

Issue 22	Perth Area (within Core) Green Belt	
Development plan reference:	3.9 – Green Belt map, page 45 5.2 – Perth Green Belt boundary, fold out map 5.5 – Almondbank, Pitcairngreen and Cromwell Park Green Belt Boundary, page 88	Reporter: David Buylla
Body or person(s) submitting a representation raising the issue (including reference number):		
Scone & District Community Council (00043) Dr S Devereux (00180) John Andrews (00398) Esme MacDonald (00484) The Trustees of St Mary's Monastery (00529) J Donald McKerracher (00672) Michael Cairns (00781) Kathleen Flood (00903) Luncarty, Redgorton & Moneydie Community Council (00924) A & J Stephen (Builders) Ltd (03068) The Muir Group (07690) Scott Wilson/G S Brown Construction (07693/15) MBM Planning & Development (07693/19) Dach Planning (09078) Church of Scotland General Trustees (09167/10/001)		Scone Palace & Estate (09163) John Dewar Lamberkin Trust (09166/3) Ristol Ltd (09166/9) Methven & District Community Council (09221) Mr & Mrs S G House (09538) Arklay Guthrie (09692) Sue Kilby (09761) G S Brown Construction Ltd (09817) Dr Charles Turner (09934) Jackie Turner (09935) Alistair Godfrey (09941) Judith Carmichael (10028) The Gannochy Trust (10152) Lynne Graham (10186) John Munro (10277) Rachel Burns (10283) David Burns (10284) Mandy Burns (10285) Bruce Burns (10286)
Provision of the development plan to which the issue relates:	Green belt boundaries and associated sites.	
Planning authority's summary of the representation(s):		
<p><u>Kinnoull Hill Boundary</u> Dr S Devereux (00180/1/001); Kathleen Flood (00903/1/001); Esme MacDonald (00484/1/002): The monastery field at Hatton Road (S4_Doc_369) is amongst houses and part of the urban area with natural boundaries. The monastery field should not be in the Green Belt to allow its financial value to be realised; to support the monastery.</p> <p>The Trustees of St Mary's Monastery (00529/1/001): The designation of the monastery field at Hatton Road (S4_Doc_369) as Green Belt does not comply with the guidance set out in SPP (Core_Doc_048) as the boundary has not been drawn to allow sufficient room for expansion and does not relate well to physical features on the ground. The Perth Green Belt study is not publicly available and in any event is over 12 years old. The development of the site for small scale housing would strengthen the existing natural and defensible settlement boundary along its southern boundary through structural planting. Perth Green Belt Study (Core_Doc_049), TAYplan policy 3 (S4_Doc_064), planning application 12/00008/FLM (Core_Doc_129), SPP paragraphs 159 (S4_Doc_078), paragraphs 161-162 (S4_Doc_075), and paragraph 164 (S4_Doc_102).</p>		

Judith Carmichael (10028/2/001): Support St Mary's Monastery field lying in the Green Belt.

A & J Stephen (Builders) Ltd (03068/1/002): The Perth City boundary and associated Green Belt (S4_Doc_369) should be moved to identify a site for housing, tree planting and open space. There is an opportunity to provide a discreet car park/picnic area as part of a permanent edge to the city. The development of the site will improve the appearance of this strategically important edge to the city for both long distance and immediate impacts.

G S Brown Construction Ltd (09817/4/001): The 3 hectare site at Corsiehill (S4_Doc_369) is an obvious rounding off of the hamlet and could accommodate around 8 houses. The site has a strong landscape framework around its eastern and southern edges. The site is located on the edge of the city and main services are readily accessible. The site should not be in the Green Belt.

Scott Wilson & G S Brown Construction (07693/15/001 & 07693/15/002): The existing woodland on the higher ground above the site (S4_Doc_369) to the east provides a better Green Belt boundary than shown on the LDP and the site is well contained by existing properties topography and robust landscape features. The site would add a small effective housing opportunity which would help address the significant shortage of sites within the Perth Core. A more robust defensible Green Belt boundary would be created at the southern end of Fairmount Terrace by using the existing woodland edge, topography and existing residential properties.

The Gannochy Trust (10152/2/001): The Green Belt boundaries proposed adjacent to Site H3 are rather arbitrary and do not relate well to Murray Royal Hospital or the existing Gannochy housing area (S4_Doc_369). An alternative boundary is proposed which will be augmented with tree planting and landscape improvements. The boundary will allow the development of housing and community facilities and will not affect any of the objectives of the Green Belt including the protection of the important buffer between Perth and Scone.

John Munro (10277/1/008): The Green Belt boundary to the east of Perth on Kinnoull Hill (S4_Doc_369) does not have the required robust boundary but merely follows the edge of built up land. The lower edge of Kinnoull Forest Park would be a better boundary and would allow the release of attractive land for housing. This would remove unsightly open land and improve the appearance of the area by creating many more trees and gardens.

Perth City Boundary

Arklay Guthrie (09692/4/001); Methven & District Community Council (09221/1/026): The area of the Almond Valley Village around Huntingtowerfield and Ruthvenfield which was deleted as a site by the Council should be shown as Green Belt on the inset map.

The Muir Group (07690/2/001); John Dewar Lamberkin Trust (09166/3/001): The Green Belt boundary and the western boundary of housing site H70 is defined by a relatively weak combination of tree and watercourse lined field boundaries. Moving the boundary to the west (S4_Doc_375) would establish a more robust boundary based on advanced planting and a strong shelterbelt/woodland framework. It would also reflect the detailed landscape evaluation carried out for the masterplan and meet the aims and objectives of Scottish Planning Policy (Core_Doc_048). The boundary is shown on the submitted plan. (see Schedule 4 no 21 representations on H70 which deal with the expanded site).

