

Introduction

Background

By way of background, Montagu Evans have been working with John Beales in reviewing the new local development plan for the Perth and Kinross area. John owns an area of land to the south of Scotlandwell and we have submitted representations to promote the land for residential development within the development plan process. John's land was originally included as part of the housing allocation for Scotlandwell within the Main Issues Report. The plan from the Main Issues Report illustrates the current H54 allocation (which is outwith my client's control), along with John's land to the east. I think it is important to note that Perth and Kinross Council considered that 20-30 houses could be accommodated on the site at this time. However, the new allocation has now been reduced to half the size and still has an allocation of 30 houses.

Perth and Kinross Council's Proposal

Given that Perth and Kinross Council require to allocate a certain number of housing units within the Landward area, we do not take issue with the **principle** of new development at Scotlandwell. However, there are concerns regarding the **density** of the proposed development and the impact this could have on the existing village. The allocation of 30 units at Scotlandwell on H54 alone is considered to be a medium density development, as defined with the Local Plan housing density policy.

Our discussion with you tonight, does not relate to the principle of development, but instead, relates to the number of houses proposed, on the 1.7ha site. We are keen to get your thoughts on this and whether or not you consider it appropriate to return to the original land allocation as illustrated in the Main Issues Report. We think that this land allocation could meet the requirement for 30 houses and also provide for an attractive layout with the provision of open space, landscaping and car parking to the benefit of the village. It would also create a lower density development which we think is more inkeeping with the existing village.

Main Objectives

Our main objectives are to try to improve the Perth and Kinross proposal for H54 and to obtain community input to our ideas. The main areas we would like to discuss with you tonight are:

- The reduction in site density to protect the village character
- Enhance village parking and connected open spaces
- Secure the southerly conservation viewpoint
- Protect the right of way lane through H54 and to;
- Offer possible solutions which might gain community backing.

1) Housing Density

You will note on this image that the proposed housing density of the site would equate to 18 units per hectare. By way of comparison, the Wellside development is 13 units per hectare. If you also compare this with the Main Issues Report allocation, this allowed for approximately 10 units per hectare.

To put this further into perspective, we have reviewed the other housing land allocations within the Kinross Landward Area. You will note the Wellside site has 13 units per hectare, Balado has 12 units per hectare, Powmill has 13 units per hectare, whilst Scotlandwell has 18 units per hectare.

The possible solutions to reducing the housing density on the site are to decrease the number of allocated units to 20 units, for example. However by doing this, Perth and Kinross Council will require to allocate 10 units elsewhere within the Landward area. Given the stage that the Local Plan is at, it is unlikely that Perth and Kinross would consider this a suitable option.

The other solution is to increase the site area and allow for a lower density development. This is our preferred option and we are keen to obtain your views on this matter.

2) Visual Impact

We also wanted to discuss with you the proposed visual impact of a new development in this location. The location of the site is visible from the south and the main southern approach to Scotlandwell. On that basis, we consider it is important to have a well designed development which enhances the visual appearance of Scotlandwell.

It has been noted that there have been concerns within the local community regarding the new development at Wellside, with respect to the design and appearance of the buildings, in particular the height of the development.

The proposals for H54 at this stage are not advanced enough to have any detailed designed plans, however it is considered that a low density development with an attractive layout is required in order to maintain the character of Scotlandwell.

If further land were to be allocated as part of this allocation, my client as a long standing resident, is committed to providing a well designed development which enhances the setting of Scotlandwell. Several professional landscaping studies have been undertaken by my client to ascertain the best form of development that will not negatively impact upon the visual setting of the village. Any form of development south of the village should be sensitively designed and take into account viewpoints from the local area, but also from further afield such as Vane Hill and Craighend Hill located south of the village.

If the allocation were to be extended to include John's land, the development, when viewed from the village of Scotlandwell, could screen the current polytunnels and the allotments to the south of the village.

We are aware of the local communities concerns regarding the new development at Wellside and we are keen to engage with the local community to get opinions on proposed design options and layouts at the appropriate stage, should John's land be considered for development.

3) Landscaping, formal area of open space and view

Another benefit of including John's area of land into the H54 allocation relates to landscaping and provision of open space. Once at a detailed planning application stage, there will be a requirement to provide landscaping and areas of open space.

Some of you will know the area of open space by the burial ground on Friar Place. It is our understanding that there is a requirement to maintain the area of open space and burial ground and for there to be a viewpoint from the burial ground looking south. This is for the enjoyment of all Scotlandwell residents.

It is considered that the H54 allocation should improve upon the current open space provision in Scotlandwell. However given the amount of housing allocated on the site, we are concerned that there will not be enough land to provide for effective open space that the residents of Scotlandwell could benefit from. By allocating further land to H54, there would be a great opportunity to provide for a formal area of open space within the new development. We consider there is a great opportunity to extend the existing area of open space at Friar Place into the northern part of the development. Pedestrian links with the village and an area of formal open space could be developed which would integrate the new development within the existing village of Scotlandwell and improve upon the current area of open space whilst protecting the view from the burial ground at Friar Place.

You will also note on this plan the green line located along the northern boundary of the H54 allocation. This is John's right of access to his land. Any development at H54 will have to take this into account when considering the housing layout and is a further concern regarding the amount of developable land on the site with respect to housing densities.

4) Car parking

Scotlandwell is a popular starting point for the Loch Leven heritage trail. However, there are very few areas for visitors to park their cars. We also understand there is a requirement within the Local Plan for parking provision to serve the Green. If parking is something that the local community consider to be a problem / hazard within the area, then there could be an opportunity to provide for additional car parking spaces within an extended H54 housing allocation. It is unlikely the current allocation would be able to provide for this, however if further land was allocated for development, a masterplan for the site could be developed to provide for additional car parking to serve visitors to the area.

Conclusion

Whilst there are no layout plans available at this stage, there are concerns as to whether or not a low density development can be successfully achieved within the existing land allocation. There will be planning policy requirement to meet car parking, open space and landscaping guidelines set by Perth and Kinross Council which will require to be taken into account. Along with maintaining a right of access through the site, this will further reduce the amount of developable land.

We are keen to understand your thoughts on the proposed H54 allocation. We will be submitting our comments on the Proposed Plan for the 10 April deadline and will be suggesting that the allocation for housing should not be increased in terms of numbers, but should be extended in order to provide a development that will positively contribute to the village of Scotlandwell. If you can help us in providing information that you think would enhance the village of Scotlandwell, and what benefits you think the H54 allocation can provide for the residents of Scotlandwell, we would be very interested to hear from you.