

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

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

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

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

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

Name	Stuart Middleton
Address and Postcode	11 Perth Road, Milnathort, KY13 9XU
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.	7.2 Kinross and Milnathort	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.

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

If there is a requirement for new housing in the Kinross area, then the proposed plan would seem to be the best use of space.

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	Lee Oliver
Address and Postcode	9 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: ☐

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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.	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 wish to state objection to the proposal to designate site E25 as employment land for the reasons outlined below. The previously outlined proposal to have this land on the site at North-west Kirkton is far more preferable.

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

(i). This site is not within the Auchterarder Framework Development Area / settlement boundary. By seeking to designate this land the Council is going against it's own stated intention to 'maintain a separation distance between the town and the A9 trunk road'. The Council has attempted to maintain the settlement boundary to this effect in the south of Auchterarder (where the effect is arguably minimal) but has chosen not to extend the same consideration to the residents at the north end of the town where the impact is potentially significant.

(ii). The development of this site will have a significant impact on the visual outlook and quality of life of a significant number of people in Strand Court, Garth Terrace and Ruthven Park as residence here is largely in flats with a relatively high population density. Many properties directly overlook site E25.

(iii). The proposed plan offers no persuasive argument for the change in the siting of employment land from the site at north-west Kirkton to site E25.

- I don't see any reason why site E25 would be 'deliverable earlier' and even so this hardly seems a key consideration given that the delivery of employment land is intended to coincide with increased residential development and the continued availability of other sites within the Strathearn area (e.g. the still unfilled employment land at Aberuthven).

- The assertion that site E25 would have less visual impact appears subjective with no real evidence offered to back this up. The development of site E25 in many ways would have a greater visual impact on those entering the town from the Aberuthven end. In terms of visual impact on local residents development of site E25 would have a massive impact on the residents of Strand Court, Garth Terrace and Ruthven Park.

- The 'larger developable area' is reduced by the need not to develop too closely to the Waste Water Treatment Works and maintain the green buffer along the Ruthven Water, and in addition I would hope by a need not to develop too closely to residential properties immediately adjoining the site. When considered fully the site may in fact offer very little extra area in comparison with the site at North-west Kirkton.

(iv). It is fully recognised in the proposed plan that moving the site of employment land to site E25 would free up land for developers to deliver an increased number of houses but that these are not required in the lifetime of the plan. The potential for increased developer profits should therefore not be considered ahead of the needs of the plan or the quality of life of those who live close to or adjoining site E25.

(v). At this stage in the planning process consideration should not be given to a potential transport / distribution company having better access to the A9 through the designation of site E25.

In summary the development of site E25 offers no significant advantage to the previously selected site in North-west Kirkton but has a far greater immediate and long term impact on local residents and potentially on the integrity of Auchterarder as a settlement in the long term. While I recognise the need for employment land within or close to Auchterarder and the wish of most local people to see this, I would ask that the Council and Scottish Government to carefully consider the wishes of those living close to site E25 when making a decision on the proposed designation of this 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**

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## BLAIRGOWRIE AND RATTRAY COMMUNITY COUNCIL

### **Local Development Plan Blairgowrie & Rattray**

**Blairgowrie & Rattray Community Council - March 2012**

Having studied the Development Plan in detail and having taken soundings from the people of the Blairgowrie & Rattray Communities, these are the comments of the Blairgowrie & Rattray Community Council.

#### **Housing Provision:**

It is accepted that this Community should take its share of the additional housing provision in Perth & Kinross. However with over 600 new houses being proposed, the Community feels that it will be taking far more than its fair share. Furthermore, the addition of 600 new homes on the periphery of the Town will bring various infrastructure and supply problems. We do not think that 600 new homes on the periphery of this Community will contribute to the regeneration of our Town. We think that such homes will be used by commuters, travelling elsewhere to work and to shop. However these commuters will still demand to use all the vital local services such as schools, doctors and dentists, many of which are currently at full capacity.

Recommendation: P&KC should reduce the number of houses proposed for this area.

#### **Affordable Housing:**

The type of houses built on periphery green field sites are likely to be sold as “executive” style housing, despite the Councils policy of 25% affordable homes. There are recent examples, in the case of the Miller Homes site on the Coupar Angus Road and the Springfield Development adjacent to Rattray School, where none of the housing can be considered “affordable”. It should be considered that people who need affordable housing often cannot afford a car. It therefore follows, that to build affordable housing on less accessible parts of the town will not appeal to this market. However these sites will appeal to richer and more mobile families. According to recent Press reports, this Community is desperately short of affordable housing. The plan does not explain how families who need affordable housing will be accommodated. These families will need to be close to the jobs, shops and services they require, which are in the Town centre. The Town centre is in need of regeneration and the existing shops need the support of local people who live nearby. It is feared that people dwelling in new housing on the periphery of the town will either drive to Tesco or to the other larger shopping towns such as Perth, Dundee and Edinburgh. People dwelling in affordable housing near the centre of Town are much more likely to support local businesses and retailers.

2.

The Community Council would therefore urge the Council to consider using existing brown field, empty and derelict sites in the Town before any green field sites are given over to development.

Recommendation: P&KC to make provision for more affordable housing in and around the Town centre using existing vacant and brown field site thus meeting their future target for new homes.

### **Conservation Area & Listed Buildings:**

In order to facilitate the development of such Town centre sites, it must be made easier and more attractive for potential Developers to consider them. The problem facing Developers is that most of these sites are either covered by the Conservation Area, are Listed Buildings or are both. Therefore this Community Council proposes that the Conservation Area status is withdrawn completely and planning restrictions lifted on the Listed and now derelict buildings within the town. Existing Planning regulation would compensate for the withdrawal of these restrictions as any application would be required to complete the already rigorous Council Planning processes. Developers should be encouraged and incentivised to consider our Town centre sites and discouraged from considering green field sites. This will negate the need to bring such sites into the equation at all.

Recommendation: P&KC should revoke the Conservation Area within the Town and lift Planning restrictions on empty, disused and derelict buildings within the Old Town.

### **Provision for New Housing:**

The Community Council understands that provision must be made for new housing in and around this Community and so accepts the proposal to develop H64 (and to a lesser extent) H62 which sit within the envelope of the Town. But we are bemused as to why no further housing development is proposed for the areas of land within Rosemount to the east and south of H64. This area of Rosemount is well within the envelope of the existing town boundaries of the Perth Road, Golf Course Road and Coupar Angus Road and is within easy walking distance of schools and other services. We understand this area was originally in the Plan so cannot understand why it has been left out in favour of prime green field sites to the west and north of the community? The same applies to Westfield Farm Rattray, originally designated for “housing, associated workspaces and residential amenities” within the Town envelope, but now left out?

The Community Council and most residents consulted, object to the area noted MU5, being turned over to housing. This is an area of outstanding natural beauty and is used for recreation by townsfolk and visitors. It is a haven for wildlife and there are many walks and viewpoints. 200 new houses on this site would ruin the western aspect of the town. Similar sentiments would apply to H63 to the periphery to the north of Rattray.

3.

Currently there are too many unsold “Executive” style houses in the Community and therefore it is not sensible to add even more to this unsold stock. However, there is a substantial and immediate shortage of affordable housing.

Recommendation: Allocate the new housing quota within the Towns’ existing envelope before considering **any** green field sites.

### **Services & Infrastructure:**

The roads capacity around the town is already overstretched and is particularly evident at the River Ericht Bridge, Boat Brae, Wellmeadow and Rattray High Street. At busy times, long queues are the norm at both sides of this Bridge. Additional housing on the outskirts of the Town will only exacerbate this problem. One solution will be to build a Bypass but this will inevitably add to the further decline of the Town centre and the businesses therein. Existing schools, doctors and other essential services are already at full capacity and could not cope with another 600 homes and over 2000 new residents. Many residents and children are objecting to the loss of key recreational areas on the Communities periphery. Some are concerned that housing built here would block off access to “Rights of Way” and to the countryside and that Developers would be compelled to leave dark, narrow and dangerous corridors through to such areas.

Recommendation: Develop homes within the Town envelope and place appropriate services close to these Communities and not on the periphery, so that residents can access them by foot or cycle.

### **Tourism:**

The Community Council can see no provision for the welcoming of visitors and asks why not? The plan mentions the importance of Tourism to P&KC but does not address how the building of 600 new homes will benefit Tourism in the Town, particularly as it proposes to build on prime recreational countryside?

Recommendation: Plan for the development of local Tourism amenities such as walking, fishing, cycling, sightseeing and social heritage. Encourage and incentivise the establishment of quality Tourism businesses which will offer employment to local people. Do not destroy the natural landscape and heritage around this Community which is so valuable to Tourism.

4.

**In summary:**

The Councils' proposal to build ever outwards, whilst leaving our Town centre to degenerate is unacceptable to the Community Council. We would urge the Council to reconsider this policy and to concentrate any development within the existing Town envelope and to the Old Town where many sites lie vacant or derelict.

Such sites are ideal for affordable housing of which there is a great shortage in our Community. We would therefore urge the Council to remove the Conservation Area status and relax Planning restrictions on disused and listed buildings so that they can be recycled efficiently and to the benefit of this Community.

Please do not continue to expand into our green fields when there is empty space within the town envelope. Please consider the impact an additional 600 homes will have on existing roads and services. Please give more thought to how we can rejuvenate our Town centre and how we can encourage more Tourism. Please also listen to our concerns that 2000 new Commuters may simply turn Blairgowrie & Rattray into dormitory towns of Perth & Dundee.

Jim Bradley,

Chair,

Blairgowrie & Rattray Community Council.

9<sup>th</sup> April 2012

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**From:** Richard Langrish [REDACTED]  
**Sent:** 09 April 2012 12:16  
**To:** TES Development Plan - Generic Email Account  
**Cc:** Eric Slorance; Victor Clements  
**Subject:** Perth and Kinross Proposed Local Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

For the attention of the Local Development Plan Team

Re: Proposed Local Development Plan – Aberfeldy Community Council response.

As a Community Council we have strongly encouraged our local residents to individually participate in the representation stage of the Proposed Local Development Plan; by viewing the Plan and if there were areas of concern that they make formal representation to you as part of the process. During this period we have not been made aware of any real concerns from members of the public specifically relating to Aberfeldy, but would request that any representations you may have received from Aberfeldy residents be given due consideration.

On studying the Proposed Plan we were pleased to see that it largely follows the preferences recorded in the results of our community survey sent to you at the MIR stage; and appreciate that the views of our community have been reflected within the Proposed Plan document.

Whilst we can only comment on the Plan as it relates to the future development of Aberfeldy, we would like to formally record that we are content with the Proposed Local Development Plan in its current form and as a Community Council support it.

However should there be any subsequent changes considered, we request that we are notified of these in a timely manner and given the opportunity to comment.

Do please let us know if we can provide you with any further information or be of assistance in any way.

I would be grateful if you could please acknowledge receipt of this communication.

Kind regards,

Richard Langrish

Vice Chair - Aberfeldy Community Council  
[REDACTED]

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

Name	ANNEMARIE WILSHAW
Address and Postcode	SITA UK NORTH TYNESIDE TRANSFER STATION WALLSEND ROAD NORTH SHIELDS NE29 7SH
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.	EP98	or
Site ref.		or
Chapter	3	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 below*

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

SITA UK in general support the criteria based policy proposed, but would caution that the requirement for Restoration Bonds has the potential to overlap with SEPA's regulatory regime. This requirement would presumably only relate to landfilling activities and not to other waste treatment and recycling facilities – this needs to be clarified in the policy wording.

Under paragraph 4(3)(c) of the Pollution Prevention and Control (Scotland) Regulations 2000, the person who holds a PPC permit must make financial provision adequate to discharge the obligations arising from the permit in relation to the specified waste management activity. Such obligations would include landfill capping and placing of restoration soils to protect the cap, but may not cover the full extent of a site restoration scheme where, for example, tree planting is proposed.

Paragraph (k) in its current form is confusing in that it requires satisfactory mitigation measures to be proposed for any unacceptable impacts arising from a list of both emissions and resources. SITA UK would suggest that if these are to be listed they should be divided into environmental elements upon which the impacts are to be considered (eg water resources, built heritage) and emissions, the impact of which are to be considered/mitigated (eg leachate, noise). Where an Environmental Impact Statement is provided such impacts and mitigation measures will be fully considered under the EIA legislation but we understand the need for this policy to list considerations to be covered by those applications not requiring EIA.

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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Address and Postcode	SITA UK NORTH TYNESIDE TRANSFER STATION WALLSEND ROAD NORTH SHIELDS NE29 7SH
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	EP9A	or
Site ref.		or
Chapter	3	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.

