REVISED PROPOSAL



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Scale:
 1:6,500



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

Name	Ms Mary McGregor
Address and Postcode	1Strand Court, Auchterarder PH3 1JE
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.	E25 Auchterarder	or			
Chapter	<input type="text"/>	Page no.	P265	Paragraph no.	<input type="text"/>

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

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

I am not in agreement with the allocated employment land E25 in Auchterarder and ask for this proposal to be deleted from the proposed plan. I ask that the proposal set out in the 2001 Local Development Plan is reinstated allowing the Auchterarder Development Framework 'Site 2' to incorporate employment land.

If the decision goes against me I ask that the size of the E25 employment land be reduced and that development be restricted to ensure minimum disruption and in line with a residential setting.

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

In a number of other parts of the Local Development Plan proposals for employment land are next to new residential development for example Crieff's Sauchie, Broich and Ducklage proposals. The proposals in the Auchterarder Development Framework Site 1 and Site 2 will be much more than the infrastructure and residents and visitors to Auchterarder will be able to manage or require. Therefore adding this burden onto local people and the environment by proposing yet more of the town's agricultural land be included in this current development plan, indicates a lack of concern for local people and the environment and anticipates a pace of local development which is out of synch with requirements and likely to be more negative than positive for all existing and future residents of this area.

A local example of the over allocation of employment land for this area is the next village of Aberuthven which has during the past ten years had allocated employment land which remains mainly unoccupied. This continues to be a local 'eyesore' due to the current state of all the unoccupied plots. This is despite its easier access to north and south A9 roads than Auchterarder can currently offer.

The pressure on the A824 also needs to be considered due to regular flooding and other hazards including accidents which occur on the bends on this road and the amount of times this road has to serve redirected A9 north and south traffic following accidents and incidents on the A9 at Auchterarder and Gleneagles. The volume of traffic currently travelling through Auchterarder and the regular problems with traffic 'bottlenecks' and shortages of parking spaces in and near the town also need to be considered and the impact any edge of town developments will have on the town centre.

If the decision goes against me I ask for a reduction in the amount of employment land at E25 on the basis that the local (Aberuthven) evidence of low level of requirements for these plots. I also ask that a green buffer be established between the existing homes next to the proposed E25 employment land and that the employment land be restricted to office type usage and small business low impact commercial usage. I also ask that you take account of the impact the current agricultural usage has in enabling flood waters to disperse in this area and any negative impact development will have on the natural spring which runs through the proposed E25 employment land.

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.



*Dr C N & Mrs J M Turner
The Old Schoolhouse
Redgorton
Perth PH1 3EL*

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

3rd April 2012

Dear Sirs

Response to Proposed Development Plan

Cross Tay Link Road (CTLR)

I welcome the fact that the council has acknowledged and taken on board the many objections that were received against CTLR route E during the previous MIR and Transportation consultations.

I therefore fully support the council's change of position and the support now given for Option C (southern route) as shown in the City of Perth Inset Map (page 310).

Proposed Green Belt Boundary

I am aware that Scottish Government Reporter's are currently undertaking their examination into TAYPLAN and as part of that exercise are looking at possible changes to the way in which the proposed green belt is identified, particularly to the north of Perth.

All of the land to the south of Luncarty is currently located within the existing Area of Great Landscape Value as shown in the adopted Perth Local Plan 1995. It was also proposed to be within green belt in the Draft Perth Local Plan in 2004.

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

In landscape terms nothing has changed within this area since the previous inquiries took place. Furthermore no specific green belt study appears to have been undertaken to assist the council in their assessment of where the boundaries should now be defined.

Looking at the proposed green belt boundary shown on page 45 and comparing this to the green belt boundary that had been shown in the 2004 draft plan, 4 differences (3 extensions and 1 deletion) can be identified. The extensions relate to 1) land adjacent to the River Earn near Bridge of Earn, 2) land to the north of Scone and 3) land to the north of Redgorton that includes Battleby House (which supports the Designed Landscape designation) and which I fully support.

However the only area where there has been a deletion of the green belt is the land to the south of Luncarty. This is despite the fact that there has been no up to date green belt boundary study that supports this position. Given the history of previous public inquiries that have opposed development to the south of the village, the fact that the land is currently located within the AGLV, and that this land was proposed to be included within the green belt in December 2004 all points to a significant change of position by the council.

I am also concerned about the area to south of the proposed Housing expansion area H27 i.e. beyond the pylons which is to be left as 'white land' and outwith the green belt (as shown on the maps on pages 146 and 310). This implies that the H27 site could be extended even further in the future.

I also noticed a gap in the proposed green belt boundary following the line of woodland to south of Redgorton and I consider that the woodland should also be included within the green belt designation.

H27 Luncarty Housing Site (pages 145-147)

As noted above previous Public Inquiries in the 1990's had rejected any further development to the south of village.

Site H27 extends as far south as the overhead pylons and does not show the 'at least 100 m wide landscape buffer' around the southern and eastern boundaries as was previously shown at the MIR stage. The Proposed Plan offers no explanation for this but (as noted above) the fact that the land to the south of the pylons is excluded from the green belt perhaps reveals a different agenda.

The scale of the proposed housing site is considered excessive in terms of its relative size to the village. Site H27 extends to 64 hectares and indicates the 'potential' for more than (200 houses). A simple comparison of proposed housing sites elsewhere in the Proposed Plan confirms that site H27 clearly has the capacity to accommodate much more than what is being suggested. For example sites H30 – H34 at Stanley amount to 25.7 hectares and show potential for (300 houses) and the H29 site at Scone is stated as being 63 hectares where up to 700 houses could be developed.

Council officers who attended the public exhibition in Luncarty Memorial Hall on 7th March also confirmed that the H27 site has capacity to accommodate much more than the 200 houses indicated.

I am concerned at the manner in which this information is being presented in the Proposed Plan. If the council is seriously proposing 500 houses in Luncarty then the Plan should be up front and state that rather than try and mask the true figure.

In support of this I note that the Housing background paper Appendix 1, identifies Luncarty South as providing 20 houses each year from 2015 up to 2024 i.e. 200 units. However post 2024 – it states 300 additional units.