Ristol Ltd (09166/9/001 & 09166/9/002): The provision of a significant area of woodland on the north west edge of Wester Tarsappie (S4_Doc_374) and the south east edge of the building group together with a high quality residential development will improve the strength of the landscape setting of the city and the environmental quality of the Wester Tarsappie building group. The site can be developed for five houses on site 1 and one house on site 2. The sites would meet local demand and are deliverable. A detailed landscape evaluation has revealed that the development proposals have the potential to strengthen the landscape framework and therefore improve the quality of the setting of the city. The site should be removed from the Green Belt.

G S Brown Construction Ltd (09817/5/001): Craigie Hill (S4_Doc_374) has no viable future as a golf course and an appropriate alternative use for part of the site is for residential development. The site should be removed from the Green Belt.

Outer Boundary

Mr & Mrs S G House (09538/1/001): The Green Belt boundary to the west of Almondbank does not follow the advice set out in SPP (Core_Doc_048) or TAYplan. (S4_Doc_064), The Green Belt should not extend to the west of Almondbank as it is not required to direct growth. The boundary does not leave the required room for long term growth and should relate to the designed landscape at Methven Castle or the contemporary designed landscape being created to the west of Moulin Almond within which there would be scope for a new house. (S4_Doc_376).

Methven & District Community Council (09221/1/023): The Green Belt boundary should be extended to encircle Methven, Stanley and Bridge of Earn

Alistair Godfrey (09941/1/004): The Green Belt should allow for development in different directions around Perth and not just the north and west. Bertha woods and Bertha Loch should be in the Green Belt (S4_Doc_376).

Dach Planning (09078/3/001): Green Belt designation should be used to direct development to sustainable locations not to prevent development from happening. Kinfauns Castle Gardens (S4_Doc_373) is in a sustainable location close to Perth and has the potential to provide limited capacity for further growth. These types of small settlements play an important role in the housing market increasing range and choice. The Green Belt designation is not necessary since it lies in a historic garden designation and within the AGLV shown in the Perth Area Local Plan (Core_Doc_003).

Church of Scotland General Trustees (09167/10/001) Rhynd should be identified as a small settlement with two sites allocated for residential development on the east and west of Rhynd house. The sites can be developed to have no adverse impact on the setting of the listed building (former Rhynd Parish Church Category B). The sites and existing buildings will form a logical building group and provide effective housing sites which are capable of development during the plan period.

John Andrews (00398/1/002): Unhappy with the removal of the current Area of Great Landscape Value status for the area between the south of the proposed housing site H27 at Luncarty and the river Tay and feel that this area should be part of the Green Belt so that no development of any kind is permitted in this area.

Dr Charles Turner (09934/1/002); MBM Planning & Development (07693/19/001); Lynne Graham (10186/2/001); Michael Cairns (00781/1/002); Jackie Turner (09935/1/002); Luncarty, Redgorton & Moneydie Community Council (00924/1/003 & 00924/1/002): The

area to the south of Luncarty and the river Tay (S4_Doc_377) is currently identified as an Area of Great Landscape Value(Core_Doc_003). The area was also identified as Green Belt in the Draft Plan of 2004 (Core_Doc_128) and rejected at public inquiries in the 1990 for reasons based on prime land and landscape quality. It is the only part of 2004 green belt area which has been deleted nothing has changed and there is no justification for the area not being in the Green Belt.

Rachel Burns (10283/1/002); Bruce Burns (10286/1/002); Mandy Burns (10285/1/002); David Burns (10284/1/002): The area to the south of Luncarty (S4_Doc_377) is an area of outstanding landscape value which is used for outdoor recreation by residents and visitors. Its loss is a significant change from the Green Belt proposed in the 2004 Draft Local Plan and represents a significant constriction in the size of the Green Belt in this area.

Sue Kilby (09761/1/001): The Green Belt should completely encircle Perth so that all areas are equally advantaged/disadvantaged by the designation. Leaving the A9 corridor unprotected disadvantages the communities of Luncarty and Redgorton and it seems to have been drawn merely to allow housing development.

Scone Palace & Estate (09163/4/019): The existing south east boundary of Pitcairngreen (S4_Doc_376) could be improved by being developed. The existing farm buildings are no longer used and these listed buildings together with new development could create an attractive edge to the village. Though a small watercourse runs through the site it does not pose any flooding threat. The site has good access to local facilities. The green belt (and village) boundary would have to be adjusted accordingly.

J Donald McKerracher (00672/1/004): The way the Green Belt is represented is confusing. The Green Belt map is to a very small scale and the village plan appears to show the location of proposed developments. The irregular shape of the Green Belt around Scone is causing concern a large area on the east side of Scone has been left out of the Green Belt.

Scone & District Community Council (00043/1/004): The land to the east of Scone towards Murrayshall golf course should be in the Green Belt (S4_Doc_370).

Scone Palace & Estate (09163/4/033): The area of land at Spoutwells west (S4_Doc_370) has good landscape containment would be a logical expansion to the north Scone site H29 and not detract from any of the key objectives of the Green Belt. A strong tree belt can be put in place to create a strong settlement edge. Residential development would maximise the benefits of the CTLR and create a development in a woodland setting with good path links to the local network.

Scone Palace & Estate (09163/4/023) removal of an area from the Green Belt at Pickstonhill on both sides of the Perth Road (S4_Doc_370) will improve the green belt boundary by providing a more defined edge by using planting and allotments.

Scone Palace & Estate (09163/4/012): Balboughty steadings have the potential for development which cannot be realised by the Green Belt policy this is contrary to sustainable rural development.

Modifications sought by those submitting representations:Kinnoull Hill Boundary

Dr S Devereux (00180/1/001); The Trustees of St Mary's Monastery (00529/1/001); Esme MacDonald (00484/1/002); Kathleen Flood (00903/1/001): The field should be excluded from the Green Belt and identified as a housing site (S4_Doc_369).