"THERE WILL BE A PRESUMPTION IN FAVOUR OF RETENTION OF EXISTING WASTE MANAGEMENT SITES WHICH SUPPORT THE DELIVERY OF ZERO WASTE AND CHANGES TO THOSE SITES THAT AGAIN SUPPORT THE DELIVERY OF ZERO WASTE"

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

SITA UK support the presumption in favour of retention of existing waste management sites which support the delivery of Zero Waste but would suggest that the policy be worded so as to safeguard *all* such existing sites rather than only those identified in the Plan. We would also suggest that such a presumption be extended to cover changes to existing sites to accommodate new recycling/treatment initiatives in the future, as waste management is a continually evolving business and to assist movement of waste treatment and handling up the waste hierarchy.

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Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Policy ref.	<input type="text"/>	or
Site ref.	<input type="text"/>	or
Chapter	<input type="text" value="5"/>	Page no. <input type="text"/> Paragraph no. <input type="text" value="5.9"/>

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

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

*SEE BELOW*

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

SITA UK support the identification of the area at Binn Farm covered by existing waste management related consents for purposes of clarity. This area would then be assumed to fall under policy EP9A as a key waste management.

The Binn Eco Park offers a unique and exciting opportunity for sustainable waste management, renewable energy production and food production allied with wider sustainable development objectives, training and employment creation both at the site and in the wider Perth and Kinross economy. This has long been recognised by the Council in its support of such development at the site. The recent shift in the national waste policy context makes the site an even more valuable resource.

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**From:** The Carmichaels [REDACTED]  
**Sent:** 10 April 2012 13:03  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Representation to Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Sirs

I am writing to make a representation on the proposed Perth and Kinross Local Development Plan. In particular I would like to comment on future proposals for the St. Mary's Monastery field.

The field lies outside the development boundary of the city and should therefore never be considered for development. The monastery has however applied for development of the field.

The Main Issues report states that 'Perth is valued for its natural and built environment and should be developed in a way that does not detract from its attractiveness'. The field at the foot of Kinnoull hill is an integral and important part of the setting of the hill which adds to the unique character of Perth. Building on the site is totally inappropriate as it will spoil the approach and setting of Kinnoull hill.

I therefore ask that the field remain outside the development boundary of the City of Perth and that no development should be allowed any time in the future.

Yours faithfully

Judith Carmichael

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

Name	Catherine Howieson
Address and Postcode	Kilmagadwood Cottage Scotlandwell KY12 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: ☐

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### 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.

I support the separation of the village of Scotlandwell and the hamlet of Kilmagadwood as two distinct settlements but ask that the settlement boundary of Kilmagadwood is amended at the north-west corner where it meets the A911. Rather than follow the line of the A911, the Kilmagadwood boundary should be amended to curve around the two house sites that have received planning approval and excluding the space between these houses and the A911.

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

The designation of Scotlandwell and Kilmagadwood as distinct settlements recognises the differences in the nature and character of the two settlements and is necessary to prevent ribbon development between the two.

The planned boundary of Kilmagadwood along the A911 leaves open the possibility of a further house being built in the north-west corner where the settlement boundary meets the A911; such a development which would be extremely obtrusive since it would be above the sight level of the A911 and so this area should be outwith 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.

**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	Catherine Howieson
Address and Postcode	Kilmagadwood Cottage Scotlandwell KY12 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	7.14	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 would like the proposed addition of 30 houses in Scotlandwell cut from the Plan.

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

While Kinross-shire as a whole may require additional housing (4.3.8), there is no evidence that more houses are required or indeed could be readily sustained in Scotlandwell, for example, public transport from Scotlandwell is extremely limited, the nearest primary school is over a mile away in Kinnesswood and is full and there are no shops in the village. The limited transport considerations are particularly relevant in view of PKC's own policies laid out earlier in the Plan ie Policy 3.6.2 and Policy TA1B which such additional housing would contravene.

The proposed number of houses (30) sited in a block at the south side of Scotlandwell would overwhelm the village and 'stick out like a sore thumb'. It would be visually obtrusive on entering the village along the B920 and significantly detract from the local identity and landscape character of the village and surrounding area. Such a development would open up the way to further development adjacent to it, effectively extending the boundary of the village substantially.

The proposal contravenes PKC's Policy 3.5.1 which aims to ensure "the protection and enhancement of these areas [villages] is an important objective and one of the broad principles outlined in SPP." It is clearly out of line with Policy 3.5.2 which states that "there is also need to protect and enhance environmental and landscape quality by ensuring that inappropriate development does not compromise what makes Perth and Kinross such an attractive place to live, work and visit". The proposed additional housing - which amounts to a small housing estate being added to the village - would clearly undermine 'what makes Perth and Kinross such an attractive place to live, work and visit'.

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.

Auchtergaven Community Council  
c/o Birch House  
Church Lane  
Bankfoot  
Perth PH1

6 April 2012

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

Dear Sirs,

## **Auchtergaven Community Council - Response to the Draft Local Development Plan**

### **Introduction**

Auchtergaven Community Council (ACC) thanks Perth and Kinross Council for the opportunity to comment on the Draft Local Area Plan.

As already stated in its detailed response to the MIR consultation, ACC, representing the views of its community, shares the vision for the Local Development Plan (LDP), particularly the desire to improve the distinctiveness of our villages and neighbourhoods, undertaking growth sensitively and in keeping with our environment whilst providing a dynamic approach to keep communities viable and prosperous.

ACC, through its MIR working group, informed by many and detailed survey responses from members of the community, endeavoured to provide a well considered, honest and accurate response to the MIR. ACC recognises the importance of the LDP in helping to shape the future of Perth and Kinross, and particularly our home, Bankfoot, Waterloo and the surrounding area within our boundary. We are pleased that our earlier response to the MIR consultation has assisted you with planning the future growth of our community in accordance with the vision of the MIR.

Bankfoot has a number of particular issues, notably relating to traffic, flooding and drainage. Flooding and drainage are the most important of these, significantly affecting the wellbeing of a proportion of our community, and with the potential to cause very significant and costly damage to property. ACC strongly urges PKC to recognise the recommendations of its own consulting engineers, Halcrow, whose detailed and comprehensive work on flooding in Bankfoot including potential solutions (with associated costs) is overdue due for completion, and for these recommendations to guide any decisions on the future development of Bankfoot.

ACC agrees with the stated LDP Key Objectives, and notes that those of most importance to the Auchtergaven community are:

- Locating new development efficiently to reduce the need to travel
- Ensuring that any new development enhances the environment and uses sustainable design and construction
- Protecting and enhancing the character and special qualities of our area so that any new development does not exceed the capacity of the landscape to accommodate it
- Improve the resilience of our community to climate change
- Ensuring that any new development helps with climate change and its effects rather than making it worse
- Accommodating population and household growth in appropriate locations
- Providing locally accessible employment opportunities and the land to support it
- Ensuring that investment in the renewal and enhancement of infrastructure makes best use of the investment embedded in our existing settlement

ACC, representing the views of its community, does not believe that development of Areas “B” and “C” identified in the MIR are appropriate or compatible with these key objectives, and commends PKC on excluding them both from the draft LDP.

ACC would also reiterate that any new development within Bankfoot and ACC’s area must first address the issues identified in its detailed MIR response, particularly flooding, drainage and traffic.

ACC would be very pleased to answer any questions you may have on our response, or provide further information if required.

Yours sincerely,

Simon Yearsley  
Chairman, Auchtergaven Community Council

Copies:  
Councillors John Kellas, Barbara Vaughan and Alasdair Wylie  
John Swinney MSP  
Gordon Banks MP

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

Name	Mr & Mrs D.H.Redfern
Address and Postcode	6 Ruchil Place, Comrie, Crieff PH6 2HT
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"/>

8.1.13, 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.

Housing land allocation site H58 to be removed from the plan and paragraphs 8.1.13, 8.7.2 & 8.7.4 amended accordingly.

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

In line with TAYplan hierarchical approach to spacial strategy Section 4.2.1, Comrie is not identified as a tiered settlement.

It is identified as within a category of settlement where the L.D.P seeks to restrict or limit growth, Section 4.2.2, as part of the landward area west of Crieff Section 8.7.2, which specifically does not identify Comrie for significant growth and describes proposed residential development site H58 as "relatively modest". 30 houses on a 3.8ha site, which would significantly extend the settlement boundary is not modest - it represents an expansion of the village to a degree not seen for at least 20 years.

The only positive reason in the L.D.P for this proposal is Section 8.1.13 - "to provide choice"

Given that there is apparently a current oversupply of housing allocation in Crieff (Section 8.1.14) 410 against a total requirement 265 for whole Strathearn area (Section 8.1.10) - this is not a justification which can be balanced in terms of Comrie's identity as described above and other competing aspects of L.D.P.

Sections 3.10.5 and 4.3/12 - Site H58 is a greenfield site on prime agricultural land which should be used sparingly & wisely. Therefore such development should be resisted in settlements which are not identified for significant growth unless there is an overriding case - which does not exist here.

Sections 3.5.5 Residential Areas. - Site H58 represents an expansion of the existing residential area but does not fulfil any of the criteria described by Policy RD1 items (a) - (e) incl.

Section 3.6.2 and 3.6.5 Transport and Accessibility. - Site H58 is in a rural community which is not easily accessible by public & sustainable modes of transport - it is largely dependent on travel by car. A development of 30 houses will significantly increase demand for the latter and lead to safety issues due to restricted access in the Langside and Polinard areas. This development is inconsistent with Policy TA1.

Section 3.7.6 Policy CF2 Public Access - Site H58 is immediately adjacent to public footpaths and other well used routes through local woodland. A development of 30 houses will adversely impact upon these amenities with increased use accompanied by associated problems of litter and dog fouling etc.

Section 3.9.8 Policy NE4 Green Infrastructure - Site H58 is not consistent with items (c) and (f).

Section 3.11.4 Policy EP2 New development and flooding - Comrie is in a high flood risk area and H58 development will not help this situation.

Section 4.3.17 Reducing the need to travel - Employment and services in Comrie are limited therefore a development of H58 will only increase the need to commute/travel.

Miscellaneous issues - The increased number of vehicles associated with Site H58 development will exacerbate the already serious parking problems and traffic congestion which exists on the A85 through Comrie and at its junction with the B827.

It is difficult to avoid the conclusion that Site H58 has been retained in the LDP for Comrie simply because "it is there" having previously been earmarked for development, over many years, by A&J.Stevens Ltd, as a continuation of their existing schemes first started in 1970.

1970's criteria does not match that required in 2012.

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

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

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

---

**From:** Richard Langrish [REDACTED]  
**Sent:** 09 April 2012 12:16  
**To:** TES Development Plan - Generic Email Account  
**Cc:** Eric Slorance; Victor Clements  
**Subject:** Perth and Kinross Proposed Local Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

For the attention of the Local Development Plan Team

Re: Proposed Local Development Plan – Aberfeldy Community Council response.

As a Community Council we have strongly encouraged our local residents to individually participate in the representation stage of the Proposed Local Development Plan; by viewing the Plan and if there were areas of concern that they make formal representation to you as part of the process. During this period we have not been made aware of any real concerns from members of the public specifically relating to Aberfeldy, but would request that any representations you may have received from Aberfeldy residents be given due consideration.

On studying the Proposed Plan we were pleased to see that it largely follows the preferences recorded in the results of our community survey sent to you at the MIR stage; and appreciate that the views of our community have been reflected within the Proposed Plan document.

Whilst we can only comment on the Plan as it relates to the future development of Aberfeldy, we would like to formally record that we are content with the Proposed Local Development Plan in its current form and as a Community Council support it.

However should there be any subsequent changes considered, we request that we are notified of these in a timely manner and given the opportunity to comment.

Do please let us know if we can provide you with any further information or be of assistance in any way.

I would be grateful if you could please acknowledge receipt of this communication.

Kind regards,

Richard Langrish

Vice Chair - Aberfeldy Community Council  
[REDACTED]

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

Name	ANNEMARIE WILSHAW
Address and Postcode	SITA UK NORTH TYNESIDE TRANSFER STATION WALLSEND ROAD NORTH SHIELDS NE29 7SH
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.	EP98	or
Site ref.		or
Chapter	3	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 below*

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

SITA UK in general support the criteria based policy proposed, but would caution that the requirement for Restoration Bonds has the potential to overlap with SEPA's regulatory regime. This requirement would presumably only relate to landfilling activities and not to other waste treatment and recycling facilities – this needs to be clarified in the policy wording.

Under paragraph 4(3)(c) of the Pollution Prevention and Control (Scotland) Regulations 2000, the person who holds a PPC permit must make financial provision adequate to discharge the obligations arising from the permit in relation to the specified waste management activity. Such obligations would include landfill capping and placing of restoration soils to protect the cap, but may not cover the full extent of a site restoration scheme where, for example, tree planting is proposed.