Table 5.1.11 in the Proposed Plan also identifies 200 units to 2024 and 200+ units beyond 2024.

I therefore object to the lack of clarity in the Proposed Plan and the fact that the scale of development on the H27 site is excessive. The total hectares and level of development that is being suggested could eventually equate to an 80-100% increase in the size of the village.

I am also concerned about the statement on page 145 that 'Luncarty has a range of community facilities but the proximity and ease of access to Perth means that the city provides many of the settlements needs.' If any development is to go ahead then there should be a need to consider enhanced community facilities e.g. school, open space, community accommodation and services and not rely on residents having to travel into Perth for their needs.

I am also concerned about the identification of 5 hectares of 'general employment uses' i.e. an industrial estate within the H27 site. This is also proposed to be located on the highest part of the site and was never shown at the MIR stage. Whilst it is recognised that there may be a desire to include some small scale business units within the village, the proposed employment land designation would be the largest employment designation outwith Perth City. Given the 'proximity' to Perth's major employment areas i.e. Inveralmond & North Muirton Industrial Estates and the amount of land that has still to be developed in both of those locations, I do not consider it necessary or appropriate to develop such a large scale industrial estate on the edge of a village.

I am also concerned with some of the statements in the text (page 147) that accompanies the H27 site. In particular the 'design of new A9 junction and river crossing will have to be approved to allow access and site layout to be designed' and 'a maximum of 75 houses will be permitted to be occupied prior to the site connecting to the new A9 junction.'

Other than the proposals that are currently being consulted on by the Scottish Government for changes to the northern A9 Luncarty junction, no one in the village is aware of any other 'new A9 junction'. The council is now clearly promoting ROUTE C for the CTRLR which is to be located some distance to the south of Luncarty. No new access to any 'new' A9 junction is shown within the Proposed Plan. Once again, I am concerned about the lack of clarity in these statements. If the H27 site is eventually earmarked for some form of development then it is not clear if access is

proposed to be from an enhanced Main Road junction next to the railway bridge and/or a lengthy new road link taken from the CTRLR to south.

At the MIR stage there was a clear link between the opportunity to expand Luncarty to the south and the CTRLR (route E) as was proposed at that time. The council has long recognised the access constraints along Scarth Road which currently prevents any further development to the south of the village.

Therefore the Proposed Plan should make it clear if the start of any housing development is dependent on the building of the CTRLR. If so, developer contributions towards the CTRLR would be required and any future planning applications would need to be subject to the conclusion of an agreement to secure a comprehensive financial package for the construction of the CTRLR

The scale of development in this location also has the potential to have a significant visual impact on the wider landscape particularly when viewed from the A9 and also have direct impacts on the River Tay. These issues and concerns were also raised at the time of the previous public inquiries and resulted in development on this scale being rejected.

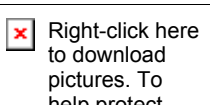
Berthapark Housing Site

The strategic development area at Berthapark (H7) is also included within the Luncarty / Redgorton area. My only comment on what is shown on page 310 of the Proposed Plan is that there is a field shown on the north side of the thick tree belt and which is isolated from main development area, now appears as part of Strategic Housing site. This was not shown at MIR stage and it is considered that all development should be contained within the existing landscape framework to the south.

Yours faithfully,

Dr Charles N Turner.

From: Jackie Turner [REDACTED]
Sent: 10 April 2012 15:20
To: TES Development Plan - Generic Email Account
Subject: Response to Proposed Local Development Plan
Follow Up Flag: Follow up
Flag Status: Green



*Dr C N & Mrs J M Turner
The Old Schoolhouse
Redgorton
Perth PH1 3EL*

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

3rd April 2012

Dear Sirs

Response to Proposed Development Plan

Cross Tay Link Road (CTLR)

I welcome the fact that the council has acknowledged and taken on board the many objections that were received against CTLR route E during the previous MIR and Transportation consultations.

I therefore fully support the council's change of position and the support now given for Option C (southern route) as shown in the City of Perth Inset Map (page 310).

Proposed Green Belt Boundary

I am aware that Scottish Government Reporter's are currently undertaking their examination into TAYPLAN and as part of that exercise are looking at possible changes to the way in which the proposed green belt is identified,

particularly to the north of Perth.

All of the land to the south of Luncarty is currently located within the existing Area of Great Landscape Value as shown in the adopted Perth Local Plan 1995. It was also proposed to be within green belt in the Draft Perth Local Plan in 2004.

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

In landscape terms nothing has changed within this area since the previous inquiries took place. Furthermore no specific green belt study appears to have been undertaken to assist the council in their assessment of where the boundaries should now be defined.

Looking at the proposed green belt boundary shown on page 45 and comparing this to the green belt boundary that had been shown in the 2004 draft plan, 4 differences (3 extensions and 1 deletion) can be identified. The extensions relate to 1) land adjacent to the River Earn near Bridge of Earn, 2) land to the north of Scone and 3) land to the north of Redgorton that includes Battleby House (which supports the Designed Landscape designation) and which I fully support.

However the only area where there has been a deletion of the green belt is the land to the south of Luncarty. This is despite the fact that there has been no up to date green belt boundary study that supports this position. Given the history of previous public inquiries that have opposed development to the south of the village, the fact that the land is currently located within the AGLV, and that this land was proposed to be included within the green belt in December 2004 all points to a significant change of position by the council.

I am also concerned about the area to south of the proposed Housing expansion area H27 i.e. beyond the pylons which is to be left as 'white land' and outwith the green belt (as shown on the maps on pages 146 and 310). This implies that the H27 site could be extended even further in the future.

I also noticed a gap in the proposed green belt boundary following the line of woodland to south of Redgorton and I consider that the woodland should also be included within the green belt designation.

H27 Luncarty Housing Site (pages 145-147)

As noted above previous Public Inquiries in the 1990's had rejected any further development to the south of village.

Site H27 extends as far south as the overhead pylons and does not show the 'at least 100 m wide landscape buffer' around the southern and eastern boundaries as was previously shown at the MIR stage. The Proposed Plan offers no explanation for this but (as noted above) the fact that the land to the south of the pylons is excluded from the green belt perhaps reveals a different agenda.