A &J Stephen (Builders) Ltd (03068/1/002): The City boundary (and Green Belt) should be adjusted to included a site for 10 houses and associated landscaping and recreational uses (S4_Doc_369).

G S Brown Construction Ltd (09817/4/001): The site shown on the submitted plan should be taken out of the Green Belt and identified for housing (S4_Doc_369).

Scott Wilson & G S Brown Construction (07693/15/001 & 07693/15/002): The site should be removed from the Green Belt and identified for housing (S4_Doc_369).

The Gannochy Trust (10152/2/001): The Green Belt boundary adjusted to follow the boundary shown on the submitted plan (S4_Doc_369).

John Munro (10277/1/008): The Green Belt boundary on the east side of Perth should be the lower edge of the Kinnoull Forest Park (S4_Doc_369).

Perth City Boundary

Arklay Guthrie (09692/4/001); Methven & District Community Council (09221/1/026): The area of the Almond Valley Village including the areas around Huntingtowerfield and Ruthvenfield which was deleted by the Council should be shown as Green Belt.

The Muir Group (07690/2/001); John Dewar Lamberkin Trust (09166/3/001): Moving the Green Belt and Housing site H70 boundary to the west (S4_Doc_375).

Ristol Ltd (09166/9/001 & 09166/9/002): The settlement boundary for Perth be extended to include an area at Rhynd Road and Wester Tarsappie (the area also to be excluded from the Green Belt) (S4_Doc_374). The two sites should be identified for a total of 6 houses (map supplied).

G S Brown Construction Ltd (09817/5/001): The site (S4_Doc_374) should be removed from the Green Belt and identified for housing.

Outer Boundary

Mr & Mrs S G House (09538/1/001): That the Green Belt not extend to the west of Almondbank or that it be redrawn to allow scope for development as shown on the submitted plans (S4_Doc_376).

Methven & District Community Council (09221/1/023): Extend Green Belt boundary to include all settlements in the Perth Core Area.

Alistair Godfrey (09941/1/004): Bertha woods and Bertha Loch should be in the Green Belt (S4_Doc_376) and the boundary should be redrawn to allow development in all directions around Perth.

Dach Planning (09078/3/001): Kinfauns Castle Gardens (S4_Doc_373) should be identified as a settlement outside the Green Belt with some limited scope for further

development as shown on submitted plan.

Church of Scotland General Trustees (09167/10/001) Rhynd should be identified as settlement with scope for the development of two housing sites

John Andrews (00398/1/002): That all the area between the southern edge of housing site H27 and the river be included with the Green Belt and the Green Belt also be extended to include the landscaping areas shown within the housing site H27.

Dr Charles Turner (09934/1/002); Jackie Turner (09935/1/002); Luncarty, Redgorton & Moneydie Community Council (00924/1/003 & 00924/1/002): That all the area between the southern edge of Luncarty and the river be included with the Green Belt together with the woodland gap to the south of Redgorton.

MBM Planning & Development (07693/19/001): That all the area between the southern edge of housing site H27 and the river be included with the Green Belt (S4_Doc_377).

Rachel Burns (10283/1/002); Bruce Burns (10286/1/002); Mandy Burns (10285/1/002); David Burns (10284/1/002); Lynne Graham (10186/2/001); Michael Cairns (00781/1/002); Sue Kilby (09761/1/001) That the land to the south of Luncarty be identified as Green Belt (S4_Doc_377).

Scone Palace & Estate (09163/4/019): The Pitcairngreen village and Green Belt boundary should be moved to the south and east and a site should be identified for housing (S4_Doc_376).

Scone & District Community Council (00043/1/004); J Donald McKerracher (00672/1/004): The Green Belt should be extended to be immediately adjacent to the settlement boundary for Scone village (S4_Doc_370).

Scone Palace & Estate (09163/4/033): The area to the west of H29 should be excluded from the Green Belt as it has potential for housing development (S4_Doc_370).

Scone Palace & Estate (09163/4/023): The village boundary and green belt boundary should be moved south on both sides of the Perth road as there is potential for housing development (S4_Doc_370).

Scone Palace & Estate (09163/4/012): Balboughty steadings and an adjoining area should be identified for development

Summary of responses (including reasons) by planning authority:

The following responses are supported by the Council's Delivering Infrastructure Background Paper (S4_Doc_440) which outlines the key infrastructure requirements and proposed timescales to deliver the strategic development areas.

Kinnoull Hill Boundary Overview

Kinnoull Hill forms an impressive backdrop to the east side of the city sloping steeply up from the river with dramatic cliffs on its southern flanks where the Tay turns east towards its estuary. It is this significant feature which defines the landscape setting of Perth. There is a significant tree cover on the hill and this consists of those in open space and private gardens on the lower slopes, then a transitional mixture of woodland and paddocks before this gives way to the extensive woodland cover which extends to the

summit.

The importance Kinnoull Hill to the setting of the city has been recognised by its designation for over 40 years as an Area of Great Landscape Value and this remains its current status in the Adopted Perth Area Local Plan (Core_Doc_003), David Tyldsley's Green Belt Study of 2000 (Core_Doc_049) concluded that any green belt boundary for the hill should follow boundaries generally similar to that shown as the AGLV in the Adopted Plan. However some development potential on the edge of the hill was identified between Perth and Scone to the east side of Gannochy.

The importance of the hill to the setting of the city can be seen from a wide range of locations through out the city and in particular from, the south inch, the footpaths on Tay street especially between the railway bridge and the Queen's Bridge, the viewing platform on Tay Street at the east end of High Street and the car park on Moncrieffe hill.