Paragraph (k) in its current form is confusing in that it requires satisfactory mitigation measures to be proposed for any unacceptable impacts arising from a list of both emissions and resources. SITA UK would suggest that if these are to be listed they should be divided into environmental elements upon which the impacts are to be considered (eg water resources, built heritage) and emissions, the impact of which are to be considered/mitigated (eg leachate, noise). Where an Environmental Impact Statement is provided such impacts and mitigation measures will be fully considered under the EIA legislation but we understand the need for this policy to list considerations to be covered by those applications not requiring EIA.

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

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Name	ANNEMARIE WILSHAW
Address and Postcode	SITA UK NORTH TYNESIDE TRANSFER STATION WALLSEND ROAD NORTH SHIELDS NE29 7SH
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

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

Policy ref.	EP9A	or
Site ref.		or
Chapter	3	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.

"THERE WILL BE A PRESUMPTION IN FAVOUR OF RETENTION OF EXISTING WASTE MANAGEMENT SITES WHICH SUPPORT THE DELIVERY OF ZERO WASTE AND CHANGES TO THOSE SITES THAT AGAIN SUPPORT THE DELIVERY OF ZERO WASTE"

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

SITA UK support the presumption in favour of retention of existing waste management sites which support the delivery of Zero Waste but would suggest that the policy be worded so as to safeguard *all* such existing sites rather than only those identified in the Plan. We would also suggest that such a presumption be extended to cover changes to existing sites to accommodate new recycling/treatment initiatives in the future, as waste management is a continually evolving business and to assist movement of waste treatment and handling up the waste hierarchy.

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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Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	<input type="text"/>	or
Site ref.	<input type="text"/>	or
Chapter	5	Page no. <input type="text"/> Paragraph no. 5.9

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

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

*SEE BELOW*

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

SITA UK support the identification of the area at Binn Farm covered by existing waste management related consents for purposes of clarity. This area would then be assumed to fall under policy EP9A as a key waste management.

The Binn Eco Park offers a unique and exciting opportunity for sustainable waste management, renewable energy production and food production allied with wider sustainable development objectives, training and employment creation both at the site and in the wider Perth and Kinross economy. This has long been recognised by the Council in its support of such development at the site. The recent shift in the national waste policy context makes the site an even more valuable resource.

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

---

**From:** The Carmichaels [REDACTED]  
**Sent:** 10 April 2012 13:03  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Representation to Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Sirs

I am writing to make a representation on the proposed Perth and Kinross Local Development Plan. In particular I would like to comment on future proposals for the St. Mary's Monastery field.

The field lies outside the development boundary of the city and should therefore never be considered for development. The monastery has however applied for development of the field.

The Main Issues report states that 'Perth is valued for its natural and built environment and should be developed in a way that does not detract from its attractiveness'. The field at the foot of Kinnoull hill is an integral and important part of the setting of the hill which adds to the unique character of Perth. Building on the site is totally inappropriate as it will spoil the approach and setting of Kinnoull hill.

I therefore ask that the field remain outside the development boundary of the City of Perth and that no development should be allowed any time in the future.

Yours faithfully

Judith Carmichael

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	Catherine Howieson
Address and Postcode	Kilmagadwood Cottage Scotlandwell KY12 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: ☐

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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"/>

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

I support the separation of the village of Scotlandwell and the hamlet of Kilmagadwood as two distinct settlements but ask that the settlement boundary of Kilmagadwood is amended at the north-west corner where it meets the A911. Rather than follow the line of the A911, the Kilmagadwood boundary should be amended to curve around the two house sites that have received planning approval and excluding the space between these houses and the A911.

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

The designation of Scotlandwell and Kilmagadwood as distinct settlements recognises the differences in the nature and character of the two settlements and is necessary to prevent ribbon development between the two.

The planned boundary of Kilmagadwood along the A911 leaves open the possibility of a further house being built in the north-west corner where the settlement boundary meets the A911; such a development which would be extremely obtrusive since it would be above the sight level of the A911 and so this area should be outwith 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.

**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	Catherine Howieson
Address and Postcode	Kilmagadwood Cottage Scotlandwell KY12 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	7.14	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 would like the proposed addition of 30 houses in Scotlandwell cut from the Plan.

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

While Kinross-shire as a whole may require additional housing (4.3.8), there is no evidence that more houses are required or indeed could be readily sustained in Scotlandwell, for example, public transport from Scotlandwell is extremely limited, the nearest primary school is over a mile away in Kinnesswood and is full and there are no shops in the village. The limited transport considerations are particularly relevant in view of PKC's own policies laid out earlier in the Plan ie Policy 3.6.2 and Policy TA1B which such additional housing would contravene.

The proposed number of houses (30) sited in a block at the south side of Scotlandwell would overwhelm the village and 'stick out like a sore thumb'. It would be visually obtrusive on entering the village along the B920 and significantly detract from the local identity and landscape character of the village and surrounding area. Such a development would open up the way to further development adjacent to it, effectively extending the boundary of the village substantially.

The proposal contravenes PKC's Policy 3.5.1 which aims to ensure "the protection and enhancement of these areas [villages] is an important objective and one of the broad principles outlined in SPP." It is clearly out of line with Policy 3.5.2 which states that "there is also need to protect and enhance environmental and landscape quality by ensuring that inappropriate development does not compromise what makes Perth and Kinross such an attractive place to live, work and visit". The proposed additional housing - which amounts to a small housing estate being added to the village - would clearly undermine 'what makes Perth and Kinross such an attractive place to live, work and visit'.

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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Auchtergaven Community Council  
c/o Birch House  
Church Lane  
Bankfoot  
Perth PH1

6 April 2012

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

Dear Sirs,

## **Auchtergaven Community Council - Response to the Draft Local Development Plan**

### **Introduction**

Auchtergaven Community Council (ACC) thanks Perth and Kinross Council for the opportunity to comment on the Draft Local Area Plan.

As already stated in its detailed response to the MIR consultation, ACC, representing the views of its community, shares the vision for the Local Development Plan (LDP), particularly the desire to improve the distinctiveness of our villages and neighbourhoods, undertaking growth sensitively and in keeping with our environment whilst providing a dynamic approach to keep communities viable and prosperous.

ACC, through its MIR working group, informed by many and detailed survey responses from members of the community, endeavoured to provide a well considered, honest and accurate response to the MIR. ACC recognises the importance of the LDP in helping to shape the future of Perth and Kinross, and particularly our home, Bankfoot, Waterloo and the surrounding area within our boundary. We are pleased that our earlier response to the MIR consultation has assisted you with planning the future growth of our community in accordance with the vision of the MIR.

Bankfoot has a number of particular issues, notably relating to traffic, flooding and drainage. Flooding and drainage are the most important of these, significantly affecting the wellbeing of a proportion of our community, and with the potential to cause very significant and costly damage to property. ACC strongly urges PKC to recognise the recommendations of its own consulting engineers, Halcrow, whose detailed and comprehensive work on flooding in Bankfoot including potential solutions (with associated costs) is overdue due for completion, and for these recommendations to guide any decisions on the future development of Bankfoot.

ACC agrees with the stated LDP Key Objectives, and notes that those of most importance to the Auchtergaven community are:

- Locating new development efficiently to reduce the need to travel
- Ensuring that any new development enhances the environment and uses sustainable design and construction
- Protecting and enhancing the character and special qualities of our area so that any new development does not exceed the capacity of the landscape to accommodate it
- Improve the resilience of our community to climate change
- Ensuring that any new development helps with climate change and its effects rather than making it worse
- Accommodating population and household growth in appropriate locations
- Providing locally accessible employment opportunities and the land to support it
- Ensuring that investment in the renewal and enhancement of infrastructure makes best use of the investment embedded in our existing settlement

ACC, representing the views of its community, does not believe that development of Areas “B” and “C” identified in the MIR are appropriate or compatible with these key objectives, and commends PKC on excluding them both from the draft LDP.

ACC would also reiterate that any new development within Bankfoot and ACC’s area must first address the issues identified in its detailed MIR response, particularly flooding, drainage and traffic.

ACC would be very pleased to answer any questions you may have on our response, or provide further information if required.

Yours sincerely,

Simon Yearsley  
Chairman, Auchtergaven Community Council

Copies:  
Councillors John Kellas, Barbara Vaughan and Alasdair Wylie  
John Swinney MSP  
Gordon Banks MP

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

Name	Mr & Mrs D.H.Redfern
Address and Postcode	6 Ruchil Place, Comrie, Crieff PH6 2HT
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"/>

8.1.13, 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.

Housing land allocation site H58 to be removed from the plan and paragraphs 8.1.13, 8.7.2 & 8.7.4 amended accordingly.

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

In line with TAYplan hierarchical approach to spacial strategy Section 4.2.1, Comrie is not identified as a tiered settlement.

It is identified as within a category of settlement where the L.D.P seeks to restrict or limit growth, Section 4.2.2, as part of the landward area west of Crieff Section 8.7.2, which specifically does not identify Comrie for significant growth and describes proposed residential development site H58 as "relatively modest". 30 houses on a 3.8ha site, which would significantly extend the settlement boundary is not modest - it represents an expansion of the village to a degree not seen for at least 20 years.

The only positive reason in the L.D.P for this proposal is Section 8.1.13 - "to provide choice"

Given that there is apparently a current oversupply of housing allocation in Crieff (Section 8.1.14) 410 against a total requirement 265 for whole Strathearn area (Section 8.1.10) - this is not a justification which can be balanced in terms of Comrie's identity as described above and other competing aspects of L.D.P.

Sections 3.10.5 and 4.3/12 - Site H58 is a greenfield site on prime agricultural land which should be used sparingly & wisely. Therefore such development should be resisted in settlements which are not identified for significant growth unless there is an overriding case - which does not exist here.

Sections 3.5.5 Residential Areas. - Site H58 represents an expansion of the existing residential area but does not fulfil any of the criteria described by Policy RD1 items (a) - (e) incl.

Section 3.6.2 and 3.6.5 Transport and Accessibility. - Site H58 is in a rural community which is not easily accessible by public & sustainable modes of transport - it is largely dependent on travel by car. A development of 30 houses will significantly increase demand for the latter and lead to safety issues due to restricted access in the Langside and Polinard areas. This development is inconsistent with Policy TA1.

Section 3.7.6 Policy CF2 Public Access - Site H58 is immediately adjacent to public footpaths and other well used routes through local woodland. A development of 30 houses will adversely impact upon these amenities with increased use accompanied by associated problems of litter and dog fouling etc.

Section 3.9.8 Policy NE4 Green Infrastructure - Site H58 is not consistent with items (c) and (f).

Section 3.11.4 Policy EP2 New development and flooding - Comrie is in a high flood risk area and H58 development will not help this situation.

Section 4.3.17 Reducing the need to travel - Employment and services in Comrie are limited therefore a development of H58 will only increase the need to commute/travel.

Miscellaneous issues - The increased number of vehicles associated with Site H58 development will exacerbate the already serious parking problems and traffic congestion which exists on the A85 through Comrie and at its junction with the B827.

It is difficult to avoid the conclusion that Site H58 has been retained in the LDP for Comrie simply because "it is there" having previously been earmarked for development, over many years, by A&J.Stevens Ltd, as a continuation of their existing schemes first started in 1970.

1970's criteria does not match that required in 2012.

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

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

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

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="catriona culley"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="ash house"/>
Address 2	<input type="text" value="cleish"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="ky13 0lr"/>
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:

11 Appendix 1: List of Supplementary Guidance - 11.1 Supplementary Guidance to be consulted on at the same time as the Proposed Plan - Paragraph 11.1.1

The Housing in the Countryside policy was reviewed in 2009 when it became apparent that the previous policy was open to interpretation and unsuitable development in the country side was being permitted as a result. The recent policy gives much greater clarification and is 'fit for purpose'. Any major review of this policy within the time period of the consultation of the development plan would be inappropriate and the policy should stand as it is.

## Your Details

An asterisk (\*) indicates a required field.

Your Name: *	<input type="text" value="cculley"/>
Organisation Name:	<input type="text"/>
Agent Name:	<input type="text"/>
Address 1: *	<input type="text" value="ash house"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode: *	<input type="text" value="ky13 0lr"/>
Phone Number:	<input type="text"/>
Email Address: *	<input type="text" value=""/>
Site Name:	<input type="text"/>
Contact Person:	<input checked="" type="checkbox"/> Me <input type="checkbox"/> My Agent

Your comments will be applied to the following items:

7 Kinross-shire Area Spatial Strategy - 7.6 Cleish - Paragraph 7.6.2

The settlement boundary has been drawn tightly around the houses in the middle of the village. This is different to the settlement boundary in the previous local plan in which the settlement boundary coincided with the conservation area boundary. This proposed change potentially allows for development on the fields around and within the village, and it is the spatial arrangement of the buildings by merit of these fields that gives Cleish its unique character. This change is opposed.