The scale of the proposed housing site is considered excessive in terms of its relative size to the village. Site H27 extends to 64 hectares and indicates the 'potential' for more than (200 houses). A simple comparison of proposed housing sites elsewhere in the Proposed Plan confirms that site H27 clearly has the capacity to accommodate much more than what is being suggested. For example sites H30 – H34 at Stanley amount to 25.7 hectares and show potential for (300 houses) and the H29 site at Scone is stated as being 63 hectares where up to 700 houses could be developed.

Council officers who attended the public exhibition in Luncarty Memorial Hall on 7th March also confirmed that the H27 site has capacity to accommodate much more than the 200 houses indicated.

I am concerned at the manner in which this information is being presented in the Proposed Plan. If the council is seriously proposing 500 houses in Luncarty then the Plan should be up front and state that rather than try and mask the true figure.

In support of this I note that the Housing background paper Appendix 1, identifies Luncarty South as providing 20 houses each year from 2015 up to 2024 i.e. 200 units. However post 2024 – it states 300 additional units.

Table 5.1.11 in the Proposed Plan also identifies 200 units to 2024 and 200+ units beyond 2024.

I therefore object to the lack of clarity in the Proposed Plan and the fact that the scale of development on the H27 site is excessive. The total hectares and level of development that is being suggested could eventually equate to an 80-100% increase in the size of the village.

I am also concerned about the statement on page 145 that 'Luncarty has a range of community facilities but the proximity and ease of access to Perth means that the city provides many of the settlements needs.' If any development is to go ahead then there should be a need to consider enhanced community facilities e.g. school, open space, community accommodation and services and not rely on residents having to travel into Perth for their needs.

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Yours faithfully,

Mrs Jackie Turner.

Sent from my iPad

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

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

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

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

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

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

Name	Krystyna Hawryszczuk
Address and Postcode	Kilmagadwood Farmhouse Scotlandwell KY13 9HY
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.	Scotlandwell and Kilmagadwood	or
Chapter	7.17	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.

Modification to the proposed Kilmagadwood settlement boundary.

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

I welcome the separation of the two settlements of Kilmagadwood and Scotlandwell to prevent their coalescence through ribbon development. This will help to preserve the different natures and characters of each settlement.

I would further recommend that the north west corner of Kilmagadwood be removed from the proposed settlement boundary to prevent any further development along the road. This will protect the view of Loch Leven and the Ochils from the A911 and adjacent footpath for the community and visitors alike. A previous planning application for a house in that plot was rejected by PKC the the decision upheld by the appeal Reporter and this was one of the reasons cited.

I note that the supplementary protection, namely the Conservation Area Setting to the north, south and south east of Kilmagadwood, has not been continued from the 2004 Local Plan. I look forward to hearing what landscape strategy PKC propose to protect such areas, the settlements within them and the adjacent AGLVs.

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	Alistair Godfrey
Address and Postcode	18 Isla Road, Luncarty, Perthshire, PH1 3HN.
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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Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input checked="" type="checkbox"/>
Supplementary Guidance	<input checked="" type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input checked="" type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document: Biodiversity: A Developer's Guide and River Tay SAC Guide for Developers

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

Policy ref.	These are contained in the attachment.			or	
Site ref.				or	
Chapter		Page no.		Paragraph no.	

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

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

I would like to see changes to the plan. While it is well considered in many areas there are inconsistencies within it and with Scottish Planning Policy (SPP), and there are some areas lacking information and proper consideration of the relevant issues.

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

My submission is included as an attachment as I was unable to complete it using this form. My submission is 1,941 words long.

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**

Development

Para. 2.4.5/8: The TAYplan's adoption of Scottish Government growth projection is admitted to be constrained by current economic difficulties. The Local Development Plan (LDP) relies on the TAYplan for developing the Perth and Kinross Spatial Strategy and the Perth Area Spatial Strategy to identify numbers of houses. The TAYplan has not been approved by Scottish Ministers and the number of houses set out in the plan is currently being discussed at inquiry. Scottish Planning Policy (SPP) at para.15 states "Development plans should be aspirational but realistic." Perth and Kinross Council (PKC) should be using its housing strategy to identify need and demand as set out in para. 69 of SPP and the Housing (Scotland) Act 2001.

The LDP should identify what the realistic needs will be within the period of the plan, taking into account wider economic trends and the ability of the local economy to sustain development. There is very little in the plan to show how economic growth will be achieved, no detail to show how the planned economic land will be used, without which the justification for the scale of development is limited. SPP para. 5 states the plan should provide guidance to investors, but there is no explicit recognition of this within the plan, and its absence will not attract investors.

The proposals for housing to the north and west of Perth would increase the size of the city by 1/3, and they are presented without any justification for such a large increase in the size of Perth. The area to the north is Bertha Park (H7), which has been designated as an Area of Great Landscape Value (AGLV) and the area to the south of Luncarty (para. 5.29) has also been designated an AGLV. The proposed housing for Luncarty would double its size, one of the largest expansions of any settlement within the plan. The scale of the developments does not reflect para. 36 of SPP "respecting the limits of our environment in order to ensure that future generations can enjoy a better quality of life too."

A planning application for 250 houses on a 100 acre site to the south of Luncarty was refused by PKC, an appeal was lodged and a public enquiry was heard in 1996. The Scottish Office Reporter, Mr. James Webster observed that the site was outside the development plan, 1993 Tayside Structure Plan and the 1995 Perth Local Plan. He said: "It seems clear to me, from my study of the development plan, that there is a clear desire to restrict the expansion of Luncarty southwards into the abutting rural area, to protect not only the visual setting of the village but also the section of the valley of the River Tay. Whereas the southern limits of the existing village are, for the most part, reasonably well contained by the land form, any extension to the appeal site would result in considerable changes to the character of the village, would detract from the visual quality of the surrounding landscape and be seen as a departure from previously applied policies, which would be likely to encourage other developments of a similar nature."