There are 6 representations which relate to this area, 5 relate to the identification of housing land 1 to the general boundary (S4_Doc_369). The development of 4 of the sites (the exception would being land put forward by the Gannochy Trust) would be contrary to the guidance on Green Belts and boundaries set out in paragraph (159 of SPP S4_Doc_078) which indicates that one of the purposes of Green Belt designation is to protect and enhance the quality, character, landscape setting and identity of towns and cities. The development of the 4 sites would also be contrary to Policy 3 of TAYplan (S4_Doc_064).

Dr S Devereux (00180/1/001); The Trustees of St Mary's Monastery (00529/1/001); Esme MacDonald (00484/1/002); Kathleen Flood (00903/1/001): The site is a transitional paddock area with extensive woodland on its south and east boundaries. While the site is not prominent in any long distance views the Monastery is and the building provides a visual edge to the built up area. The public (Hatton) road provides a robust long term Green Belt boundary. Through the Green belt study is 12 years old it still reflects current physical features in the this area. Development of the area would have significant impact on the character of the green belt and on the setting of the Monastery buildings which are B listed. A core path giving access to Kinnoull Hill runs along the eastern boundary of the site. Planning permission for residential development was refused in May 2011 for reasons based on the impact on the area of great landscape value.

Subsequently the Council granted planning permission for residential development on this site as part of an enabling development to allow the refurbishment of the monastery buildings (planning application 12/00008/FLM (Core_Doc_129), However given the exceptional individual circumstances associated with the application the site should remain in the Green Belt until the consent has been implemented.

The green belt boundary can be reviewed at the first review of the plan.

No modification is proposed to the Plan.

A & J Stephen (Builders) Ltd (03068/1/002): This is an open prominent field which can be easily seen from the A94 Perth to Scone Road development here would significantly extend the urban area into open countryside which is part of the hill and important to the setting of the city. The planting and car park would be compatible with the objectives of the green belt policy if they were to be provided without the housing.

No modification is proposed to the Plan.

G S Brown Construction Ltd (09817/4/001): The site (S4_Doc_369) is one of the transitional paddock areas with extensive woodland on its east and south boundaries. Though these areas are screened from long distance views they are important parts of the local landscape and contribute significantly to the overall character of the area. If housing were allowed it would destroy the patchwork nature of the area which makes it so attractive. Core paths run on the edges of the area which give access to the Kinnoull Hill and Deuchny wood the site is highly visible to walkers using these routes. The site has history of refusals for housing development on the grounds of the impact on the AGLV and was the subject of the Perth Area Local Plan Inquiry where the reporter did not support the development of the site (S4_Doc_657).

No modification is proposed to the Plan.

Scott Wilson & G S Brown Construction (07693/15/001 & 07693/15/002): Development of this site (S4_Doc_369) would extend the urban edge of the city south and east into a prominent area at Barnhill. This would have a detrimental effect on the landscape setting of the city with a local impact and an impact on long distance views especially from the west bank of the river. A right of way/core path runs past the site giving access to Kinnoull Hill. While the site could be effective this does not take precedence over the need to protect the setting of the city as required by Policy 3 of TAYPlan (S4_Doc_064). A total of 6 houses are suggested for the site which will have no significant impact on the effective housing land supply. The development would also set an undesirable precedent extending the urban area into a relatively open part of Barnhill/Kinnoull hill.

No modification is proposed to the Plan.

The Gannochy Trust (10152/2/001): The area is gently rising south from Gannochy Road then falling towards the un-named burn before rising towards the Sidlaws. It is an area highlighted in the Green Belt Study (Core_Doc_049) as having potential for development and the boundary suggested in the study is the 50m contour. It is accepted that the south and east boundary of the green belt shown in the Plan for this area is not well defined. The proposal is to create a planted and designed long term Green Belt boundary using the 50m contour. The existing H3 (the correct area for the site is 2.6 ha) is an infill area between existing residential uses and the site's extension will provide a suitably robust designed green belt boundary linking to the farm track on the south side of the extended site. (see schedule 4 No 23a)

If the reporter was so minded the Council would have no objection to the green belt being amended as shown in the enclosed plan (S4_Doc_371).

John Munro (10277/1/008): The boundary of the woodland park would not make an appropriate green belt boundary as it would omit a significant area of woodland and paddock on the western slopes of the hill and it would not meet the criteria set out in 159 of SPP (S4_Doc_078) of protecting the quality, character, landscape setting of the city. Development of the area would be very prominent particularly from the locations on the west bank of the Tay including the south Inch and Tay Street and detract significantly from the setting of the city.

No modification is proposed to the Plan.

Perth City Boundary

Arklay Guthrie (09692/4/001); Methven & District Community Council (09221/1/026); The area is not included as the Council decided that there was some potential for small scale

development in the area and the area should not be part of the Green Belt. It should be noted that this area is a well contained valley and is not critical to the wider landscape setting of Perth. This would also leave the option open for future Plans to consider further small scale development opportunities in the area. The area is shown as lying outside the Green Belt in the study carried out by David Tyldesley (Core_Doc_049).

No modification is proposed to the Plan.

The Muir Group (07690/2/001); John Dewar Lamberkin Trust (09166/3/001):
The Green Belt boundary abuts the boundary of site H70 (S4_Doc_375). The LDP boundary reflects the site boundary submitted to the Council during the search for sites as part of the pre main issues part of the LDP process. The boundary suggested follows farm tracks (with some tree planting) which provides a suitably robust boundary for this area of the green belt in line with the guidance set out in the SPP (S4_Doc_075). It is accepted that until a master plan is prepared for this area it may be appropriate for the boundary to be amended as suggested in the objection. This could be reviewed by a future LDP informed by the master plan.

The issue raised is noted and accepted. If the Reporter is so minded to recommend that the proposed modification is adopted, the Council would be comfortable with this modification because it would not have any implications on Policy NE5 and other policies within the LDP (see Schedule 4 no 21 representations on H70 which deal with the expanded site).

