

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

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

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

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

Name	Pete Rawcliffe
Address and Postcode	Alma Cottage, West Brougham Street, Stanley, PH1 4NH
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"/> x	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.	Stanley - policy and housing site allocations	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 ☐ Yes ☐ No**Or**Would you like to see a change to the Plan ☐ Yes ☐ No Please state this change.

The finalised needs to provide more detail on the phasing of the proposed development. It should indicate that 150 houses that can be built before 2024 is a maximum and includes the circa 75 houses that already have planning permission in the village. It should also state that site preparation and building works should not start on any of the sites until building has stopped on the sites currently with permission for housing development. The finalised plan should also provide greater clarity on 1) the topics to be covered in the master plan, 2) the process for its preparation, including timing, who should be involved in developing the plan and signing it off and on the need for proper and effective community consultation on it and 3) the responsibility for implementation and funding of it.

Please include the reason for supporting the Plan ☐ Yes ☐ No requesting a change.

In relation to Stanley, the draft plan lacks strategic rationale and vision. It suggests that as a principal settlement identified in the Tayplan, 300 houses should be allocated to the village. Despite this significant growth of circa 30% in the number of houses and some 50% in population, all planning matters concerning the land-use and transport considerations are neatly parked for consideration at some time in the future.

At present, Stanley is a distinct and unique village with a strong cultural heritage and unique identity. To keep it this way requires a careful approach to development, especially given its inclusion in the Perth core area. The lack of detail in relation to Stanley in the draft plan is therefore extremely unhelpful and needs to be addressed in the finalised local plan.

Further detail on these two points is provided in the attached document to this form

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.

### **Additional comments from Pete Rawcliffe, Alma Cottage, West Brougham Street Stanley**

In relation to Stanley, the draft plan lacks strategic rationale and vision. It suggests that as a principal settlement identified in the Tayplan, 300 houses should be allocated to the village. Despite this significant growth of circa 30% in the number of houses and some 50% in population, all planning matters concerning the land-use and transport considerations are neatly parked for consideration at some time in the future.

At present, Stanley is a distinct and unique village with a strong cultural heritage and unique identity. To keep it this way requires a careful approach to development. The lack of detail in relation to Stanley in the draft plan is therefore extremely unhelpful and needs to be addressed in the finalised local plan as follows.

#### **Housing Allocation and phasing**

1. The finalised local plan should confirm that the 300 houses are a maximum, and that this number includes the circa 75 houses which already have, or nearly have, planning permission in the village.
2. The finalised local plan should confirm that the housing should be phased, so that each site is developed in its entirety before the next is started. In practice, this means that 'phase one' should consist of the agreed development of H31 and H33. Only when building on these sites has been completed should any of the other sites be considered.

#### **Land for Employment**

3. No provision has been made in the draft plan for local business/employment use. The draft refers to "the need to identify and provide 1ha of employment land" with no further detail. The finalised local plan should show where this is to be situated within the village and provision of this land should be a pre requisite of allowing such large scale development within Stanley in order to follow the policy of *sustainable* development.

#### **Master Plan**

4. The finalised local plan should confirm that a master plan for the village should be developed before to any other sites apart from H33 and H33 are developed.
5. The finalised local plan should confirm that a steering group for preparing the master plan should be established which includes representatives of the Community Council and the Development Trust. Development of the master plan should be community led and subject to full community consultation paid for by the developers and overseen by a community-led steering group.
6. The finalised local plan should confirm that the master plan will only be approved by Perth & Kinross Council if the Community Council and the Development Trust support it
7. The finalised local plan should confirm that the master plan should identify open space provision, play facilities, paths and community facilities that are needed along with an agreed timescale for their development. It should also set out the comprehensive landscape plan for the village, together with improvements to road layout and design that

will be essential to cater for increased volumes of traffic associated with these developments.

8. The finalised local plan should confirm that all reasonable costs associated with implementation of the master plan will be met from developer contributions, as per council policy. For community related facilities including buildings, open space, play facilities and paths, the Development Trust should be the appropriate body to administer these agreed developer contributions on behalf of the community.
9. Provision, including funding, of enhanced community facilities (and additional provision for schooling and health) must be in place prior to any development other than H31 and H33 being approved.

#### **Transport and Travel considerations**

10. The finalised local plan should confirm that transport infrastructure will be improved before other sites in the village are developed other than H31 and H33. Such measures should include implementation of the core path/cycle way between Stanley and Luncarty. A 40 mph speed limit should also be put in place on the road between Stanley and Luncarty.
11. The finalised local plan should confirm that the development of other sites in the village is dependent on a grade separated junction being put in place on the A9 Tullybelton-Stanley junction – as per the recent consultation from Transport Scotland.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="Tom 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" value=""/>
Email Address: *	<input type="text" value=""/>
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 Kinross Local Development Plan officer for including site H54, Scotlandwell, as a potential housing site as it is a natural extension of the Village.

Tom Esparon  
Perthshire

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Name	Archial
Address and Postcode	3 Bon Accord Crescent, Aberdeen, AB11 6XH
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

Policy ref.	Policy EP4	or
Site ref.		or
Chapter	3 - Policies	Page no. 54 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.

Insert the following wording into the policy - "In determining planning applications for development within consultation zones for hazardous installations, the council will consult with and take full account of advice from the facility's operators and owners and will seek to ensure that any risk to people's safety is not increased.