During the process of this planning application the Council extended the AGLV, which was supported by the Reporter, and while this designation is being seen as superseded, the reasons for designating Luncarty and Bertha Park as AGLVs remain the same, and the constraints on visual impact and settlement remain relevant. The Environment Report - Addendum 2 appears to show the Luncarty site covered by Green Belt, but this is the area of AGLV.

Luncarty is confined between the River Tay, River Almond, River Shochie and the A9. Forcing more housing into this space will restrict movement within it and opportunities for relaxation and enjoyment. The unquantified 200+ houses beyond 2024 (Chapter 5.1.11) is unhelpful in determining the future shape of the village. How many is 200+? The 3,250 houses planned for Bertha Park shown on the same page would have a very damaging effect on the environment.

In my response to the Main Issues Report, I pointed out that the Luncarty site is claimed as a battlefield site, and I provided information from the Old Statistical and New Statistical Accounts, Roy's Map and other sources to support this claim. "Luncarty" shares its Gaelic place name origin with the Scottish and Irish word "longphort", which describes a Viking stronghold. The battle was cited by Brown in *Scottish Battlefields*, Tempus, 2008. The battlefield is part of the village's cultural identity and requires further investigation. While there is a small recognition of this need in the Strategic Environmental Assessment, the LDP needs to take full recognition of paras. 111, 112, 123 and 124 of SPP. For these and all of the above reasons I believe the Luncarty site should be withdrawn from the plan.

Greenbelt

The Green Belt area shown on the map on p45 should allow for development in different directions around Perth and not in just one direction: north, north west and west. Bertha woods and Bertha Loch should be in the Green Belt as the plan seeks to protect forestry and wetlands (Policies NE2 & 3, p.44); some of the woodland is of ancient semi-natural origin.

Tourism

Reference in the plan to tourist developments in the plan is generally unspecific, for instance, Dunkeld, Pitlochry and Aberfeldy are mentioned, but without dealing with the nature, scale, scope and importance of facilities. Policy ED4, p27 is very helpful in identifying the range of facilities visitors will be looking for, but policy ED5 following is unhelpful by referring to only five resorts from an unquantified number it introduces. In addition, the 13% of employment in Perth and Kinross provided by tourism as recorded in para. 3.3.6, p. 25 is achieved across the entire area and is not restricted to a few locations, therefore there needs to be a wider recognition of tourist development across Perth and Kinross.

Policy ED5 refers to "the improvement or expansion of these facilities" in relation to, among others, gWest, but it has not been built. This statement needs to be corrected. This development appears in more detail in Chapter 8.9, p264. It does not have full planning consent and should have a Site Specific Developer Requirement in line with other sites within the plan. The plan needs to recognise SPP para. 95 in relation to rural development: "The aim is not to see small settlements lose their identity nor suburbanise the Scottish countryside."

Chapter 3.7, p36 touches on recreation, but does not identify the importance of path networks, such as the highly successful Loch Leven Heritage Trail, to the local economy. The importance of cultural facilities is underestimated. Perth Concert Hall has developed a reputation within the UK and abroad as an important venue for the arts. The facility attracts many visitors, as do other venues for concerts, such as the grounds of Scone Palace and T in the Park, and the overall income from facilities and events

is considerable. Culture needs to be reflected properly within the plan to reflect economic importance and the diversity of interests for communities and visitors to enjoy and benefit.

Infrastructure

SPP para. 14 states that the content of development plans “should be concerned primarily with land and infrastructure.” PKC has taken the approach to separate the implementation of transport infrastructure from the development plan in a separate document called *Shaping Perth’s Transport Future*. SPP clearly indicates an integrated approach between land and infrastructure and the appraisal and identification of both should be subject to the same process. While there are references to infrastructure throughout the plan, the bigger picture is missing, which is how a sustainable transport network will link new and existing communities.

Biodiversity

Policy NE3, p44 should encompass the wider implications of para. 126 of SPP: “Planning authorities should take a broader approach to landscape and natural heritage than just conserving designated or protected sites and species, taking into account the ecosystems and natural processes in their area.” The same applies also to policy NE1, and PKC should be clear about local designations in its policy and to take account of para. 139 of SPP to identify such areas in the plan. In the absence of its own designations, PKC should take account of initiatives led by organizations providing local knowledge of the importance of geological and ecological sites.

The terminology used in the treatment of biodiversity in Site Specific Developer Requirements is confusing. The term “enhancement” is often used, which can mean protection or enlargement of biodiversity, and sometimes both, for instance “Design to incorporate existing trees, hedges and boundary walls to enhance biodiversity and protect habitats”. (Chapter 6.18, p188, at H43). In some accounts on sites there is protection without enhancement and in others both, but there appears to be no apparent difference in land use between the sites. Anomalies are present at employment sites on the River Almond at Almondbank and Dalcrue. The riparian and woodland habitats in these areas are very important, in some places remains of the medieval woodland of Methven Wood can be found. At the former site, Chapter 5.5, there is no recognition for biodiversity in the Site Specific Developer Requirements, but in the latter, Chapter 5.14, there is enhancement for biodiversity.

At para. 5.2.6, p77 in H7 there is enhancement, but no protection, which is an omission, because the importance of the habitats in Bertha Park area is clearly identified. The term “enhancement and protection of biodiversity” should be used in preference, and consistently throughout the plan, which would reflect para. 77 of SPP. The Strategic Environmental Assessment (SEA) uses both terms, but also includes the measure of mitigation, which should also be reflected in the Site Specific Developer Requirements sections of the LDP and both should be consistent.

In Appendix C of the SEA Addendum 2 there are enhancement and mitigation measures set out for sites such as Luncarty South. These are generally appropriate, but the word “new” should be omitted from the following: “Extend new areas of semi-natural, or ancient or native planting to reinforce any

particularly sensitive areas.” The following statement needs to be reconsidered, because natural habitats acquire associated species over a long period of time such as invertebrates and fungi, and habitat loss cannot be compensated simply by sowing wildflower seed and planting trees. “Landscape designs will retain existing habitats or create new habitats, to compensate for lost habitat elsewhere in Perth and Kinross.