Ristol Ltd (09166/9/001 & 09166/9/002): The area is a part of highly prominent steeply sloping hillside which rises up from the river to a ribbon of 1940's style houses which extend along the north side of the Rhynd Road. The area is prominent from the Friarton Bridge, the railway, the sailing club and the river as well as from the road network at Walnut Grove and from Kinnoull Hill. The area is identified as Green Belt in the study (Core_Doc_049). Policy 3 of TAYplan (S4_Doc_064) indicates that preservation of the setting of Perth is one of the purposes of the Green Belt and this development of this area will damage the integrity of the green belt and adversely affect the setting of the city.

No modification is proposed to the Plan.

G S Brown Construction (09817/5/001): Craigie hill golf course is a prominent feature in the setting of the southern edge of the City. David Tyldesley indicates that is an important part of the Green Belt in the study (Core_Doc_049). The site has been suggested for residential development for a number of years and a planning application to relocate the golf course to a site at Kinnon Park near Methven was approved in principle in 2008 though it now lapsed. There are three significant difficulties with developing the site:

- the first is the impact any development would have on the setting of the City, though it is accepted that limited development on the lower part of the course might have limited impact on the wider setting of the City
- the second is the difficulty in establishing a robust green belt boundary further south and up the hill in the absence of any geographical features
- the third is the impact any development will have on flood risk from the Craigie Burn due to run off from the site, affecting property down stream from the site the issues being the steepness of the slopes and the closeness of rock to the surface which makes the construction of any attenuation measures technically difficult and expensive SEPA Flood Risk Report: Craigie Hill Golf Course (S4_Doc_169).

If the site were to be removed from the green belt it may not have any development potential and would not be an effective housing site. The golf course makes a contribution to active recreation in the local area something that the remote location at Kinnon Park would not achieve. The council did not consider the redevelopment of Craigiehill when granting consent for Kinnon Park. The golf course is important to the setting of the city Policy 3 of TAYplan (S4_Doc_064) indicates that preservation of the setting of Perth is one of the purposes of the green belt and this development of this area will damage the integrity of the green belt and adversely affect the setting of the city.

No modification is proposed to the Plan.

Outer Boundary

Mr & Mrs S G House (09538/1/001): The indicative boundary set by TAYplan (S4_Doc_064) extends to the western edge of Methven and includes Almondbank and the surrounding area.

SPP requires green belt boundaries to reflect long term growth with robust boundaries including tree belts. SPP paragraph 162 (S4_Doc_075). In this location the Green Belt boundary follows a tree belt which forms the boundary of the property and does allow for some limited expansion. The proposed boundary which follows much less mature planting would not be as robust and the alternative of following the Methven Castle Designed Landscape would indicate that a much larger area was available for development than is appropriate in this location.

No modification is proposed to the Plan.

Methven & District Community Council (09221/1/023): The extent of the Green Belt boundary is set by TAYplan Policy 3 of TAYplan (S4_Doc_064). The diagram in policy 3 clearly shows that Bridge of Earn, Stanley and of Methven are not in the Green belt. The Plan must be consistent with TAYplan and cannot have a different boundary.

No modification is proposed to the Plan

Alistair Godfrey (09941/1/004): Bertha Woods and to a lesser extent Bertha Loch (S4_Doc_376) form an integral part of the strategic development site H7 Berthapark better protection will be given to the area if it is identified as part of the site rather than part of the Green Belt. This will be achieved by requiring an integrated management plan for these important landscape and biodiversity features. The area is to be brought forward for development by way of a master plan and it would be impractical for this to include an area that was part of the Green Belt.

No modification is proposed to the Plan.

Dach Planning (09078/3/001): Kinfauns Castle Garden is a small group of houses (S4_Doc_373) which have been constructed in and around the former walled gardens of Kinfauns Castle. The representation seeks to change the policy framework and allow the construction of housing between the buildings associated with the former home farm and those associated with the walled garden. This area consists of a large number of mature trees which contribute significantly to the character of the green belt. Both the trees and the area are highly visible from the A90 and development here would have a significant impact on landscape which is important to Kinnoull Hill and as a consequence to the setting of the city. In line with the guidance contained in the SPP SPP paragraph 162 (S4_Doc_075) settlements, which are generally larger places with community facilities,

are not shown as part of the Green Belt. However, there are a small number of building groups such as at Kinfauns which lie within the green belt. These groups have not been defined as settlements in the Plan and they do not have potential for further development. To exclude these small building groups from the green belt would devalue the overall effectiveness of the Green Belt Policy (NE5).

No modification is proposed to the Plan.

Church of Scotland General Trustees (09167/10/001): Rhynd is a small fragmented attractive group of generally traditional houses and buildings which occupy a prominent position on the north slope of Moncrieffe Hill which is a major component in the landscape setting of the city and an important part of the green belt. The area is shown as part of the Green Belt in David Tyldesley's Study (Core_Doc_049). The two sites measure 0.8ha (west) and 2.6ha (east) the location and scale mean that developing these sites for housing would have a significant adverse impact on the appearance and form of Rhynd and the green belt. The sites are so small that development would not have any significant impact on the effective housing land supply. The sites are very open and any development will be prominent particularly when viewed from the minor road which passes the site and runs around the hill. In line with the guidance contained in the SPP paragraph 162 (S4_Doc_075) settlements, which are generally larger places with community facilities, are not shown as part of the Green Belt. However, there are a small number of building groups such as at Rhynd which lie within the green belt. These groups have not been defined as settlements in the Plan and they do not have potential for further development. To exclude these small building groups from the green belt would devalue the overall effectiveness of the Green Belt Policy (NE5).

No modification is proposed to the Plan.