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

Name	Stewart Milne Homes
Address and Postcode	Osprey House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6JQ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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Policy ref.	Affordable Housing Guide	or
Site ref.		or
Chapter		Page no. 3 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.

Objection is made to the flexibility built into the policy for delivery of on-site provision. The Council, where it serves their purpose have chosen to lower the threshold for delivery of on-site affordable housing to 10 units in areas outwith those specified. This not acceptable.

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

Scottish Planning Policy (SPP) (pg 18, paragraph 87) states, that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Further, where an identified affordable housing requirement is applied against a site which as a consequence would render the site financially unviable, then this requirement should be removed or reduced accordingly.

Circular 1/2010 (pg 6, paragraph 17) states that it is considered good practice for policies in development plans to have regard to financial obligations linked to particular developments. This includes any expectation that developers will contribute to infrastructure and supporting development such as schools or roads and that as land values vary across Scotland, the capacity of developments to bear a range of costs will also vary.

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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Address and Postcode	Osprey House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6JQ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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Policy ref.	Affordable Housing Guide	or			
Site ref.		or			
Chapter		Page no.	17	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.

Final sentence in paragraph 1, age 17 should be removed from the supplementary guidance.

"Alternatively it could be to assist in the implementation of the affordable housing policy such as providing funding for a post for an Officer to help the delivery of affordable housing and negotiate the affordable contributions between developers and RSL's.

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

Circular 1/2010 sets out clear guidance for elements considered appropriate to be agreed within a Section 75 Agreement. The funding of an Officer's post would be considered unnecessary to grant a planning consent; does not relate directly to an individual development; there is no direct link between any development and this mitigation; the benefits extracted would be unconnected to the development; and the requirement for this contribution is to be resolve existing deficiencies in the Council's revenue budget - not something that planning agreements are intended to resolve.

Perth and Kinross Council have a legal obligation to fulfil their statutory duty. These will not be funded by private developers. If Perth and Kinross Council continues to request commuted sums to help fund an officer post, it is conceivable that the Council will be challenged, and the integrity and impartiality of staff could be called into question, given that they would be negotiating contributions that contribute to their own salary. We therefore request that the Council remove this element from the supplementary guidance.

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

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Policy ref.	Affordable Housing Guide	or			
Site ref.		or			
Chapter		Page no.	18	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.

3rd paragraph on page 18 refers to "ring fencing" of commuted sums. Where commuted sums paid to the Council are not spent within 5 years from the monies being paid, there should be an automatic reimbursement of all monies paid in full with interest immediately beyond the 5 year expiration date.

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

The Council do not have a right to sit on commuted sum monies beyond the 5 year window which will accrue them a collective interest. All monies not spent within 5 years of payment, should automatically be paid directly back to the payee. It is not the purpose of the Council to make the development industry incur additional legal and administrative costs by chasing unspent commuted sums. Contractually the Authority should ensure that they do not deliberately and knowingly retain unspent monies. For clarity this should be written into any Section 75 Agreement or planning condition.

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

Policy ref.	Affordable Housing Guide	or			
Site ref.		or			
Chapter		Page no.	12	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.

Delivery of affordable housing provision should be made as flexible as possible by Perth and Kinross Council. The supplementary guidance should include the term "entry level" housing as a mechanism for delivery of small private housing units as a recognised method of delivering low cost units to the market place. The Council set out "unsubsidised low cost housing for sale" as a definition of affordable housing delivery. Entry level housing is exactly this.

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

Whilst the delivery of "entry level" housing may not be the preferred method of delivering affordable mainstream units to the market place, it should be recognised by the Local Authority within the supplementary guidance that it may consider this as a means of affordable housing provision. The mechanism to deliver the affordable housing requirements across the region needs assistance from the private sector in times of extreme Government funding cut backs.

All methods of delivering affordable homes are required to meet the needs of the growing population and should be considered by Perth and Kinross Council. Whilst it is recognised that homes for social rent is the preferred delivery mechanism for the provision of affordable housing, funding constraints are critically limiting the supply. The provision of "entry level" housing to meet the needs of first time buyers therefore should be one of the means of delivering affordable housing. Not only will these types of homes help people get onto the housing ladder, but it will often free up other accommodation to help others in housing need.

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

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Address and Postcode	Osprey House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6JQ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Proposed Plan	<input type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input 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:

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

Policy ref.	Affordable Housing Guide	or			
Site ref.		or			
Chapter		Page no.	20	Paragraph no.	5.5

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.

There should be no sequential approach taken for the delivery of affordable housing within Perth and Kinross. Each site should be assessed on an individual basis through discussion with the Planning Authority. This will enable the Council to deliver and maximise on-site affordable provision at this time of severe Government subsidy cuts to the RSL's.

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

The mechanism to deliver the affordable housing requirements across the region needs assistance from the private sector in times of extreme Government funding cut backs.

All methods of delivering affordable homes are required to meet the needs of the growing population and should be considered by Perth and Kinross Council. Whilst it is recognised that homes for social rent is the preferred delivery mechanism for the provision of affordable housing, funding constraints are critically limiting the supply. The provision of "entry level" housing to meet the needs of first time buyers therefore should be one of the means of delivering affordable housing. Not only will these types of homes help people get onto the housing ladder, but it will often free up other accommodation to help others in housing need. Assessing sites on a non sequential basis will allow the Council to maximise on-site provision for affordable housing to help meet the shortage being experienced within their region.

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

Policy ref.	Affordable Housing Guide	or
Site ref.		or
Chapter		Page no. 3 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 Policy set out within the supplementary guidance for affordable housing linked to Policy RD4 should be changed to read: "Housing developments of five units or more are expected to contribute to the target of up to 25% of the total number of units as affordable housing. This will be assessed on a site by site basis taking into account all aspects of development viability".

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

Scottish Planning Policy (SPP) (pg 18, paragraph 87) states, that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Further, where an identified affordable housing requirement is applied against a site which as a consequence would render the site financially unviable, then this requirement should be removed or reduced accordingly.

Circular 1/2010 (pg 6, paragraph 17) states that it is considered good practice for policies in development plans to have regard to financial obligations linked to particular developments. This includes any expectation that developers will contribute to infrastructure and supporting development such as schools or roads and that as land values vary across Scotland, the capacity of developments to bear a range of costs will also vary.

It is, therefore, essential that the affordable housing requirement set out in the LDP is flexible so as not to hinder development in the face of changes to the economy. The identification of a 25% requirement for affordable housing cannot be viewed as a mandatory requirement of all qualifying sites, but should be a target which will be applied flexibly, taking into account the prevailing economic conditions. This should be made clear in the supplementary guidance as set out above.

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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:

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

Policy ref.	Developer Contributions: Introduction	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	1.5

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

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

Remove final sentence of paragraph 1.5 "This partnership approach can be achieved by tapping into the significant rise in land values obtained through the granting of planning consent".

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

Stewart Milne Strategic Land are concerned that the level of developer contributions emerging through policy and supplementary guidance are unreasonable, resulting in many developments being unviable from the point of allocation. We recognise that in order for major development and successful sustainable communities to grow and to prosper, there requires to be reasonable and proportionate contributions and a working partnership between Scottish Local Authorities, Government Agencies and all developers and the commercial sector to bring forward essential funding but sole reliance CANNOT be placed on the development industry to provide this.

Perth and Kinross Council's suite of developer contributions is considered significant and will in many instances stifle development as oppose to encourage it. Even where it is known in advance that contributions will be required, excessive contributions will render some development unviable. This is a problem that will be ongoing unless realistic contributions can be established.

In addition to this, the uncertainty of what contributions will be required where is also of significant concern. If local authorities want the private sector to work in a partnership arrangement, clear, fair and reasonable guidance must be set out showing where the existing constraints are, what the development aspirations are and what implications that has on the existing infrastructure. This is obviously lacking from this LDP and as such should be tackled as a matter of urgency to enable for the Plan to comply with Circular 1/2010.

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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:

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

Policy ref.	Primary Education and New Housing Development	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	4.6

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 all reference to 80% capacity from supplementary guidance in relation to trigger for education contributions. Replace with 100% capacity or look to assess appropriate contribution triggers on a case by case basis in relation to an assessment on the existing school roll and demand for education places within that settlement and catchment area.

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

Perth and Kinross Council need to urgently critically review this policy as part of the Local Development Plan strategy. Developer contributions for affordable housing already place a significant burden on the house building industry together with other significant contributions towards infrastructure upgrades and improvements; and community facilities amongst others.

The 80% is based on a total capacity of any school, which could have capacity of 100 or 1000 pupils. The only point at which contributions should be sought is when the school reaches 100% capacity or is calculated to reach 100% with pupil numbers generated from that development. Indeed, the supplementary guidance indicates that where a primary school is operating, or likely to be operating following completion of proposed development and extant planning permissions at or above 80% of total capacity is entirely unacceptable. This could mean the Council taking contributions for a school where there is still upto 20% spare capacity. This is neither fair nor justified.

Detail missing from the policy includes the guidance and the appendix as evidence. The facts and figures in order to assess the assertions regarding capacity. Stewart Milne Homes would expect a table in the appendix to show the following information for each school: Total capacity; 100% figure; current roll; previous 5 years rolls (to show upwards or downward trends); projected future rolls for timescale of LDP (taking into account LDP sites and programming as set out in the Housing Land Audits).

Assessment of fairness and appropriateness of contributions can only be scrutinised once this information is available to enable the policy to meet the tests set out within the Circular.

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Policy ref.	Primary Education and New Housing Development	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	4.8

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

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

Any education contributions collected by Perth and Kinross Council, where the development will take the school capacity to 100% or above, should be ringfenced for the school within the catchment of the development: namely the school capacity that is in question to serve the proposed development and not paid into a generic fund.

Any monies collected as legitimate and tested education contributions should reasonable be spent within 5 years of monies collected, and if not invested within a 5 year window be returned with interest to the developer.

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

In para 4.8, The Council elude to contributions being paid into a fund to facilitate education provision needs in Perth and Kinross as a whole. It further states that "where possible" developer contributions will be invested within the relevant primary schools catchment area.

The education contributions are at present being assessed on individual school capacities and schools that are local to the proposed developments. It would be entirely unacceptable to put these contributions into a generic education fund that may not then benefit that establishment.

Para 4.9 then goes onto state that where contributions are not spent within 10 years of being made, monies may be reclaimed. If monies, as suggested above, are being paid into a generic education fund, it will prove difficult for the Council to identify who's money has been spent where. A 10 year time period is also completely unacceptable as the development generating the children attending the schools with the capacity concerns will have already passed through the education system. Monies should be spent within a 5 year window which will serve to relieve the capacity issues generated by the contributing development. Anything other that this would not be reasonable and would not meet the tests as set out within the Circular.

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Policy ref.	<input type="text" value="Entire Plan"/>	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.

The Proposed Plan should contain policies and proposals, as supported by plans and diagrams where necessary, which provide details of the development which is proposed by the Council for identified land within their area and which is sufficient to comply with the requirements of the 1997 Act. Section 25 of the Act states that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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

It is our opinion that there is insufficient detail within the Proposed Plan Policies to enable solid determination of applications based materially on the Plan in its own right without the aid of either supplementary guidance and or planning advice notes. The Council have not published supplementary guidance nor is there sufficient detail within the Plan policies to enable determination of applications under Section 25. Until that is done, the Proposed Plan does not constitute a local development plan for the purposes of the 1997 Act and does not comprise a document in respect of which there could be a lawful examination in accordance Sections 19 and 19A, or which could be adopted lawfully in accordance with section 20(1).

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Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	Chapter 4: Spatial Strategy	Page no.	61 - 62	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.

Stewart Milne Homes object to the development hierarchy as set out within TAYplan and taken forward by the Proposed Perth and Kinross Local Development Plan. With exception of Perth Core Area, all tiering references to other settlements within the LDP should be removed.

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

Stewart Milne Strategic Land Division made specific objection to the development hierarchy established within TAYplan and that it be removed from the Plan within all key service settlements other than Dundee and Perth core areas (Appendix 1).

Justification for this was to provide equal development opportunities where infrastructure provision or investment allows within the remainder of the regions settlements. The Proposed Perth and Kinross Plan has largely adopted the development hierarchy set out within TAYplan to the detriment of strategic delivery within some of the key settlements, namely Auchterarder. Detailed representations have been made in relation to settlements within the LDP in addition to this policy representation.