Supplementary Guidance

Biodiversity: A Developer’s Guide

The following statement is made: “Large scale developments can make a substantial contribution in enhancing biodiversity.” To make such a wide sweeping statement needs support and this statement gives the impression that any large scale development will enhance biodiversity, which is not the case and the statement needs to be re-written with careful consideration. The impression that habitats can be created by human intervention alone is to deny the value of the natural processes that shape most of our landscape.

The guide fails to establish the difference between the importance of long established habitats which are much richer in biodiversity than man made habitats. An example of this is reflected in the selection of species for boundaries; three out of six are not native. The guide needs to be re-written to match the plan and SAE and meet the demands placed by large scale developments.

River Tay SAC Advice for Developers

This guide omits to mention such important issues as possible requirements for an Environmental Impact Assessment, mainly because the scale of the operation the guide aims to cover is not made clear. The guide is not written in plain English and is difficult to follow.

Alistair Godfrey 9.4.12

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

Name	Frank Moisey
Address and Postcode	Briarwood, Whitelea Road, Burrelton, Blairgowrie PH13 9NY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	H16 and H17	or			
Chapter	5.11	Page no.	99-100	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 application of Policies outlined in chapter 3 to settlement detailed in 5.11.

The Local Development Plan (LDP) as published suggests that provision be made for the building of 120 houses on sites H16 and H17 in chapter 5,11. In MIR site assessments these had previously labelled Sites 230 and 240 respectively. This would be in addition to the 24 affordable houses (not listed in the plan) still to be built in Drummond Grove previously identified as Site 241 in the site assessments. Making a total of 144 houses. The infrastructure within the village will not be able to cope with this level of development. Any development should be made at Low density (5/ha) than that proposed - medium density (20/ha)

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

The analysis provided by the council's own assessment team in the Main Issues Report (MIR) of the site H16, questions if the site should be developed at a density the proposed plan authors suggest, in that 'The large size of the site means it will inevitably have an adverse effect on the landscape character type, and the village would lose some of its rural farmland setting.' H16 should be scaled back to VH17 (2004). How the current proposal meets Placemaking Policies: PM1A and PM1B I do not know. Increasing the population by at least 50% through one development without improving and complementing existing village amenities to encourage a sense of belonging to the place, will in my view not meet para 3.2.3 main objectives that of creating a sustainable community- it will not make the village a desirable and attractive place in which to live. The current village will not be able to seamlessly adsorb such a development. The sites were initially considered suitable only for Low density housing (ALT H10 & ALT H15 in PALP) – so that the character of the village and surrounding area would not be destroyed. So why now is the proposed plan wanting to more than quadruple the number and so destroy the character of the village. To the question: 'Could the site be developed in a way which will not adversely affect the key characteristics of the Landscape Character type?' the site assessment made by the council stated: 'Only if the site is developed at a low density and designed to be in keeping with the surrounding dwellings as well as being sympathetic to the agricultural landscape.'

The proposals for site H16 are also not supported by Policy RD1 in that: (a) It extends well beyond infill and would be at a far greater density than its environs. (c) It will not improve the character of the village. (e) It may however improve educational facilities as a new school development would be required due solely to the scale of development. It would only improve community facilities if the school development doubled up as an open local community centre similar to that with the Auchterarder community school development. Access to H16: As far as Access is concerned the Council's Roads department concluded: 'There is limited access to the site. It can only be accessed from Whitelea Road to the south of the site. Whitelea Road itself could only accommodate a limited amount of traffic and therefore the proposal for low density (with community space incorporated) would be more appropriate in this case'.

Whitelea road cannot cope currently with the weight of traffic it carries as the road edges and verges are continually eroded by commercial traffic, an extra load from 100 extra houses would be unsustainable.

Access to H17 was initially via Church Road. This was considered unsuitable. and so now access is proposed via Cameron Walk. At a low density of housing the narrow access road may be able to cope, but I doubt if this will be the case if the site is developed at Medium Density.

The H16 site assessment indicated that there was no risk from flooding. On the site in question this may be so. However as we all know, water only flows downhill and most of the surface water, which would drain rapidly in a developed site compared with filtering through the soil profile and so would end up in Wellsies and Burrelton Burns and therefore exacerbate the current flash flooding and sewage backflow problems, which occur 2 or 3 times a year in the properties of Altnashiel and Midway House.

The flooding risk is noted however, in the individual assessment of site H17. One cannot consider sites within a catchment area - whether this be precipitation or traffic related, separately.

Concerning Policy TA1B All development proposals that involve significant travel generation should be well served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, in addition to cars. The aim of all development should be to reduce travel demand by car and so mitigate climate change brought on by exhaust emissions.

How does the provision of building land in village centres with little or no employment land or community facilities square with this. One bus per hour to Perth or Dundee is not what I would call being well served by public transport. The proposed plan should look at the whole as well as specific sites in our county.

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

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

Name	Frank Moisey
Address and Postcode	Briarwood, Whitelea Road, Burrelton, Blairgowrie PH13 9NY
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.	Policy PM1C	or
Site ref.		or
Chapter	as applied to Chapter 5.11	Page no. 99 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.

For larger developments (100 houses or more within a community in total, or sites greater than 10 ha) the main aim is to create a sustainable neighbourhood with its own sense of identity. Neighbourhoods should seek to meet the key needs of the residents or businesses within or adjacent to the neighbourhood, ie local shopping, recreation, recycling etc. In most cases this will best be achieved by the development of a masterplan.

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

For the majority of settlements out with the Perth Core Area within the PKC boundary an increase of 100 houses within a community, whether this is on one site or on multiple sites within a community, would have a considerable impact on a community. Often the community facilities will not be able to cope and would thus require renewing/upgrading.

This change would allow for the aims of Policy PM3 to be broadened to the wider community. Where the cumulative impact of new developments exacerbate a current or generate a future need for additional infrastructure provision or community facilities, such as new school facilities or a community hall.

Contributions should be sought for, to assist the community to generate a sense of belonging,

This could be done by:

- (a) the provision of on-site facilities necessary in the interests of comprehensive planning; and/or
- (b) the provision, or improvement of, off-site facilities and infrastructure where existing facilities or infrastructure will be placed under additional pressure.