John Andrews (00398/1/002); Dr Charles Turner (09934/1/002); MBM Planning & Development (07693/19/001); Lynne Graham (10186/2/001); Michael Cairns (00781/1/002); Jackie Turner (09935/1/002); Rachel Burns (10283/1/002); Bruce Burns (10286/1/002); Mandy Burns (10285/1/002); David Burns (10284/1/002); Sue Kilby (09761/1/001); Luncarty, Redgorton & Moneydie Community Council (00924/1/003 & 00924/1/002): Policy 3 of TAYplan (S4_Doc_064) shows the general area of the Perth Green Belt and shows that the southern settlement boundary for Luncarty and the green belt boundary are not contiguous. This follows the guidance contained in the SPP (paragraph 162 S4_Doc_075) and indicates that Luncarty has potential for further expansion and seeks to establish a robust long term Green Belt boundary. This is in line with the strategy of TAYplan (S4_Doc_067) to identify Luncarty as one of the principle settlements in the Perth core to accommodate development during the life of the Plan. The area is undulating countryside between the road/railway corridor and the river Tay. Only a small strip immediately adjacent to the river is classified as prime land (where there is an issues of flood risk) the majority of the area being identified as non prime (3.2). There is a popular road and path network in the area most of which are identified as core paths (S4_Doc_658). It is intended that the development of site H27 to the south of Luncarty will connect with these important routes and the public access to the area will be retained and in the long term improved by increased linkages. The reference to the woodland gap to the south of Redgorton relates to the area shown as part of Bertha Park it is felt that greater protection is given to this area by being identified as part of a the strategic development site H7. The details of green networks will come through the development of the required masterplan

The AGLV designation no longer applies and it is not a term recognised in the SPP being

replaced by local landscape designations (SPP paragraph 139 S4_Doc_130). The area was originally designated to limit development to the south of Luncarty and as explained above circumstances have changes in relation to this policy. The second reason for the designation was to protect the setting of the river and promote improved access to this area. The LDP contains a suite of policies which along with the core path legislation will achieve the same end as the original AGLV designation without a specific land use designation being required (see placemaking policies PM1 (S4_Doc_396), PM2 (S4_Doc_515) and CF2 on public access (S4_Doc_485)) The requirement for site H27 to be developed by way of a masterplan will also protect the riverbank area (shown as a area of indicative landscaping).

No modification is proposed to the Plan.

Scone Palace & Estate (09163/4/019): It is accepted that the Green Belt boundary which follows some poorly defined property boundaries is not particularly robust around this part of Pitcairngreen (S4_Doc_376). The proposed development could create a better defined and more robust green belt boundary. However the site can only accommodate a limited number of houses (6) and will only make a very limited contribution to the effective housing land supply. A watercourse runs through the middle of the site and does not feature on SEPA's flood risk maps but any development in the area would require a flood risk assessment. Design would have to reflect the edge of conservation area location and B listed Inn but the area is not critical to the overall integrity or objectives of the green belt. Sensitive development of the site would produce a more robust green belt and village boundary in line with the green belt policy objectives and the principles set out in SPP (paragraph 162 S4_Doc_075). (Cross reference with Schedule 4 25c within core west settlements).

In view of the above if the Reporter is so minded to recommend that the representation is accepted and the Plan modified, the Council would be comfortable with this modification because it would not have any implications on the wider Green Belt or other policies within the Plan.

J Donald McKerracher (00672/1/004); Scone & District Community Council (00043/1/004): The Green Belt map shown on page 45 of the LDP is at a scale of 1:80,000 and indicates that an area to the east of Scone is not in the green belt further detail can be obtained by referring to the Scone settlement map which clearly shows the settlement boundary and an area to the east of this which does not lie in the Green Belt. The online version of the Green Belt map has a zoom function which aids clarity. The settlement boundary is defined by the boundary of the housing development at Bargarvie Farm and which is still under construction. However the area has long term development potential (as identified in TAYplan (S4_Doc_064) and in line with the guidance contained in SPP paragraphs 161-162 (S4_Doc_075), it is not shown as lying within the Green Belt. The Annaty Burn is used to provide a robust Green Belt boundary on the eastern side of Scone and this represents a good robust long term Green Belt boundary

No modification is proposed to the Plan.

Scone Palace & Estate (09163/4/033): The Council sees merit in the representation. The site (S4_Doc_370) is an area of flat agricultural land with mature tree planting on its east and west boundaries these tree boundaries could provide a robust green belt boundary in line with the guidance contained in SPP paragraphs 161-162 (S4_Doc_075). There is anecdotal evidence that the site was used by the military during and after the second world war. (See representation in Schedule 4 No 25b on extension to site H29)

In view of the above if the Reporter is so minded to recommend that the part of representation is accepted and the plan modified, the local authority would be comfortable with this modification because it would not have any implications on the wider green belt or other policies within the Plan.

Scone Palace & Estate (09163/4/023): The Council see merit in part of the representation. The open area to the west of the A94 (Perth Road) (S4_Doc_370) is important to the setting of Scone and particularly prominent from the A94. The area is important and should be retained as Green Belt. Policy 3, of TAYplan states that '*One of the functions of Perth's green belt is to sustain the identity of Scone and this area is very important in this function.*'

The Green Belt boundary on the east side of the A94 (Perth Road) (S4_Doc_370) consists of a harsh urban edge created by a uniform row of houses and could be improved by sensitive planting and creative urban design. An approach that would be in keeping with TAYplan's requirement to sustain the identity of Scone (mentioned above) and guidance on the features which make good Green Belt boundaries SPP paragraph 162 (S4_Doc_075). Though the area lies above the Perth Road it also lies behind the graveyard and does not visually reduce the important gap between Perth and Scone it is therefore much less visible than the area on the west side of the Perth Road.