Outwith the core city area, we would continue to object to the principle of tiering in favour of a fair distribution of development over the remainder of the Plan area. Development should be directed to marketable and strategic locations in order to maintain sustainable service levels and an appropriate range of facilities in settlements, while also stimulating the local economy. Where significant investment has already been made into major infrastructure, further development allocations should be focused on these settlements to ensure investments already made by both the Government and the private sector continue to be sustainable.

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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="A9 Contributions"/>	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 Paper Apart

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

See Paper Apart

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## **Paper Apart**

### **Auchterarder A9 Junction Improvements Policy – August 2009**

#### **Proposed Change**

We would advocate that the mechanism for calculation of the unitary contribution sought under the A9 Contributions Policy is reviewed on two accounts.

Firstly, that the Council's basis for apportionment of the cost share is flawed as demonstrated below and that the share attributable to the existing Auchterarder traffic impact should be reallocated between the Opp 3 Development Consortium and Other future consents granted within the Auchterarder area.

Secondly, the suggested cap of 475 units as estimated future consents is too low on the basis that this was arrived at with knowledge of applications and designated sites in the previous Strathearn local plan in 2009, which can no longer be considered relevant given that numerous consents have been granted since this time.

#### **Justification**

The guidance makes it clear that it is designed to ensure that contributions from developments within the Auchterarder area and the wider Strathearn area go towards the costs of the Loaninghead and Shinafoot junctions in recognition that the Auchterarder Consortium & G West are paying for the works. The Council will collect contributions in the manner set out and these are to be paid to the consortium through an agreed Memorandum.

The estimated figure for the cost of both junctions is £10.52m at 2007, with £1.4m being provided by Scottish Ministers. This leaves a net cost of £9.12m which is incorrectly stated in the Policy at para 7.1 as £8.6m.

The basis for calculating the apportionment of the net £9.12m is split into four categories and the relevant impact their respective PM peak trips has on the junction improvements. These categories are a) Existing Auchterarder Traffic b) Opp3 Impact c) GWest Impact and d) Others (future anticipated consents). The total anticipated for future consents has been based on the sites that have come forward through planning applications or sites that have been designated for development within the Strathearn Area Local Plan, which came to 420 residential units and allowance of an addition 13.1% equivalent (55 residential units) for additional economic land.

The apportionment of cost was therefore allocated as follows:-

Existing Impact	34% of total Impact = £3,134,159.29
Opp 3 Impact	35% of total Impact = £3,178,997.05
GWest Impact	13% of total Impact = £1,143,362.83
Others Impact	18% of total Impact = £1,663,480.83

The cost share attributed to “others” i.e. future consents, is divided by the 420 residential units plus the additional 55 equivalent for economic impact, to arrive at the unitary contribution sum promoted by the Policy.

$\text{£1,663,480.83} / 475 \text{ units} = \text{£3450 per unit.}$

The fact remains that the unitary contribution promoted by the Policy of £3450 per additional dwelling consented falls well short of the actual cost to Opp 3 Consortium on the basis that the liability for the existing traffic impact also falls to them and the combined cost share of that plus the Opp3 development is 69% which equates to £6.313m and over the 600 mainstream units equal a unit cost of £10,512 per unit.

The aspect which confuses matters is that the SG should apportion the Existing Traffic Impact proportionately over the contributing elements which would have the effect of increasing the relevant % allocated to each. An exception would need to be made in the case of the GWest Development whose planning consent was only conditional on the first of the junctions Loaninghead being required and as this has now been completed their share has been paid in full

The Existing Impact of 34%, if apportioned between the Opp3 Impact and that of future consents would increase the percentages to 57.45% for Opp3 and 29.55% for other future consents and their respective cost share would be £5.24m and £2.695m.

On allocating the Other Impact cost share of £2.695m over the 475 future residential consents estimated this would equal a unit's cost contribution level of approx £5,675 per unit.

Within the SG it stipulates that “ A fundamental review of the contribution level will be carried out at least every three years” which means, given that the Policy was approved in August 2009, it is now worthy of review in the light of timing of the new LDP.

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Name	Stewart Milne Homes
Address and Postcode	Osprey House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6JQ
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Proposed Plan	<input type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input 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:

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

Policy ref.	Developer Contributions	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	3.14

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

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

Paragraph 3.14 should be removed from the Developer Contributions supplementary guidance.

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

Paragraph 3.14 sets out that there may be occasions when it be necessary to to require additional revenue costs from developers. Examples given of this are:

- a) providing a community shop at subsidised rents
- b) paying for subsidised bus service
- c) paying for part funding of a community development worker

The above are not capital costs and as such CANNOT be paid for through developer contributions. This has been raised with Perth and Kinross Council on many separate occasions. Developers CANNOT fund or subsidise private initiatives such as those set out at a) and b) above that would be profit making ventures and accordingly must be removed from the supplementary guidance.

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

Policy ref.	Developer Contributions	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	3.19

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

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

Paragraph 3.19 makes reference to "where contribution has been made developers will be able to reclaim any money not invested in the infrastructure it was required for. Within a defined timescale set out in each Planning Guidance Note".

Appropriate timescales should be defined within Policy within the Local Development Plan. A 5 year time period should be specified for ALL contributions to be spent relative to development and community needs.

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

If monies are not spent within 5 years of the commencement of development, all monies unspent should have the ability to be reclaimed by the developer.

Contributions required as part of the delivery of any proposed development should be spent within the life of the plan (5 years).

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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="2.4 Strategy"/>	Page no. <input type="text" value="19 - 21"/>	Paragraph no. <input type="text"/>

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

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

The economic downturn is not a material planning consideration and as such should not be used in the Plan to justify large scale failings in delivery of land. Reference to this should be removed from the Plan with the vision looking forward and how Perth and Kinross will actually deliver sites through the 5 year plan period and ensure that a 5 year housing land supply is also available at the end of the plan period.

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

Paragraph 2.4.6 sets out Perth and Kinross Council's interpretation of the impact that the current economic downturn is having on the growth strategy set out for the area. The Council have identified a perceived impact on the housing market through lack of available, achievable mortgage products and go on to stress that in addition to this the house building industry is unable to access the finance needed to bring forward development. This is not a planning issue that should be materially taken account of in plan preparation and is not supported by fact. The Local Development Plan (LDP) is a forward looking document and needs to consider needs and demand as well as requirements of SPP and TAYplan. The ability to deliver sites needs a generous supply of deliverable land, free of constraints that enable housing to be delivered in early course.

The land identified through the proposed LDP although would appear generous relies on large strategic sites to deliver the required housing numbers which will potentially impede the actual numbers of houses delivered. This is largely to do with the significant infrastructure constraints surrounding the delivery of the sites and the unreasonable developer contributions sought by the Local Authority. A variety of sites in terms of scale is required to be brought forward through the Plan.

Developers cannot be expected to fund large scale infrastructure projects and an array of other contributions to enable development to come forward and make up for shortfalls within the local authority budget. This is the case in any market conditions as the development economics within sites do not allow for such large scale contributions especially when the requirements sought do not comply with planning guidance. Even where it is known in advance that contributions will be required, excessive contributions will render some development unviable. This is a problem that will be ongoing unless realistic contributions can be established.

It is our opinion that for any plan to respond to the current market a more generous supply of deliverable, constraint free land must be identified within this LDP and that developer contribution requirements are significantly reduced in line with Circular 1/2010.

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

Policy ref.	PM3	or
Site ref.		or
Chapter		Page no. 24 Paragraph no.

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

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

Policy PM3 needs to set out specific requirements of developer contributions linking to the supplementary guidance. Parts a) and b) of the policy are non specific and could be applied to any contribution the Council may consider appropriate at a later date.

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

Stewart Milne Strategic Land are concerned that the levels of developer contributions emerging through policy and supplementary guidance are unreasonable. This will result in many developments being unviable from the point of allocation.

We recognise that in order for major development and successful sustainable communities to grow and to prosper, there requires to be reasonable and proportionate contributions and a working partnership between Scottish Local Authorities, Government Agencies and all developers and the commercial sector to bring forward essential funding. This needs to be set out in Policy to enable it to be appropriately tested.

Even where it is known in advance that contributions will be required, excessive contributions will render some development unviable. This is a problem that will be ongoing unless realistic contributions can be established.

Developers cannot and should not be expected to fund large scale infrastructure projects and an array of other contributions to enable development to come forward and make up for shortfalls within the local authority budget. This is the case in any market conditions as the development economics within sites do not allow for such large scale contributions especially when the requirements sought do not comply with planning guidance. Significant re-evaluations of the requirements are needed in line with Circular 1/2010. A fair mechanism of delivery considered on a site by site basis is needed to ensure that development viability is not at risk as a result. This should be assessed and demonstrated through the Local Development Plan and not left for supplementary guidance or until an application is made for planning permission.

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

Policy ref.	RD4 Affordable Housing	or
Site ref.		or
Chapter		Page no. 32 Paragraph no.

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

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

Policy RD4 should be changed to read: "Housing developments of five units or more are expected to contribute to the target of up to 25% of the total number of units as affordable housing. This will be assessed on a site by site basis taking into account all aspects of development viability".

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

Scottish Planning Policy (SPP) (pg 18, paragraph 87) states, that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Further, where an identified affordable housing requirement is applied against a site which as a consequence would render the site financially unviable, then this requirement should be removed or reduced accordingly.

Circular 2/2010 (pg 6, paragraph 17) states that it is considered good practice for policies in development plans to have regard to financial obligations linked to particular developments. This includes any expectation that developers will contribute to infrastructure and supporting development such as schools or roads and that as land values vary across Scotland, the capacity of developments to bear a range of costs will also vary.

It is, therefore, essential that the affordable housing requirement set out in the LDP be flexible so as not to hinder development in the face of changes to the economy. The identification of a 25% requirement for affordable housing should not be viewed as a mandatory requirement of all qualifying sites, but should be a target which will be applied flexibly, taking into account the prevailing economic conditions. This should be made clear in the policy as set out above.

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

Policy ref.	EP1 Climate Change, Carbon Reduction and Sustainable Construction	or			
Site ref.		or			
Chapter		Page no.	50	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.

Policy EP1 is welcomed by the house building industry. It is essential that the delivery of the sustainability labeling is consistent with Building Standards Technical Handbook and target delivery as set out by Scottish Government. Targets set over and above what is currently required through Building Standards will be resisted.

Stewart Milne reserve their full right to comment in full on supplementary guidance associated with this policy as and when this is published for consultation.

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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	Chapter 4: Spatial Strategy	Page no.	64	Paragraph no.	4.3.10

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.

Stewart Milne Homes object to 10% of the overall housing land requirement to be met by windfall sites. 10% reliance on windfall sites to make up the housing land supply should be removed from the Plan in its entirety. There should be no % for windfall counted within the LDP housing land supply.

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

PKC states that 'the availability of brownfield sites in Perth and Kinross is extremely limited'. Given that the vast majority of windfall sites are on brownfield land, allowing 10% of the entire land requirement is excessive. If the LDP allocates sufficient sites in the right places, there is less likelihood of windfall opportunities coming forward with a generous, effective land supply in place.

It is accepted that there will always be an element of windfall development however, this should not form part of the allocated housing land supply. Windfall development by its very nature adds in additional flexibility over that of the strategic land allocations and should remain as such. This will ensure that a 'generous' supply of sites are allocated, and plan-led without reliance on the 10% windfall figure.

This is established within PAN 2/2010 para 62. Windfall sites 'are not counted towards meeting the housing land requirement' They should be seen as a bonus, over and above the allocated sites, and will contribute to the 'generous' supply required by Scottish Government.

On this basis, reference to 10% windfall should be removed from the plan with the 10% being sourced from other marketable sites promoted through the Local Development Plan Process.

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

---

**From:** Mike Thomson [REDACTED]  
**Sent:** 06 April 2012 09:07  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Kin nesswood  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

## PKC Proposed Local Development Plan

I wish to comment on that part of the proposed Development Plan which covers Kinnesswood.

On the plan made available to the residents through Portmoak Community Council which is numbered 226, the outline of the village includes a piece of ground opposite the public park at the top of Bishop Terrace. This ground forms part of the land at the foot of Bishop Hill which is currently being considered for 'public ownership' by Portmoak Community Council. The only access to the public footpaths on the hillside is through this area via two gates, one for pedestrians to the Public Rights of Way, and the other for vehicular access to the Scottish Water pumping station. In addition to local walkers, the access is used by the handgliders who launch from Bishop Hill.

We were advised at the March meeting of Portmoak Community Council, that the current owners of the land may wish to apply for permission to build on it. A similar application was rejected a number of years ago, however, in the event of a future application being presented for PKC Planning approval, there is a need for the Planning Department to be aware of the need for access to the Public Rights of Way from Bishop Terrace to be retained, irrespective of any other development proposals for the area in question.