In the case of Burrelton/Woodside this would allow for contributions to be channelled into a Community facility based on an upgraded/new school for use out-with school hours. The current village hall is a health and safety hazard and not fit for purpose. This would then go some way to reducing the need to travel to distant centres with the concomitant mitigation of adverse climate change. It would also engender a vibrant community.

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Name	Frank Moisey
Address and Postcode	Briarwood, Whitelea Road, Burrelton, Blairgowrie PH13 9NY
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

Policy ref.	<input type="text"/>	or	
Site ref.	<input type="text"/>	or	
Chapter	<input type="text" value="5.1.17 and those listed."/>	Page no. <input type="text" value="70"/>	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 Embargo should be firmed up such that the Cross Tay Link Road is a completed project before any development is allowed for further housing for sites of 10 or more out-with Perth on the A93 & A94 corridors. This would apply to:
 5.6.3 Balbeggie; 5.11.3 Burrelton/Woodside; 5.15.3 Damside/Saucher; 5.22.3 Guildtown
 5.27.3 Kinrossie; 5.31.3 Perth Airport; 5.33.3 Scone and 5.37.3 Wolfhill.

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

Were there to be supply chain problems with the CTRLR project or budget moved elsewhere with the knock on effect would be that the project would stall. With such a large project and the reliance of new building on an improved transport infrastructure, it would seem to me that the conditions of the embargo mentioned in 5.1.17 (1) namely:
 'To prevent the reduction in air quality and increased congestion in the Bridgend area of Perth there will be an embargo on planning consents for further housing for sites of 10 or more outwith Perth on the A93 & A94 corridors, until such time as the construction of the Cross Tay Link Road is a committed project. The embargo will not apply to brownfield sites.'

should be firmed up. Such that only when the Cross Tay Link Road is a completed project would any development be allowed for further housing for sites of 10 or more out-with Perth on the A93 & A94 corridors.

The planner I met at the Meigle open event informed me that, a committed project is defined as one that has budget allocated to it. However budgets do get re-aligned on occasion. One only has to look at the £50m realignment that saw Scottish Water benefit at the expense of the improvements in the Caledonian Sleeper service.

So rather than being left with no bridge, which could happen due to a financial manoeuvre removing budget from a 'COMMITTED PROJECT', and a mass of developments north east of the Tay, which have commenced due to a budget being committed to the CTRLR. Enforcing a wait would ensure that the infrastructure would be capable of handling the increase in traffic, which out of Perth developments would generate.

This would mean that air quality in Bridgend and consequently its' residents would not suffer.

This may delay construction on certain sites identified in the Proposed Local Plan: 5.6.3 Balbeggie; 5.11.3 Burrelton/Woodside, 5.15.3 Damside/Saucher, 5.22.3 Guildtown, 5.27.3 Kinrossie, 5.31.3 Perth Airport, 5.33.3 Scone and 5.37.3 Wolfhill.

However this is a small price to pay, as postponing development in these areas would at least prevent the air quality in Bridgend from deteriorating even further and thus stem the increase of respiratory conditions, such as Chronic Obstructive Pulmonary Disorder which could follow should the CTRLR project stall.

The personal costs of such debilitating conditions are devastating. It would be better that the legacy of the CTRLR be a positive one– especially on the health of the residents of Bridgend.

Waiting for the transport infrastructure to complete (CTRLR) would ensure that the inequalities in health experienced by residents of Bridgend for so long, are not exacerbated further by some unforeseen delays in CTRLR construction, whilst housing projects along the A93/A94 corridor do complete and increase the burden on Bridgend further.

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Address and Postcode	Briarwood, Whitelea Road, Burrelton, Blairgowrie PH13 9NY
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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.	Extensions to village packet sites 238, 239 and land at the end of Manse Road	or			
Chapter	5.11	Page no.	99-100	Paragraph no.	<input type="text"/>

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

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

I would like to see the application of Policies ER5 and RD1 to Burrelton/Woodside such that unlabeled extensions to the village packet along Manse Road and Whitelea Road are removed from the plan.

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

The Policy ER5 states 'Outside the identified settlements development on prime agricultural land will not be permitted unless it is necessary to meet a specific established need such as a major infrastructure proposal and there is no other suitable site available on non prime land.'

So why propose extension of village into Prime agricultural land through random realignments of the current adopted local plan. The land along Whitelea road formed sites 238 and 239 of the MIR site assessments for Burrelton/Woodside. The land along Manse Road was not delineated.

In the MIR the site 238 is described as: 'Site is in agricultural use. It is part of a larger open field although fenced off as a paddock.'

Under the assessment topic: Existing Site Use(s) and Planning History, the notes on show that: 'the site is currently fenced off and is home to some domestic animals, however is defined as prime agricultural land although it does not appear to be actively being used for this. It lies on the south west boundary of Burrelton/Woodside settlement as defined in the PALP.'

Enclosures in the agricultural revolution were set to increase food production and improve the rural economy – Now it appears they are being used for making selected areas non-viable, agriculturally speaking, and so by subterfuge allow ribbon development. This should not be allowed to happen or it brings the whole planning system into disrepute.

The adjoining area to site 238, namely Site 239 in the MIR site assessments reports states that: The site is in agricultural use and forms part of a larger field. The existing uses are described as: Site currently lies outwith (but close to) the settlement of Burrelton as defined by the PALP. The site is currently used for agricultural purposes and is prime agricultural land. There have been no previous planning applications submitted for the site.

The area North east of the village – next to Manse Road which now appears to be included in the Village packet as well. It does not even warrant comment in the MIR site assessments, but it too is prime agricultural land as defined by the Macaulay Institute. This adhoc extension of the village packet should not be allowed and so safeguard the landscape and the structure of the village and its community.

None of the sites appear to be infilling space within the village and so are not supported by policy RD1, namely that generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

(a) Infill residential development of a similar density to its environs.

Also none of the three areas, all on prime agricultural land, appear to be necessary to meet a specific established need such as a major infrastructure proposal where there is no other suitable site available on non prime land. They should be removed from the plan and therefore not breach the village edge.

