

# KINROSS-SHIRE CIVIC TRUST

*Helping protect, conserve and develop a better built and natural environment*

Chairman: Alistair Smith, Ashtrees, Wester Balgedie, KINROSS, KY13 9HE

Secretary: Eileen Thomas, 50 Muirs, Kinross, KY13 8AU. Email: eileen@macthomas.org.uk

The Convenor of Development Management Committee  
c/o The Chief Executive  
Perth and Kinross Council

9 September 2016

BY EMAIL to: bmalone@pkc.gov.uk

Dear Convenor

**Item 5 (2) (i) on Agenda of Development Management Committee Meeting,  
14 September 2016:**

**15/01512/FLM: Erection of 300 dwellings, formation of open space, landscaping  
and associated infrastructure at land north west of Lathro Farm, Kinross**

Kinross-shire Civic Trust is extremely concerned at the complete disregard of the current adopted Perth & Kinross Council Local Development Plan (LDP) exhibited in the Report of Handling which recommends approval of the above application. The Trust totally disagrees with the statement in the Summary of the Report of Handling that “the development is considered to comply with the current Development Plan.”

The LDP allocation for this site (H47) is for a total of 260 units, with 140 of those up to the year 2024. The Plan states: “This site will provide housing land over and beyond the lifetime of the Local Development Plan. Development of this site will be in phases with **140 in the life of the Plan.**” (*Our bolding. Local Development Plan, p. 205.*)

The Report of Handling recommends approval of 300 houses with no reference made to any limit on that number prior to 2024.

Although reference is made to two phases of development in both Persimmon’s documents and the Council’s Report of Handling, these phases appear to refer to the east and west parts of the site, and are not identified as being pre-2024 and post-2024.

The Report of Handling says: “Based upon the submitted Phasing Plan, the proposals provide an estimated 30-40 homes being completed per annum and the development of both phases is anticipated to be built out over a 7-10 year time period.” (*Para 111.*)

This build rate indicates an intention that all 300 units will be complete by 2024, on a site for which the LDP allocation is 140 by that year.

**300 units by 2024 represents 214% of the allocation for this site by this date.**

The Trust would remind Perth & Kinross Council that, as well as ourselves, Kinross Community Council, the RSPB and Scottish Natural Heritage (SNH) all queried this departure from the adopted LDP in their consultation responses.

The RSPB and SNH also pointed out that, because of the potential adverse impact on the sensitive environment of Loch Leven, the LDP aims for a 10% lower build rate in Kinross-shire than would otherwise be the case to accommodate projected population increases (section 7.1.8 of the LDP). A 114% increase in units on this site in the life of this Plan cannot in any way be regarded as consistent with this aim.

This follows recent approval by Perth & Kinross Council for 91 houses by the same developer at the former Kinross High School site where the allocation was 70 units – an increase of 30%.

The number of windfall houses in Kinross-shire is higher than allowed for in the LDP. On top of this, the Council's continual failure to keep to the allocated numbers for development sites means that the number of houses in Kinross-shire is growing exponentially during the life of this LDP, putting early pressure on local health and education services and other infrastructure, as well as potentially harming Loch Leven as mentioned above.

Why is Perth & Kinross Council regularly failing to adhere to the allocations in the Local Plan?

What is the justification for this particular significant departure (214% of the allocation) from the adopted Local Development Plan and why has it not been addressed in the Report of Handling?

The Trust would like a written response to these questions before the Development Management Committee meeting of 14 September, please. (Please send by email to the secretary at: [eileen@macthomas.org.uk](mailto:eileen@macthomas.org.uk)). Thank you.

Yours faithfully

Alistair Smith  
on behalf of Kinross-shire Civic Trust

cc Kinross-shire Ward Councillors:

Cllr M Barnacle  
Cllr D Cuthbert  
Cllr J Giacomazzi  
Cllr W Robertson