Yours faithfully,

I.M.Thomson

3 Bishop Terrace  
Kinnesswood  
KY13 9JW  
[REDACTED]

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

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

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

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

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

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

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

Name	Ian Michael Thomson
Address and Postcode	3 Bishop Terrace Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

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

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

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

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

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

I refer you to the submission made by Representation Form by Anne Macintyre, 2 Bishop Terrace, Kinnesswood, KY13 9JW with which I am in entire agreement.

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

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

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

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

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

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

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

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

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	Anne Macintyre
Address and Postcode	2, Bishop Terrace, Kinnesswood Kinross KY13 9JW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Local Development Plan – Proposed Plan Representation**

Name: Mike Hally  
 Address: Kilmagadwood Cottage  
 Scotlandwell  
 KY13 9HY  
 Tel: [REDACTED]  
 Email: [REDACTED]

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

Proposed Plan

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

**Chapter: 7 Page no: 234 Paragraph no: 7.17.1**

**4. What is your representation?**

First I am pleased to see that Kilmagadwood is now shown on the map as a settlement that is separate from Scotlandwell with a boundary limited to that area that is already developed, with one exception - the north-west corner, where the settlement boundary meets the A911. I would ask that the settlement boundary instead be curved around the two sites that have planning approval, to meet the A911 at the revised junction that is part of the plan for the 2 new sites.

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

The settlement boundary as drawn leaves room for a further build in addition to the 2 house-sites for which planning permission has already been granted.

While any such further development should be rejected as obtrusive I have no confidence that sense would prevail in the face of such an application. Accordingly I suggest the above change which would make future development of an additional site less likely -- and the landowner/developer would have no grounds for complaint as the current Local Plan was only altered to enable the building of 2 houses on this site.

## **Local Development Plan – Proposed Plan Representation**

Name: Mike Hally  
Address: Kilmagadwood Cottage  
Scotlandwell  
KY13 9HY  
Tel: [REDACTED]  
Email: [REDACTED]

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

Proposed Plan

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

**Chapter: 7 Page no: 234 Paragraph no: 7.17.2**

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

The statement "Scotlandwell has been identified for limited additional growth to support future housing needs within the Portmoak area" should be deleted

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

No future housing needs have been identified within the Portmoak area -- only general housing needs across the whole of Perthshire and Kinross-shire, of which a notional share has been allocated to this area, without reference to its needs, capacity or conservation. In fact the Portmoak area is at its limit in terms of several aspects of infrastructure; in particular public transport provision is poor, the nearest primary school is in Kinnesswood and is in any case full, there are no shops of any kind in Scotlandwell.

Thus any additional housing would be contrary to Policy 3.6.2 "SPP identifies a need to shift to more sustainable modes of transport to help meet the Scottish Government's greenhouse gas emission targets" and is particularly contrary to policy TA1B.

**Local Development Plan – Proposed Plan Representation**

Name: Mike Hally  
 Address: Kilmagadwood Cottage  
 Scotlandwell  
 KY13 9HY  
 Tel: [REDACTED]  
 Email: [REDACTED]

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

Proposed Plan

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

**Chapter: 7 Page no: 234 Paragraph no: 7.17.3 or 4 (varies)**

**4. What is your representation?**

This proposal (7.17.4 in the online version, 7.17.3 in the pdf) should be deleted.

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

This is an appalling proposal that would make a mockery of the Conservation Area, and indeed of the more general Policy 3.5.1 which claims that "the protection and enhancement of these areas [villages] is an important objective and one of the broad principles outlined in SPP." Nor would it be in keeping with Policy 3.5.2 which says that "there is also need to protect and enhance environmental and landscape quality by ensuring that inappropriate development does not compromise what makes Perth and Kinross such an attractive place to live, work and visit"

The reasons why this would be a very bad idea are:

1). It would extend the southern boundary of the settlement, which is currently a reasonably straight line, by creating a large bulge to the south, thus inviting the movement of the entire southern boundary to this new southern edge when the Local Development Plan is next revised. Such a proposal would be almost impossible to resist next time if H54 is allowed this time. The consequence would be an additional 60+ houses to the east of H54 and probably 20 to the west of H54.

2) The southern boundary of the settlement to the east of the B920 - a line of bungalows - already provides a reasonably attractive prospect when approached from the south. Allowing this new development would likely result in a cluster of so-called "1½-storey" (if not actual 2-storey) houses that would detract from the current appearance.

3) This proposal is not in keeping with Policy 3.5.5, RD1

4) This proposal appears to be linked to the misleading claim that there are "future housing needs within the Portmoak area" (see separate objection).

Even if there was any substance to that claim, this would be a very dangerous way to meet it, for the reasons stated above.

## **Local Development Plan – Proposed Plan Representation**

Name: Mike Hally  
Address: Kilmagadwood Cottage  
Scotlandwell  
KY13 9HY  
Tel: [REDACTED]  
Email: [REDACTED]

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

Proposed Plan

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

**Chapter: 7 Page no: 235 Paragraph no: Map**

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

The Conservation Area boundary should be extended all around and outside the settlement and in particular to the south, in the same way as it extends over the adjacent hillside to the north.

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

With reference to this map and the preceding statement: "Scotlandwell incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area"

This designation is welcome but past development approvals give me no confidence that planning decisions will "protect the character and historic integrity of the area." In particular the line of 2-storey houses currently being built in the Wellside area are obtrusive, entirely out of scale with the bungalows to the east of the B920 and detract from the appearance of the village when approached from the south.

There is a serious weakness in the current designation that it applies only to the area with the more historic buildings and the hills above them - the backdrop - and not to the foreground where as noted above development is already occurring that is out of character and scale, and more is proposed (H54) that would likely be equally inappropriate.

NAEMOOR GARDENS, RUMBLING BRIDGE, KINROSS, KY13 0PY

Telephone [REDACTED]

e-mail: [REDACTED]

Planning Department  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

10 April 2012

Dear Sir/Madam

#### PERTH & KINROSS PROPOSED LOCAL DEVELOPMENT PLAN

Your Council and officials should be congratulated on producing this comprehensive development plan.

Herewith are my comments for your consideration.

Page Paragraph

22 3. Policies  
3.1.2 Policy Topics

Comment: With the growing world and UK population, all arable land should be regarded as an increasingly precious resource. Once lost it is gone for ever.  
In the plan this topic only appears to be mentioned under Policy NE4 in sub-paragraph (c) (p.43) and Policy ER5 (p.49) where it is almost lost. This subject deserves a much more prominent place in the overall strategy.

32 Policy RD3 Housing in the Countryside

Comment: The loss of settlement boundaries which were a feature of the previous plan lays all "building groups" (paragraph (a) of this policy) vulnerable to pressure for expansion. Restoration of the boundaries is essential for proper control.

34 3.6 Transport Supplementary guidance and availability

Comment: Public transport needs more investment.

We need better bus services in the rural areas.

The route of the former railway line between Kinross and Cowdenbeath should be reserved for future reinstatement.

197 7.1.6 Employment Sites E36 & 17.

Comment: There are enough employment sites within the town which should be filled before encroaching on land outwith the line of the motorway which forms the best defensible boundary on the western side of the town.

This is good agricultural land which should not be squandered.

Furthermore, the quality of the access to and setting of the Heatheryford leisure facility would be diminished.

202 7.2 **Kinross and Milnathort**

7.2.2 Spatial Strategy Considerations

Comment: There appears to be no mention of the need to maintain the spatial separation of these two settlements of different characters. The limited space between them has been eroded by the arrival of the Communit Campus and is now threatened by OP15. As the pressure increases so should the determination to maintain the separation.

205 Housing site H46.

209 Proposed Plan

Comment: This housing site is too close to the motorway to provide adequate amenity for the houses. The woodland strip shown will be ineffective in reducing motorway noise. The designation should be removed and the strip of land allocated to woodland with footpath linking open spaces at either end.

- 213 **7.4 Blairingone**  
       7.4.2 Spatial Strategy Considerations  
       7.4.3 Infrastructure Considerations  
 214       Proposed Plan

Comment: The settlement boundary includes the school and the adjacent field. The school has capacity for more pupils. The field should be designated as a site for say 30 houses, as the natural completion of this side of the village.

- 224 **7.12 Keltybridge and Maryburgh**  
       7.12.2 Spatial Strategy Considerations

Comment: A settlement plan should be prepared to ensure that the historic character of Maryburghas a planned village for Blairadam is maintained.

- 229 **7.15 Powmill**  
       7.15.2 Spatial Strategy Considerations  
       7.15.3 Infrastructure Considerations  
 230 & 231 Housing Site H53

Comment: With Fossoway Primary School nearing capacity, the site for 120 houses is too large and will double the size of the village. The site should be reduced to about 90 (with the balance being made up at Blairingone where there is school capacity).  
 There is an excellent opportunity here to create a "village square" on land to the north of the A823 road together with a small residential development forming the fourth side.  
 This should be designated as public open space.

- 232 **7.16 Rumbling Bridge**  
       7.16.2 Spatial Strategy Considerations  
 233       Proposed Plan


Comment: the settlement boundary would better conform to the

Spatial strategy if it included the areas of Merryhills and Firgrove which were in the previous plan.

224 7.12 **Keltybridge and Maryburgh**

Comment: A settlement plan should be prepared to ensure that the Historic character of Maryburgh as a planned village for Blairadam is maintained.

Yours faithfully



George Pease

8 Woolcombe Square  
Scone  
Perth PH2 6PN

Development Plan Team  
Pillar House  
Perth, PH1 5GD

20 MAR 2012

Dear Sir

GREEN OPEN SPACE AT WOOLCOMBE SQ. SCONE

Regarding the above I sincerely hope that the land in question ~~be~~ be declared as a green open space and never ever any consideration given to changing that or put to any other use.

The green space is an integral part of Scone in the whole and in particular Woolcombe Square.

Many thanks for your time.

Yours Sincerely



---

**From:** Linda Simpson [REDACTED]  
**Sent:** 08 March 2012 23:55  
**To:** TES Development Plan - Generic Email Account  
**Subject:** Proposed Local Dev Plan - Woollcombe Square  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Sirs,

I wish to comment on the Proposed Local Development Plan January 2012

I refer to Para 5.33 Page 141 - 143 with ref to the green space at Woollcombe Square

and wish to support the inclusion of the land at Woollcombe Square as open green space, as per Policy CF1.

The only other open space at this end of Scone has now had permission to build 13 houses on it (Land at Stormont Road)

The retention of this space is essential for use by the community and residents.

There are also two beautiful protected oak trees which enhance the area.

I hope I have provided all the information you require.

Linda Simpson 20 Woollcombe Square Scone Perth PH2 6PN

Bucklyvie Cottage  
Fordell  
Crossgates  
Cowdenbeth  
Fife  
KY4 8EY  
23<sup>rd</sup> March 2012

RECEIVED  
26 MAR 2012

Ewan Mc Laughlin  
Development Control  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

Dear Mr McLaughlin

**Local Development Plan  
Airfield Safeguarding Proposal**

Based on how the current airfield safeguarding policy 49 was incepted and has proven to be “not fit for purpose”, this new policy contains nothing that would address the issues and ongoing problems this policy has created for PKC and the planning applications of residents living on the perimeter of the airfield, and should be withdrawn from the local plan.

After attending a presentation by Councillor Mike Barnacle at Kinnesswood, it is clear he also has reservations about this proposed policy.

According to **SPP1** -Development Management guidelines:

Page 4.

Para 23 States: ***“The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another”.***

The activities at Portmoak have taken on a “Commercial” aspect with their expansion of activities into the hospitality trade.

This airfield safeguarding policy is overstated for the size of the airfield as guidelines indicate it should be proportionate to the size of the operations and activities carried out.(enclosed BGU guidelines)

This policy, just like the current policy, will still place a “disproportionate burden” only one or two residents on the perimeter of the airfield and until all issues are addressed to the satisfaction of all stakeholders affected by this policy, this policy should not proceed.

**Request for a Local Public Inquiry**

At this time, when the local development plan is under review, I am seeking and calling for a “Public Inquiry” into the proposed continuation and the further expansion of the local “Airfield Safeguarding” planning policy.

When this policy was adopted in 2004, local residents on the perimeter of the airfield were not fully informed, satisfactorily consulted, or given adequate opportunity to debate this issue and to understand the wider implications for them.

The public should not be denied this current opportunity to air their views and planning experiences during this review of the local “development plan”.

Residents are entitled to know and debate whether it was procedurally and legally correct for PKC in 2004, to have adopted and participated in the drawing up of the original policy 49, for Airfield Safeguarding and whether it is procedurally correct for the Council to have participated in the drawing up of the current maps. Maps which have not been produced in accordance with the available guidelines contained within the CAP documents, without an explanation as to why the laid down procedures have been deviated from.