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RECEIVED

04 APR 2012

Hill House
Beech Hill Rd
Coupar Angus
PH13 9AZ

2nd April 2012

Director of Planning (Local Development Plan)
Perth and Kinross Council
Pullar House
35 Kinnoull St
Perth
PH1 5GD

Dear Sir or Madam,

Proposed change of designation of land 70 metres west of 'Highfield', Beech Hill Rd, Coupar Angus

We refer to the proposed change of designation of the above land in the Draft Local Plan (to be included within the Settlement boundary of Coupar Angus). I have also attached an OS map highlighting the land in question in orange.

We find this proposed change incomprehensible in view of the Council's resolute opposition to development of this field for housing over many years, especially as we understand it is in response to a single request. We assume this to be from the proposed developer behind the current planning application to build houses in the field. The consistent opposition of all adjacent parties – a unanimous 'request' NOT to change the designation and open the door for development, if you like – should therefore be taken as read.

In summary, the land is unsuitable for redesignation for the following reasons:

- a) Although the land has been designated as agricultural for many years the current owner has chosen not to use the land for these purposes (despite offers) and has instead made several applications for planning permission to build houses (all of which have been refused). We therefore don't see any reason why the land should be redesignated as within the settlement boundary on the basis of a single request from a developer acting on behalf of the current owner.
- b) Access can only be via Beech Hill Rd which is quite unsuitable to take more traffic. Not only is it narrow and flanked by mature stone walls or steep grass verge (with no scope for a footpath) along its entire length, but there is a very bad junction with Bogside Rd, again with no scope for improvement. At the north end, an awkward turn into the field, flanked by retaining walls, makes access difficult. Beech Hill Rd is also steep and every winter vehicles regularly get stuck, effectively blocking the road.
- c) Any development on this land will adversely affect the environment. The last house to be built in the vicinity (Hill House, approximately 16 years ago) was – after extensive consultation with the planners - deliberately located to the south of a notional (but visually significant) 'building line' extending from 'Puddledub' to

'Highfield', has a backdrop of mature trees and no visible outbuildings. The proposed removal of part of this 'green belt' - designated agricultural - to the south of the A923 therefore seems illogical.

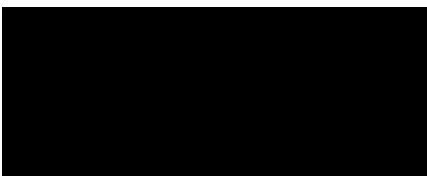
The Council's refusal notice for the last planning application for this field (dated 30th June 2010) highlighted the visual prominence of the site.

Any house(s) – and their garages/sheds etc – to the north of this line will be visually obtrusive and out of sympathy with the character of Beech Hill – seen from as far away as the Couttie Bridge, Bendochy and beyond – which is an integral part of this attractive approach to the town from the north.

- d) The easternmost part of the field, to the north of Hill House, contains the soakaway from that property's septic tank (this was with the full agreement and permission of the current owner of the land). This fact, together with the 'cut' required for an access road at an acceptable gradient effectively rules out any housing or drainage development in the eastern part of the field.
- e) As mains gas and drainage services are, as far as we're aware, not available at present, private drainage arrangements would be required which are onerous in terms of distance to boundaries with other properties.
- f) As the Council's refusal notice for the last planning application (30th June 2010) clearly states, "sufficient alternative sites exist elsewhere within Coupar Angus" and the demand for private housing will surely be less for the foreseeable future than it was in 2010.
- g) The land is of archaeological interest as stated in the letter from Perth and Kinross Heritage Trust dated 10th June 2010 who were consulted by the Council at the time of the last planning application.

We trust these objections will be fully taken into account and the land status will remain as agricultural in the final Local Plan.

Yours Faithfully



Mr and Mrs N Roche

Coupar Angus



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Scale:
← 1:11,000



Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Paul Esparon"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Takamaka"/>
Address 2	<input type="text" value="Drunzie"/>
Address 3	<input type="text" value="Glenfarg"/>
Postcode: *	<input type="text" value="PH2 9PE"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text" value="H54 Scotlandwell"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.17 Scotlandwell/Kilmagadwood - Paragraph 7.17.4

I support the Perth and Kinross planning department in allocating H54 site, Scotlandwell, Kinross Local Development Plan, as potential housing site as it is outside the old area of great landscape value.

From: P ELY [REDACTED]
Sent: 02 April 2012 20:44
To: TES Development Plan - Generic Email Account
Subject: Local Plan Kenmore
Follow Up Flag: Follow up
Flag Status: Green

I refer to letter dated 26 Jan 2012 from Brenda Murray re Proposal of Development at East of Kenmore School.

The description of and background to the proposal has errors within it. In particular references to recreation ground, club house...

However assuming the attached plan represents the area ie H42 in the Proposed Local Plan then the observations we would make are:

No objections if it is all affordable housing and is suitable for families and targeted towards local needs, in the main.

The design etc is sympathetic to the school and Taymouth Drive.

A development like that recently built in Grantully would appear appropriate.

Peter Ely
Christine Sofflet

27 Taymouth Drive
Kenmore

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Laurie"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Takamaka"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="PH2 9PE"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.17 Scotlandwell/Kilmagadwood - Paragraph 7.17.4

It is good to see that the planning department has allocated, H54 Scotlandwell, as a potential housing site as it is outside the environmentally sensitive Loch Leven Cathcment Area.

Laurie Esparon
Takamaka
Drunzie
Glenfarg
Perthshire
PH2 9PE

Your Details

An asterisk (*) indicates a required field.

Your Name: *	<input type="text" value="Alex Pritchard"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="Marwood"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="KY13 0UH"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value="REDACTED"/>
Site Name:	<input type="text"/>

Contact Person: ☒ Me ☐ My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.7 Crook of Devon

I strongly support the settlement boundary for Crook of Devon as it excludes the Monarch Deer Farm on Naemoor Road as a residential development site and identifies it outwith the village settlement boundary. I believe that the Deer Farm should remain outwith the village settlement boundary as Crook of Devon has been overdeveloped, development here would increase traffic congestion and commuting and there is insufficient infrastructure to cope with this scale of development.