In view of the above if the Reporter is so minded to recommend that the part of representation is accepted and the plan modified, the local authority would be comfortable with this modification to exclude this area from the Green Belt. For the avoidance of doubt the Council would wish this area to remain outwith the boundary of Scone leaving future a LDP to consider any future housing allocations (S4_Doc_370).

Scone Palace & Estate(09163/4/012): The Council sees merit in the representation. The Estates' aspirations towards the steading buildings and wider area at Balboughty do not fit with the general thrust of Green Belt policy. The Council accept that most of what is proposed is development on brownfield land and a slight adjustment to the Green Belt boundary may clarify this issue. The boundary could be placed around Dairy Wood and some associated tracks removing Balboughty from the Green Belt without damaging its integrity, (S4_Doc_370) while creating a robust Green Belt as required by SPP paragraph 162 (S4_Doc_075).

If the Reporter is so minded to recommend that this suggestion relating to the Green Belt boundary and Balboughty is accepted and the Plan so modified, the Council would be comfortable with this modification because it would not have any implications on the wider Green Belt or other policies within the LDP.

Reporter's conclusions:

Kinnoull Hill Boundary

1. Kinnoull Hill is a very important feature in Perth's landscape setting. The proposed green belt boundary at this point is drawn tightly around existing built development so that all of the hill, including its lower slopes, is within the green belt. A number of proposed modifications to the green belt boundary around Kinnoull Hill are considered below.

2. The two sites at Corsiehill are situated on the rural, eastern side of Corsie Hill Road which forms a logical and clearly defined edge to this side of Perth. As such, they are

poorly related to the established built form of this edge of the city and, if developed, would have the appearance on an urban encroachment into the landscape setting of the city. Any benefits associated with the provision of high quality landscaping and the provision of car parking and picnic facilities would not outweigh the harm this would cause.

3. The land at the end of Fairmount Terrace and that within the Barnhill Estate to the east of Fairmount Road occupy higher positions on the slopes of Kinnoul Hill than the proposed green belt boundary. Moving the boundary in this way, so that it followed the lower edge of the tree line rather than the edge of the existing built development, would not strengthen the boundary; it would weaken it, as the trees to which the new boundary would relate cannot be regarded as permanent landscape features. And the opportunities it would offer for residential development on the slopes of the hill would detract significantly from the landscape character of the hill, when viewed from both nearby and further away and from the enjoyment of users of the popular core paths network in the locality.

4. The St Mary's Monastery field appears as part of the surrounding countryside rather than the built up area; Hatton Road forms a logical boundary for the green belt at this point. The requirement in SPP for inner green belt boundaries to be drawn widely enough to permit future development has to be considered on a settlement-wide basis rather than to enable every edge of settlement site to extend into the adjacent countryside. Planning permission has been granted to develop this land, as a form of enabling development. However, the permission has yet to be implemented and the site remains an open and attractive part of the wider Kinnoul Hill landscape. It should remain within the proposed green belt. In the event that alternative enablement proposals were submitted which required a new planning application, the benefits of securing the refurbishment of the monastery buildings would be a material consideration to weigh against the site's green belt status.

5. The proposed enlargement of site H3 at Gannochy by redrawing the green belt boundary at this point, would facilitate additional affordable housing and community facilities, which would have no adverse effect on the green belt while providing valuable social benefits. The merits of the proposed extension to site H3 are also discussed under Issue 23a.

Perth City Boundary

6. Due to concerns with the suitability and/or effectiveness of the proposed strategic development sites and some of the smaller proposed housing sites in the Perth area, it is recommended under Issue 21 that the site known as Almond Valley Village is identified for housing development. It would therefore be inappropriate for this site to be designated green belt.

7. The green belt boundary which abuts the western edge of site H70, as defined in the proposed plan, features no particularly robust boundary elements at present. However, the alternative green belt boundary that is proposed would not provide a significantly stronger or more defensible edge and, by removing from the green belt (and thereby significantly increasing the potential for development), land which is rural in character and not visually associated with the city, it would detract significantly from the setting of the city by extending its western edge too far out. Without this unacceptable western extension, the effectiveness and indeed the appropriateness of the southern end of site H70 must be brought into question. These matters are addressed under Issues 14 and,

particularly, 21.

8. The visual impact of the proposed green belt boundary modifications around the small hamlet of Wester Tarsappie would be softened to a degree by the proposed extensive tree planting around what would become the new settlement edge. However, the effectiveness of any planting would be lessened by the slope of the land, and the enlarged settlement would remain prominent, particularly from the M90, in a location that is illogical in relation to the remainder of the green belt boundary, being detached from Perth by the motorway.

9. No convincing evidence has been submitted to demonstrate that Craigie Hill Golf Course has no viable future in its current authorised use. And even if that were proven to be the case, it would not necessarily justify its removal from the green belt. The site provides a valuable landscape buffer between the southern edge of the city and the M90. The impact of its removal from the green belt and subsequent redevelopment for housing could be mitigated to some extent by keeping development away from the southern boundary and by careful landscaping. If there had been too few sites identified in the Plan on which to meet the housing requirement, there might have been some merit in exploring such issues. However, as has been concluded elsewhere in this examination, that is not the case. The Proposed Plan identifies a generous supply of sites to satisfy the housing that is required for the Plan period and beyond. Therefore, there would be no benefit in modifying the green belt boundary in the manner proposed.

Outer Boundary

10. The Green Belt boundary to the west of Almondbank allows for some limited expansion commensurate with the size of the settlement. The modified boundary that is proposed would follow a less easily identifiable line than is currently proposed and is not justified.

11. The request for the green belt boundary to be extended to encircle Methven, Stanley and Bridge of Earn is addressed under Issue 14.