The public are also entitled to transparent and open debate as to whether this planning policy is competent, especially in light of the evolving poor planning history for planning applications within the Portmoak safeguarding zone.

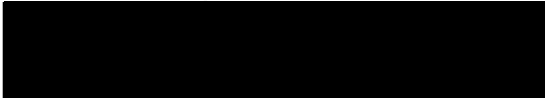
Is it competent to have a planning policy protecting one particular interest when:

- Operators at Portmoak have no registered lawful planning permission for their operations? (see letter from the Hydro Board)
- There are no archived planning records showing the operators at Portmoak have ever applied for a change of use?
- It is accepted that the operators at Portmoak now have a recognised right to operate, as use has been established for more than ten years, however operations have not been formalised as the operators have still not applied for and been granted a “Certificate of Lawfulness”.
- Current policy 49 is contrary to Scottish Planning Policy as it can be seen to be “protecting the interests of one person or business against the activities of another.
- PKC has introduced a policy that places a disproportionate and undue burden on others in the “Safeguarding zone”, all in the interests of the SGU and their operations at Portmoak.
- The SGU believes it now has a “legitimate expectation” from this policy that is totally out of the control of PKC.
- PKC has a current policy that is not fit for purpose as required by planning guidance and development management processes.
- As “consultees” the operators at Portmoak have been consistently lax in the supplying of information to planning applicants, information requested and required to comply with the requirements of Policy 49. Ignoring laid down timescales and constantly delaying the decision making process.

- By their actions the SGU “fetters” PKC in the decision making process and this can be easily evidenced by reviewing the actions taken by the SGU during the processing of planning applications here at the Causeway.
- There is a statutory requirement to keep development plans up to date. This has never been applied to this policy. The “Guidance” information in this policy was already six years old when adopted in 2004, for fourteen years there have been no updates.

I reserved the right to submit further responses until the closing date of 10<sup>th</sup> April 2012.

Yours sincerely



Maureen Cuthbertson.Mrs

Enc. Letter from Hydro board – 3 pages  
BGU guidelines

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

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

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

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

Name	Maureen Cuthbertson
Address and Postcode	BUCKLYVIE COTTGE - FORDELL - CROSSGATES ky4 8ey
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:

Airfield Safeguarding

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

Policy ref.	EP13	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 this policy withdrawn.

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

According to SPP- February 2010. It is contrary to Scottish Planning Policy to formulate any policy that places the interests or activities of one person over the interests or activities of another.  
Policy E13 is therefore contrary to SPP.

Therefore on this basis alone the policy should fall.

The current policy 49 is neither "Fair" nor "Proportionate" and the new policy does nothing to address this. This policy seriously disadvantages residents living on the perimeter of these airfields, who are probably unaware of this and until they try to obtain planning permissions are oblivious of the havoc this policy will wreak.

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

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

Save a copy

Print

Submit

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

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

Name	The Gannochy Trust
Address and Postcode	Pitcullen Crescent Perth PH2 7HX
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

Proposed Plan	<input type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input 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 Policy and Guide

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

Policy ref.				or	
Site ref.				or	
Chapter	Sections 4 & 5	Page no.	Page 22	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.

That the Council's Affordable Housing policy should recognise the Gannochy Trust as a provider of Affordable Housing and that Residential Site H3 be extended and identified as an Affordable Housing site

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

See separate attachment entitled: "Representation by The Gannochy Trust: Affordable Housing Policy and Supplementary Guidance"

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

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

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

**Perth & Kinross Proposed Local Development Plan  
Representation by The Gannochy Trust  
Residential Site H3, Gannochy Road, Perth  
Reason for Requesting a Change**

The Gannochy Trust was founded in 1937 by A K Bell, for charitable and public purposes as a direct result of his family's successful distilling business. A K Bell built the Gannochy Housing Estate between 1924 and 1932 to provide rented accommodation for the people of Perth. His Estate included the farms of Gannochy and Muirhall on the eastern side of Perth and these have been managed sensitively by the Trust to protect the landscape setting of Perth and improve public access. The Trust some years ago bought additional land from Tayside Health Board on the east side of Murray Royal Hospital to keep it from development and protect the then Area of Great Landscape Value. This area has already been enhanced by the Trust through significant woodland planting.

The Trust deed in relation to Gannochy and Muirhall Farms requires the Trustees to hold this land and to consider laying out "additional housing schemes, recreation grounds, open spaces, gardens and others upon the same lines" as the original Gannochy housing Estate, which was laid out in the style of a model village. The Trustees are now developing such a scheme to extend the original Gannochy housing to provide much needed additional affordable housing for the City. The Trust is grateful that the Council have recognised this ambition in identifying that an area of Gannochy Farm should be excluded from the Green Belt, and by identifying H3 as a housing site at Gannochy Farm, but has made a separate representation in respect of the detailed boundary of the Green Belt at that location.

The Main Issues Report makes reference to the Housing Needs and Demand Assessment which highlighted the high need for housing in Perth, in particular for Affordable Housing and this proposal by the Trust will provide additional Affordable Housing without the need for public subsidy at a time when both public sector resources and the house building industry is severely constrained.

In response to the Main Issues Report, on 9 February 2011 the Trust submitted a request for the inclusion of land to the south of Gannochy Road in the Plan as a housing site to allow for the extension of the Gannochy housing estate, but for an unspecified number of houses. The Trust is grateful that this site has been included in the Proposed Plan as Residential Site 3. However, it is noted that the text of the Plan at page 80 describes the site as being only 0.3 ha instead of 2.6ha and allocates the site for only 20 houses.

The Trust has developed its thinking in the last year, and is now proposing an extension of the housing estate by some 50 new Affordable Houses together with a community hub to serve the extended Gannochy housing scheme. It is intended that the overall density of the estate extension will be similar to the original. Therefore, a larger housing site is proposed, of some 5ha, (see thick

black line on Map 1 attached) which also encompasses the footprint of the current Gannochy Farm buildings on the assumption that the community hub might be provided by conversion of one or more of the traditional farm steadings.

The Trust is keen to ensure that these houses should be identified in the Plan as Affordable within the meaning of the Council's Affordable Housing Policy and is making a separate representation on this point in response to the Supplementary Guidance on this subject. Although a private landlord, the Trust would only develop this land for Affordable Housing and its rent structure mirrors that of local RSLs and is below that of local open market rents.

It is suggested that the table and narrative for Residential Site H3 on page 80 should specifically identify this site for "the development of 50 private Affordable Houses and a community hub by the Gannochy Trust". The developer requirements as drafted are acceptable. Para 30 of PAN 2/2010 allows for the identification of sites specifically for Affordable Houses, where need exists.

These changes should also be reflected in the reference to this site in the Draft Action Programme 2012-2024, which, as drafted, incorrectly suggests that the developer/landowner for this site is Perth and Kinross Council.

**Perth & Kinross Proposed Local Development Plan  
Representation by The Gannochy Trust  
Affordable Housing Policy and Supplementary Guidance  
Reason for Requesting a Change**

The Gannochy Trust was founded in 1937 by A K Bell, for charitable and public purposes as a direct result of his family's successful distilling business. A K Bell built the Gannochy Housing Estate between 1924 and 1932 to provide rented accommodation for the people of Perth. This comprises 149 mainstream houses together with 60 sheltered houses completed in recent years.

The Trust deed in relation to Gannochy and Muirhall farms requires the Trustees to hold this land and to consider laying out "additional housing schemes, recreation grounds, open spaces, gardens and others upon the same lines" as the original Gannochy housing estate, which was laid out in the style of a model village.

The Trustees are now developing such a scheme to extend the original Gannochy housing to provide approximately 50 much needed additional Affordable Houses for the City. The Trust is grateful that the Council have recognised this ambition in identifying a site in the Proposed Plan (Residential Site H3) but has made separate detailed representations in respect of the details of this site and its relationship to the proposed Green Belt around the City.

The Main Issues Report makes reference to the Housing Needs and Demand Assessment which highlighted the high need for housing in Perth, in particular for Affordable Housing, and this proposal by the Trust will provide additional private Affordable Houses without the need for public subsidy at a time when both public sector resources and the house building industry are severely constrained.

It should be noted that within the terms of the Trust deed, the Trust can only develop this land itself, rather than pass on any planning consent to a private developer, and would only provide housing for rent.

The Trust is keen that its role as an independent provider of Affordable Housing be recognised and that these new houses should be identified in the Plan as Affordable within the meaning of the Council's Affordable Housing policy. Although a private landlord, the Trust's rent structure is comparable with that of local RSLs and the Council and is below that of the local open market rental levels. The Trustees' policy is to maintain rent levels within the category of Affordable Housing.

The Trust considers that its proposal falls within the definition of Affordable Housing found in Scottish Planning Policy 2010 where paragraph 86 states that "Affordable Housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market may be able

to meet most affordable housing needs but this will not be the case everywhere. Affordable housing may be in the form [inter alia] of social rented accommodation [or] mid-market rented accommodation”.

The definitions of Affordable Housing are explained in more detail in Planning Advice Note 2/2010: “Housing provided at an affordable rent and *usually* managed locally by a RSL such as a Housing Association, Housing Co-operative, local authority or other housing body regulated by the Scottish Housing Regulator”. Alternatively, the proposed houses should certainly be considered as mid-market or intermediate rented, which the PAN defines as “private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long term”.

The PAN itself advises that its advice has to be “applied constructively and with flexibility in response to financial and market conditions”. The letter from the Scottish Government’s Chief Planner to Heads of Planning on the subject of Affordable Housing dated 15 March 2011 emphasized the need for planning authorities to examine “ the nature of Affordable Housing need in an area and the extent to which this can be met by proposals capable of development with little or no public subsidy”. The Trust’s proposals fulfill all these criteria and should be recognised as being an Affordable Housing scheme.

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	The Gannochy Trust
Address and Postcode	Pitcullen Crescent Perth PH2 7HX
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	Perth Settlement Map; Green Belt boundary at Gannochy Farm	or			
Chapter	5	Page no.	67-68	Paragraph no.	5.1.3-5.1.5

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

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

The Trust wish to see an amendment to the Green Belt boundary on the south side of the existing Gannochy housing estate to provide a more logical framework both for the future development of the Trust's land and to provide a clearer and more defensible inner boundary of the Green Belt at this location.

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

The Gannochy Trust was founded in 1937 by A K Bell, for charitable and public purposes as a direct result of his family's successful distilling business. A K Bell built the Gannochy Housing Estate between 1924 and 1932 to provide rented accommodation for the people of Perth. His Estate included the farms of Gannochy and Muirhall on the eastern side of Perth and these have been managed over the years to protect the landscape setting of Perth and improve public access. The Trust some years ago bought additional land from Tayside Health Board on the east side of Murray Royal Hospital to keep it from development and protect the then Area of Great Landscape Value. This area has already been enhanced by the Trust through significant woodland planting.

The Trust deed in relation to Gannochy and Muirhall farms requires the Trustees to hold this land and to consider laying out "additional housing schemes, recreation grounds, open spaces, gardens and others upon the same lines" as the original Gannochy housing scheme, which was laid out in the style of a model village. The Trustees are now considering such a scheme and plan to extend the original Gannochy model village by some 50 houses to provide additional Affordable Housing for the city in the short term, but may have other ambitions for the benefit of Perth in the longer term in this area including gardens and recreation areas.

The Trust is grateful that the Council has recognised this ambition in identifying that an area of Gannochy Farm should be excluded from the Green Belt. However, it is considered that the area identified in the Proposed Plan has rather arbitrary boundaries and does not relate well to existing development either at Gannochy or Murray Royal Hospital and the yellow line on the attached plan (Map 1) proposes an amended boundary which avoids the creation of unsatisfactory wedges of Green Belt land and which would allow the new housing area, and other possible future proposals to form a more logical extension to the existing Gannochy housing estate and relate better to the current boundaries of Murray Royal Hospital. The Trustees intend to carry out further tree planting and landscape improvements in this area to help any further built development in this area integrate into the landscape and to improve the already good public access.

It is noted that no specific sensitivities have been identified in this additional area either in the Tayside Landscape Character Assessment Prepared for SNH in 1999, the Perth Greenbelt Study prepared for the Council and SNH in 2000, nor in the SEA Environmental Report. Indeed, the Green Belt Study of 2000 actually suggested that a much wider area around the Gannochy estate could be excluded from the Green Belt if necessary. It should also be noted that the Murray Royal Hospital is currently being redeveloped including an extension of the site into what was the AGLV in 2000 at the southern boundary of the proposed Green Belt alteration.