7 Kinross-shire Area Spatial Strategy - 7.15 Powmill - Paragraph 7.15.3

I understand that the school at Fossoway is to be expanded to accommodate new housing at Powmill. I consider that a new school in Powmill should be provided if Powmill is to increase to this size. It could then also accommodate pupils from Blairgone. This would encourage healthier lifestyles by enabling pupils from Powmill to walk to school and would foster community spirit. It would also avoid large scale expansion of Fossoway where there is already a serious safety issue with vehicle access.

3 Policies - 3.7 Community Facilities, Sport and Recreation - Paragraph 3.7.5

I consider that where open space currently exists that it should be retained

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

Name	SUSAN GARDNER		
Address and Postcode	CALA SONA FEARNAN PH15 2PG		
Telephone no.	[REDACTED]		
Email address	[REDACTED]		

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

2. Which document are you making a representation on?

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

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

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

Policy ref.	<input type="text"/>			or	
Site ref.	H41 (Fearnan)			or	
Chapter	6.13	Page no.	179 -180	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.

Remove site H41 from the Plan and replace it with Tomdarroch, the site on Quarry Road used as an unofficial vehicle scrap yard, as the area zoned for housing development in Fearnan. Redraw the settlement boundary to exclude H41 and so retain the current shape of the village.

Change the designation of the Quarry from 'employment' to 'housing use' or 'agricultural use'.

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

(1) Replacement of Site H41 with Tomdarroch.

Site H41 is inappropriate as it would both use agricultural land and expand the village at its northern end, and could open the door to 'ribbon' development in adjacent fields towards Easter Auchtar.

The use of Tomdarroch as an unofficial vehicle scrap yard is unsightly, is not in keeping with the character of the village, and is a potential environmental hazard. Its use in this way has been a contentious issue for a considerable time, and it has been the subject of complaints and enforcement orders.

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also
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REPRESENTATIONS ON THE PERTH AND KINROSS LOCAL DEVELOPMENT PLAN

from
Dr Robert Walker

SECTION 3.11 ENVIRONMENTAL PROTECTION AND PUBLIC SAFETY

Section 3.11.10

Policy EP8: Noise Pollution

Though the principles in this policy have the best of intentions, the LDP fails to substantiate them with meaningful detail. PAN 1/2011 Planning and Noise indicates the measures which could be considered. The plan should support supplementary guidance for preventing and limiting the adverse effects of noise pollution created by present and future developments either within the document or subsequently.

KINROSS-SHIRE AREA SPATIAL STRATEGY

7.1.1 Introduction

A surprising omission from the Kinross-shire Area section is the disused airfield at Balado, which I have commented on here because it has a wider impact than its immediate locality, and as no other sub-section seems suitable for such an observation.

The current uses and future of this site need considering because it already has had recent re-approval for a Change of Land Use to Class 11 (Assembly and Leisure) plus motor vehicle and sports and funfairs (01289/FLM). The most notable of these activities is T in the Park, which economically affects the whole of the county, and impacts on the amenity of residents close by but hardly at all on those further away these days. Most other activities are confined to the site, with one exception, microlight flights.

Noise pollution from microlight flights has increased from being unnoticeable a decade ago to decidedly irritating in recent years. Not only are residents in the immediate vicinity affected but also those in Kinross (especially in the west) and Milnathort by the regularity and noise of the flights. The level of activity presumably is related to the coming of the training school approximately four years ago, and results from trainees, 'qualified' pilots, and the operators maintaining microlights.

No limit appears to have been applied to the amount of flying which can occur. With an intensification of usage and the approval of ancillary facilities such as the hangarage with offices and pilot amenities (09/01548) it will be harder for the planning authority to limit or prevent the effects of noise as per PAN 1/2011 Planning and Noise (paragraph 1).

Two issues are raised as a result:

- 1] specifically, noise pollution from microlight flying and other uses could be addressed by the Local Development Plan through supplementary guidance as suggested in my representation for EP8;
- 2] more generally, what should become of such a large site as this disused airfield / brownfield site, and how would the Kinross-shire public be affected?

7.2.15 Opportunity Site 10 - Market Park

The LDP's recognition that that the Market Park contributes to the setting of Kinross is welcome. No other building or feature along The Muirs or the High Street helps distinguish the townscape of Kinross Conservation Area from that of any other small burgh or village; (Kinross House and grounds though special are not prominent).

Support for a prestigious, tourism development should be withdrawn, because the site is too important for the aforementioned reason, and an alternative location does exist (see my comment on Opportunity Site 13).

7.1.5 Opportunity Site 13 Scottish Motor Auctions

An alternative to Class 4 Business Units to provide employment could be a tourism development in this location, possibly along with using the adjacent land at the Pier if a site can be assembled. Such a development could exploit the attractiveness of Loch Leven, as did the visitor attraction proposed in the Kirkgate in the late 1990's; the consultant's proposal seemed interesting, relevant and feasible in my opinion based on my research on the demand for visitor attractions. Having recently visited the Eden Centre in Cornwall, one realises what can be done to put Kinross-shire on the tourist map.

Dr Robert Walker

5 Seaforth Drive,
Kinross
KY13 8D

09/04/2012

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

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

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

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

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

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

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

Name	Fiona Ballantyne
Address and Postcode	Cairstonia, Fearnan PH15 2PQ
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.	H41 (Fearnan)	or			
Chapter	6.13	Page no.	179-180	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.

Remove site H41 from the Plan and replace it with Tomdarroch, the site on Quarry Road used as an unofficial vehicle scrap yard, as the area zoned for housing development in Fearnan. Redraw the settlement boundary to exclude H41 and so retain the current shape of the village.

Change the designation of the Quarry from 'employment' to 'housing use' or 'agricultural use'.

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

(1) Replacement of Site H41 with Tomdarroch.

Site H41 is inappropriate as it would both use agricultural land and expand the village at its northern end, and could open the door to 'ribbon' development in adjacent fields towards Easter Auchtar.

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

Name	ALISTAIR HALDEN
Address and Postcode	BURNSIDE FEARNAN PH15 2 PQ
Telephone no.	[REDACTED]
Email address	—

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

2. Which document are you making a representation on?

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