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

Best practice recommended by the HSE indicates that councils should consult with pipeline operators on each planning application which is received. To support this approach to best practice, the wording of the policy should be amended as described above. This approach has been accepted by Scottish Government Reporters and other councils along the route of the BP Forties Pipeline.

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

Policy ref.				or	
Site ref.	5.6 Balbeggie			or	
Chapter	5	Page no.	89	Paragraph no.	5.6.3



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

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

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

A pipeline consultation zone runs to the south-east of Balbeggie. At the time of the Main Issues Report a site was promoted to the south-east of the village. This site was for 100 houses and lay within the middle zone, as set out in the PAHDI guidelines. Within the middle zone, the HSE are likely to object to development under 2 sets of circumstances. Firstly for proposals of more than 30 units and secondly where the density of development is more than 40 units to the hectare. Given that the allocation of any additional land on the eastern side of the village is likely to result in an objection from the HSE. The current proposals for development on the west side of Balbeggie are supported.

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

Policy ref.				or	
Site ref.	H15 - Oudenarde			or	
Chapter	5	Page no.	95	Paragraph no.	5.10.3

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.

Under "Infrastructure Considerations", included in paragraph 5.10.3 - insert reference to the presence of the pipeline corridor to the south west, which encroaches onto Site H15.

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

The south eastern edge of the site H15 is conterminous with the route of the pipeline, which means that parts of the application fall within the inner, middle and outer zones of the PAHDI regulations. This proximity to the pipeline will have a major bearing on the content of the development which should be permitted within site H15. No housing should be permitted within the inner pipeline consultation zone, which equates to a distance of 110 metres from the south of the eastern boundary. Moreover a restriction on the number and density of dwellings within the inner zone (up to 380 metres from the pipeline) should also be imposed.

The presence of the pipeline in relation to the site H13 should not prevent its development, however given the significant infrastructure constraint which is imposed by its presence, it is recommended that this matter be referred to in paragraph 5.10.3.

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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.		or
Site ref.	H23 - Glenfarg	or
Chapter	5	Page no. 118 Paragraph no. 5.21.3

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.

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

It is noted that site H23 Duncrieve Road has been carried forward from the local plan, and that the number of units has been limited to 33, based upon a recommendation from the HSE. It is also noted that paragraph 5.21.3 - Infrastructure Contributions, includes a reference to the fact that the site lies within the HSE pipeline consultation zone.

The limitation in the number of units based upon the comments of the HSE is supported, as is the reference to the presence of the HSE pipeline consultation zone.

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

Policy ref.				or	
Site ref.	7.2 Kinross & Milnathort			or	
Chapter	7	Page no.	202	Paragraph no.	7.2.3



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.

Propose the insertion of the following text into paragraph 7.2.3 Infrastructure Considerations.

"The north western periphery of the town lies within the HSE pipeline consultation zone."

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

Sites H48 and H49 lie on the edge of the pipeline consultation zone, and they include indicative landscaping to ensure compliance with the HSE's PAHDI guidelines. It is considered helpful to potential developers of these sites to include reference to the presence of the pipeline.

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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"/> H48 - Milnathort			or	
Chapter	<input type="text"/> 7	Page no.	<input type="text"/> 205	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.

Site 48 is allocated for 40 units and includes indicative landscaping along the edge of the site, adjacent to the dual carriageway. The retention of this indicative landscaping is supported as it corresponds with the pipeline consultation zone.

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Policy ref.	<input type="text"/>	or
Site ref.	H49 - Milnathort	or
Chapter	7	Page no. 206 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.

Site H49 is allocated for 50 units and includes indicative landscaping along the edge of the site adjacent to the dual carriageway. The retention of this indicative landscaping is supported as it corresponds with the pipeline consultation zone.

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

Name	Archial
Address and Postcode	3 Bon Accord Crescent, Aberdeen, AB11 6XH
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.	H52 Hattonburn			or	
Chapter	7	Page no.	222	Paragraph no.	7.11.3

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.

Support the insertion of the following sentence within paragraph 7.11.3 - Infrastructure Considerations:

"The village is within the HSE pipeline consultation zone."

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

Site S52 is identified as being suitable for residential purposes, through a conversion and the erection of no more than 20 units, with the total number not to exceed 30. It is anticipated that this limitation has been made to ensure compliance with the HSE's PAHDI guidelines, and this element of the allocation is supported.

It is suggested that further clarity could be provided through the insertion of the suggested change, to further highlight the presence of the pipeline to potential developers.

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**

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

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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.				or	
Site ref.	9.14 Meikle			or	
Chapter	9	Page no.	301	Paragraph no.	9.14.3



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.

Insert reference to the presence of a HSE constraint in the form of a pipeline to the south of site H69 in paragraph 9.14.3 "Infrastructure Considerations".

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

Site H69 - Forfar Road is identified for 50 units as part of phase 1. Under the site specific developer requirements, it is stated that access to phase 2 should be provided to the south of the site. Development to the south of site H69 has the potential to encroach into the pipeline consultation corridor. Given the proximity of the pipeline, part of the site may fall under the HSE's middle zone, and depending upon the number of units which are proposed, could result in an objection from the HSE. In an effort to provide future warning to potential developers, it is suggested that reference be made to the presence of the pipeline under paragraph 9.14.3.

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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.	Spatial Strategy Maps			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.

Support the retention of the pipeline corridors in the spatial strategy maps.

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