It is considered that this amendment to the proposed Green Belt will not affect any of its objectives and importantly will not impinge on the important buffer between Perth and Scone. The Trust's management of its estate currently contributes to the quality of landscape and provides considerable assets for informal countryside recreation and this management policy will continue.

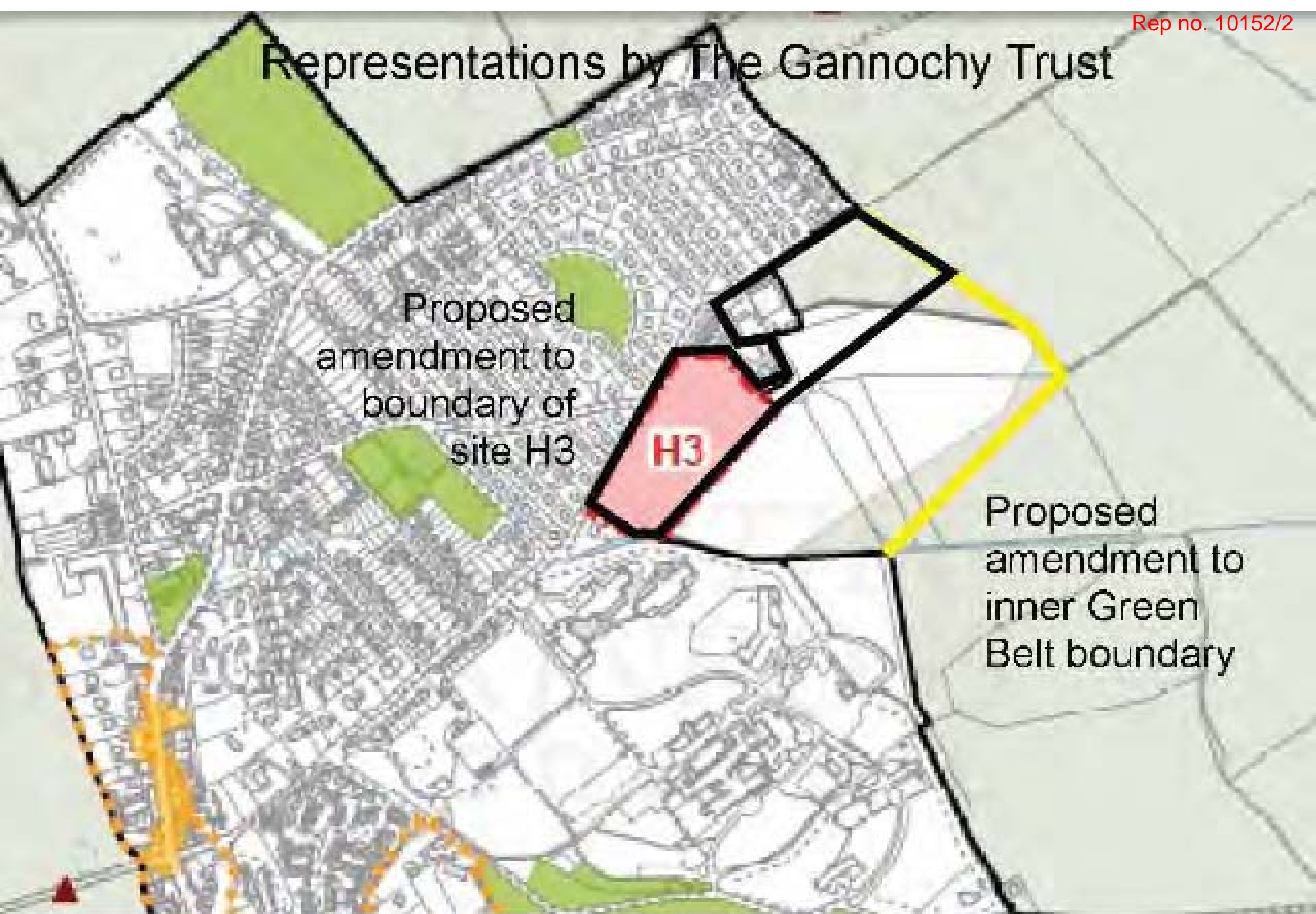
Details of the Trust's short term plans for additional housing in this area are given in a separate representation on the subject of Residential Site 3.

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# Representations by The Gannochy Trust



Proposed  
amendment to  
boundary of  
site H3

H3

Proposed  
amendment to  
inner Green  
Belt boundary

RECEIVED  
04 APR 2012

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

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

Name	Mr L. LANE
Address and Postcode	FEARNAN COTTAGE, FEARNAN, ABERFELDY PH15 2PF
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?

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 (Feaman)	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.

SITE H41 ON THE PLAN REPLACED WITH "TOM DARRACH," THE VILLAGE UNOFFICIAL SCRAPYARD, A MORE SUITABLE SITE FOR FURTHER HOUSING IN FRANKFORD. BY REDRAWING THE SETTLEMENT BOUNDARY TO EXCLUDE "H41" THE VILLAGE REMAINS COMPACT, REMAINS ITS CHARACTER DOES NOT SPRAWL OUTWARDS

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

I REQUEST A CHANGE FROM H41 TO "TOM DARRACH" AS IT WOULD

- 1) SAVE GOOD AGRICULTURAL LANDS BEING WASTED WITH HOUSING
- 2) CONVERTS AN UGLY UNDER UTILIZED DRAIN FIELD SITE TO A MORE WORTHWHILE USE
- 3) REDUCES THE CHANCES OF FURTHER RIBBON DEVELOPMENT BY MAINTAINING A COMPACT, CLEAR BOUNDARY
- 4) THE POSSIBLE ENVIRONMENTAL HAZARDS FROM THE SCRAPYARD ARE DEALT WITH
- 5) HOUSING RESIDENTS WITHIN THE SCRAPYARD APPROX OF IT BECOMING HOUSING = FIRMS IN SCRAPYARDS SCENE THEM.
- 6) VERY LITTLE VISUAL IMPACT FROM TOM DARRACH COMING FROM SCRAPYARD & HOUSING, IF ANYTHING A BENEFIT
- 7) OUR RIGG'FIELD SYSTEM IS STILL SAFEGUARDED.

#### CHANGE TO QUARRY DESIGNATION

DESIGNATING THE QUARRY FOR INDUSTRIAL USE IS A MATTER FOR CONCERN AS THE ROAD IS NOT SUITABLE FOR LARGER VEHICLES, + THE NOISE + ACTIVITIES SEEM AT ODDS WITH THE PEACEFUL CHARACTER OF THE VILLAGE. RECLASSIFYING TO HOUSING OR AGRICULTURE WOULD ADDRESS THESE CONCERNS

Save a copy

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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	Direct Flooring
Address and Postcode	C/o Alliance Planning 4th Floor Allan House, 25 Bothwell Street, Glasgow G2 6NL
Telephone no.	
Email address	

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

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

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

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

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

Policy ref.	<input type="text"/>	or	
Site ref.	<input type="text"/>	or	
Chapter	<input type="text" value="5.2"/>	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.

Direct Flooring propose that land at Whitefriars Industrial Estate and Riggs Road, Perth, be included within the town/city centre boundary or commercial centre of Perth within the modified, and then adopted, Local Development Plan (LDP).

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

We act on behalf of Direct Flooring who own land at Riggs Road, Perth (see attached plan). The site currently benefits from having planning permission for bulky goods retail and whilst a recent appeal was dismissed for open Class 1 retail, the site is nonetheless suitable for a wide range of uses.

Details for the most recent planning application are still available on the Council's PublicAccess system by following the hyperlink below.

[http://193.63.61.22/publicaccess/tdc/dcapplication/application\\_detailview.aspx?KEYVAL=KEUL27MK02P00&module=P3&hidereturn=true](http://193.63.61.22/publicaccess/tdc/dcapplication/application_detailview.aspx?KEYVAL=KEUL27MK02P00&module=P3&hidereturn=true)

The site is situated on the edge of the Whitefriars Industrial Estate, an area that has seen significant change over the last few years with the introduction of a variety of quasi-retail and other non-industrial uses. Details of the various applications relating to this area are also available on the Council's PublicAccess system and a selection, from the time of the appeal, are listed in the second attached document.

Our clients wish to propose that, following the incorporation of St Catherine's Retail Park within a designated Commercial Centre, the identified land at Whitefriars / Riggs Road be included within a logical extension to form either an enlarged town/city centre boundary or an extended Commercial Centre. The area of Whitefriars already has some features of a secondary town centre location and further expansion of these would make sense in what remains a difficult economic climate. If this represents too much of a change, it is suggested this area (Whitefriars) be seen as suitable for a mix of uses of which retail should be seen as an appropriate part thereof.

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.

**Planning Permissions at Whitefriars/Perth Business Park**

<b>Address</b>	<b>Planning permission ref</b>	<b>Description of development</b>
7 Whitefriars	09/00137/FUL	Change of use of plant hire/retail to motorcycle showroom/workshop (in retrospect)
Whitefriars Surgery	08/01691/FUL	Extension to surgery and car park
6 Whitefriars	01/00290/FUL	Erection of a steel framed building for new veterinary surgery
Plot 8 Perth Business Park	01/00848/OUT 02/00173/REM	Erection of children's nursery and training centre.
21 Glasgow Road	99/00818/FUL	Erection of a foodstore (Aldi)
Riggs Road	05/01246/FUL	Erection of a class one retail unit, means of access, car parking, landscaping, servicing etc (Lidl)

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	Church of Scotland General Trustees
Address and Postcode	C/o Alliance Planning 4th Floor Allan House, 25 Bothwell Street, Glasgow G2 6NL
Telephone no.	
Email address	

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

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

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="9.3"/>	Page no.	<input type="text" value="282 - 286"/>	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 Church of Scotland General Trustees propose that land at Blairgowrie Glebe, Blairgowrie be included as an allocated housing site within the settlement boundary of Blairgowrie within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed, previously submitted representation 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.

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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Telephone no.	
Email address	

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

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

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

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

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

Policy ref.	<input type="text"/>	or			
Site ref.	<input type="text"/>	or			
Chapter	<input type="text" value="5.8"/>	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.

The Church of Scotland General Trustees propose that land at Auchtergaven Glebe, Bankfoot, be included as an allocated housing site within the settlement boundary of Bankfoot within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed Proposed Plan representation 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.

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

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

Save a copy

Print

Submit

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

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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	Church of Scotland General Trustees
Address and Postcode	C/o Alliance Planning 4th Floor Allan House, 25 Bothwell Street, Glasgow G2 6NL
Telephone no.	
Email address	

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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="9.2"/>	Page no.	<input type="text" value="279"/>	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 Church of Scotland General Trustees wish to support the modifications to the settlement boundary for the village of Alyth. The Church particularly support the inclusion of land at Alyth Glebe, to the east of West Quarter farm, within the northern edge of the settlement. The Proposed Plan now provides a logical straight edge to the settlement boundary, in line with the edges of the built environment to the west and east.

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

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

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

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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="9.3"/>	Page no.	<input type="text" value="282 - 286"/>	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 Church of Scotland General Trustees propose that land at Rosemount Glebe, Blairgowrie be included as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed Proposed Plan representation statement.

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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="9.4"/>	Page no.	<input type="text" value="287 - 289"/>	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 Church of Scotland General Trustees propose that land at Coupar Angus Glebe, Coupar Angus be included within the settlement boundary as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed Proposed Plan representation statement.

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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="9.12"/>	Page no.	<input type="text" value="299"/>	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 Church of Scotland General Trustees propose that land at Kinloch Glebe, Kinloch be included within the settlement boundary as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed Proposed Plan representation statement.

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Email address	

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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="5.32"/>	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.

The Church of Scotland General Trustees propose that land at Rait Glebe, Rait be reinstated to being within the settlement boundary of Rait within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed Proposed Plan representation statement.

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Telephone no.	
Email address	

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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="6.1"/>	Page no.	<input type="text" value="152"/>	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 Church of Scotland General Trustees propose that land at Kirkmichael Glebe, Kirkmichael be included within the settlement boundary as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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

Please refer to the enclosed, previously submitted representation statement.

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Email address	

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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="6.1"/>	Page no.	<input type="text" value="152"/>	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 Church of Scotland General Trustees propose that land at Tenandry Glebe, Tenandry be included within the settlement boundary as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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

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Address and Postcode	C/o Alliance Planning 4th Floor Allan House, 25 Bothwell Street, Glasgow G2 6NL
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="5.1"/>	Page no.	<input type="text" value="68"/>	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 Church of Scotland General Trustees propose that land at Rhynd Glebe, Rhynd be included within the settlement boundary as an allocated housing site within the modified, and then adopted, Local Development Plan (LDP).

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