12. The principle of encircling Perth with a green belt, leaving a strategic development area to the west and north west of the city was established in TAYplan, with which the Proposed Plan must be consistent. Bertha Woods and Bertha Loch are both attractive and important elements in the setting of the city that require to be protected. However, their incorporation within site H7 rather than being included within designated green belt need not reduce the protection they will receive, as this is a matter that will require to be set out in the site masterplan. On balance therefore, it is concluded that there would be no benefit in modifying the green belt boundary to exclude these features from site H7.

13. Further development at the small building group at Kinfauns Castle Gardens is likely to be prominent and visually harmful. There are no facilities at this location and any housing here would be likely to serve car-borne commuters to either Dundee or Perth. Therefore in addition to being harmful to the landscape, this would be inconsistent with the location priorities that are set out in TAYplan Policy 1. Designation of the land between Perth and Dundee as green belt not only aims to protect the landscape, it also seeks to direct development to the two cities where it may be more sustainably accommodated and where it may contribute to regeneration. Both of these objectives would be undermined if this building group were excluded from the green belt.

14. Similarly, excluding the hamlet of Rhynd from the green belt in order to permit residential development would be inappropriate because it too lacks the facilities required

to sustainably support and accommodate new residential development.

15. Land to the south of site H27 in Luncarty might offer the potential for longer term further expansion of the settlement but, as it lies outside the proposed settlement boundary, this is intended to be a matter for consideration in a future plan. It is logical for the green belt boundary to follow the river rather than the southern edge of site H27, which is not reflected by any physical feature on the ground.

16. The former farm buildings at Bridgeton, at the south east corner of Pitcairngreen are reasonably attractive structures which might be suitable for conversion to another use. However, this would not require the site to be extended into the adjacent field. Modifying the green belt boundary at this point so as to permit additional new build development would cause harmful encroachment of the village into the surrounding countryside and would be disproportionate to the size of the settlement.

17. The proposed green belt boundary to the east of Scone excludes from the green belt a very significant area of land between the settlement edge and the golf course. However, the majority of this lies outside the proposed settlement boundary and would therefore have little development potential during the lifetime of the Proposed Plan. Although rather remote from the settlement, the proposed green belt boundary would follow an existing watercourse and would therefore meet the expectation in Scottish Planning Policy (SPP) that such boundaries are clearly identifiable on the ground, using strong visual or physical landscape features. There is no boundary feature of comparable strength any closer to the settlement edge.

18. Releasing the area of land at Spoutwells to the north of the access to site H29 from the green belt is unlikely to have any adverse effect upon the integrity of the green belt or the character of the landscape around Scone. However, it has been concluded elsewhere in this examination that there is no shortfall in the supply of housing land in the Perth area. In addition, the proposed plan imposes an embargo on new green field housing development to the north and east of Perth until the Cross Tay Link Road (CTLR) is a committed project. In the consideration of Issue 24 it has been concluded that it is unlikely that there will be the required commitment to delivery of the CTLR within the Plan period. It has also been accepted under Issue 25b that an initial phase of 100 houses on site H29 could proceed in advance of the CTLR but that otherwise, the embargo should apply. Therefore, there would be no benefit to the delivery of housing within the Plan period if the green belt boundary were modified to facilitate development on this site. This issue could be considered again in a future plan. A further reason why the proposed modification should not be supported at this time is the fact that this proposal was not considered in the Main Issues Report (MIR) and has not been subject to SEA, HRA or to publicity.

19. On the southern approach to Scone, the land to the west of the A94 is very prominent. The existing settlement edge at this point is not unattractive and the green belt boundary logically follows the burn. Any minor visual benefit that might be secured by landscaping along the edge of the proposed modified green belt boundary would not compensate for the harm caused by the unnecessary and prominent incursion of the village into its landscape setting and the reduction in visual separation between Scone and Gannochy.

20. On the opposite side of the A94, development that would be facilitated by the proposed modification to the green belt boundary would be less prominent from the A94 although it would be highly prominent from the minor road past Picstonhill Farm.

Nevertheless, a well designed and landscaped development could mitigate the existing rather harsh visual contrast between the houses in Mayfield Road and the surrounding countryside without itself causing significant harm to the setting of Scone or coalescence with Gannochy to the south west. As such, the proposed modification to the green belt boundary at this point has some merit. However, three factors count against modifying the green belt boundary at this time. First, as confirmed elsewhere in this examination, there is already a generous supply of housing land identified in the Proposed Plan so there is no pressing need to find additional housing sites. Second, the Proposed Plan's embargo on new green field housing development to the north and east of Perth until the Cross Tay Link Road (CTLR) is a committed project means there is no likelihood of this site becoming an effective housing site within the lifetime of this plan. Finally, this modification to the green belt boundary was not contemplated in the MIR and has not been subject to SEA, HRA or to publicity. The merits of this proposed green belt boundary modification should therefore be considered in the next local development plan.

21. It would be illogical to release Balboughty steadings from the green belt as it is clearly detached from Scone on the opposite side of the A93, is a building group of relatively modest scale and lies at the heart of the important landscape around Scone Palace. SPP states that existing settlements should be excluded from green belt designations, as should existing major educational and research uses, major business and industrial operations, airports and Ministry of Defence establishments. Balboughty steadings is of an entirely different scale and character to those examples. The conversion of existing buildings to alternative uses would not be prevented by green belt designation and would provide the estate with a potential return if the buildings are no longer required for their original use. It is not unsustainable to limit development opportunity when there are valid reasons in the public interest for doing so and, in this instance, the balance lies in favour of protecting the integrity and effectiveness of the Perth green belt even if this imposes some limitations on Scone Estate's ability to realise maximum development value from its land .

Reporter's recommendation:

1. Modify the green belt boundary adjacent to site H3 to reflect that proposed in representation 10152/2.