

Planning Application 19/00917/FLM

Erection of 195 dwellinghouses, formation of open space, landscaping and associated infrastructure (phase 2), land 300m NW of Lathro Farm, Kinross

Perth & Kinross Council have so far given consent for 304 houses across the whole Lathro Farm site. 113 of these were planned for phase 2, close to the Gallowhill Road side of the site. Phase 2 has not yet begun.

Persimmon now want to build 195 houses on phase 2.

This will mean a tightly packed development and a great deal more traffic in Kinross, particularly on the Muirs and Gallowhill Road. (There will be a new exit road on to Gallowhill Road.) If this worries you, **PLEASE CONSIDER SUBMITTING AN OBJECTION** to Perth & Kinross Council. Advice on how to comment is given below, along with some suggested reasons you could give for your objection. Please try to put the comments in your own words if possible. And please add other reasons if you can think of some that we have not listed.

The closing date for comments on Persimmon's application for 195 houses at Phase 2 of Lathro Farm is TUESDAY 23rd JULY.

Comments can be made to Perth & Kinross Council in any of the following ways:

- A. **Online:** Go to the Council website at www.pkc.gov.uk. Click on 'View/comment on planning applications'. Click on the link to the 'online planning system'. Put the reference 19/00917/FLM in to the 'Planning – Simple Search' search box. This takes you to the planning record for this application. Click on 'Comments' and then 'Make a Comment'. You can then fill in an electronic form online. Or:
- B. **Email:** Send an email with your comments to: developmentmanagement@pkc.gov.uk. You must include your full name and address, but only your name will be published with your comments. Remember to quote the reference number 19/00917/FLM. Or:
- C. **Post:** Write to: Planning and Development, Pullar House, Kinnoull Street, Perth, PH1 5GD. Quote the reference number and your name and address. Time is running out for this method, though!

Brief description of change:

The table shows the number of houses Persimmon currently have consent for, and the number they are now applying for:

	Currently consented	Proposal	Change
One-bedroom	12	4	
Two-bedroom	14	52	
Three-bedroom	2	88	
Four-bedroom	0	51	
Five-bedroom	69	0	
Six-bedroom	16	0	
Total number of houses	113	195	82 extra houses
Total number of bedrooms	487	576	89 extra bedrooms

Some reasons for objecting to planning application 19/00917/FLM

1. The application is **contrary to the current Local Development Plan (LDP1)**. LDP1 allocated 260 dwellings to the whole Lathro Farm site, though the Council gave Persimmon consent for 300. Further applications by Springfield added another 4, so there is currently consent for 304 houses. If Persimmon get consent for this new application, it will take the total number of houses on Lathro Farm to 386.
2. The application is **contrary to the forthcoming Local Development Plan (LDP2)** because there is no further allocation for housing on the Lathro Farm site in LDP2. The Kinross/Milnathort housing sites in LDP2 are Pitdownie, Pace Hill and Old Perth Road.

3. The proposal would result in an **unacceptably high density** of development. The original LDP allocation of 260 houses across the whole site represented medium density. If this application is successful, the whole Lathro development will be high density, with phase 2 being even higher density than phase 1 (i.e. more houses per hectare). This level of density on the edge of a town in a rural location is **contrary to Placemaking Policies in the current and forthcoming Local Development Plans** and **contrary to Placemaking Policies in Scottish Planning Policy 2014**.
4. There is **no need for more houses**. The housing requirement set out in LDP1 (in 2014) was for 427 new dwellings across Kinross and Milnathort. **This has already been exceeded** and that is before sites at Pitdownie and Old Perth Road have been developed.
 Persimmon are citing 'policy 25: Housing Mix' in the forthcoming LDP in support of this application. Policy 25 encourages developers to "meet the needs of small households, including older people and lower income households and address part of this need by providing at least 10% of their homes as one or two bedroom homes." A range of small and medium sized houses is a good idea, but there is no need for there to be as many as 195 of them. Phase 2 could have more generous gardens, much bigger open spaces, wider streets, actual pavements and areas for visitor parking. This would avoid repeating some of the difficulties with phase 1, where residents feel there is not enough room for delivery vans and other visiting vehicles to move around and park and no pavements for pedestrians. Under this new proposal the developer says: "No visitor parking has been provided to provide some continuity with phase 1. If visitor parking is required to be provided @25%, it will be difficult to achieve." It could be achieved if fewer houses are built!
5. A development of 386 houses will have an unacceptable **impact on the roads network**, creating around 800 extra cars. The access road to/from phase 1 is on the main Kinross-Milnathort road. Phase 2 will have an access road on to Gallowhill Road. As there is no southbound exit at junction 7 (Milnathort) of the M90, all traffic heading south on the M90 has to travel through Kinross. This will mean hundreds of extra vehicles travelling through the residential part of Gallowhill Road, a narrow road which is often reduced to one carriageway due to parked vehicles. It also has very narrow pavements. It is totally unsuitable for further vehicular traffic.
6. **Other infrastructure:** The rapid development of several large housing sites in Kinross and Milnathort all at the same time is putting considerable extra pressure on our health centre and schools.
7. The site is within the **catchment area of Loch Leven**. Loch Leven is a Special Protection Area and a Ramsar site (a designated wetland of international importance). A development of this density will undoubtedly have an effect on the drainage into the loch. Under **Policy NE1A** of the LDP, development which could have a significant effect on a SPA or Ramsar site will only be permitted where an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site; or there are no alternative solutions, or there are imperative reasons of overriding public interest.
8. The proposal is **contrary to Sustainability Policies** in Scottish Planning Policy 2014 and the TAYplan Strategic Development Plan. There are very few employment opportunities in Kinross. Most of these houses will be purchased by commuters who are reliant on cars. The Council itself has said: "While Kinross is connected to larger settlements by public transport, it is likely that commuters would still rely on cars in order to get to work by 9am" (Kinross & Milnathort Infrastructure Report Nov 2017). Scottish Planning Policy also says planning decisions must be guided by "avoiding over-development, protecting the amenity of new and existing development..."
9. **Facilities:** There does not appear to be a children's play area. There was supposed to be one in phase 1, but PKC allowed Persimmon to move it to phase 2 (ref 17/00886/FLM). Under the new proposal there is simply 'open space' whereas before there was an 'area for play' with a play equipment layout plan.

10. **Flood Risk:** The groundwater level on this site is naturally high (around 1m below the surface over much of the site). Also, changing a greenfield site to a built environment will increase surface runoff rates from the site.