

Emac Planning LLP,
Ballinard House,
3 Davidson Street,
Broughty Ferry,
Dundee. DD5 3AS

Dear Sirs,

The Town & Country Planning (Development Management Procedure)
(Scotland) Regulations 2013
Proposal of Application Notice
Land at Scone North (LDP Allocation H29)
Pre-Application Comments

Comment 1- Masterplan

The information presented at the Public Event on 8th December 2015 focussed the terminology around the Masterplan. Despite the development being classified as a major development, the level of information presented was not adequate for such a major development. The information was lacking in detail regarding the Developer Requirements stated in the Local Development Plan.

No information has been provided regarding Flood Risk Assessment; Water Storage; Core Paths; Pedestrian & Cycle Routes to the Village Centre; Suitable Boundary Treatment; Enhancement of Bio-diversity; Provision of new School Site and Investigation of the provision of a District Heating Scheme.

The proposals promoted at the Public event on 8th December 2015, provided basically three drawings entitled:-

- Preliminary Masterplan
- Constraints and Opportunities
- Indicative Phasing Plan

Based on this information we would make the following comments:-

Comment 2 – Access

Construction of both Entrance North and Entrance East are shown to be dependent upon the construction of the Cross Tay Link Road.

We are concerned that the Cross Tay Link Road has been assumed to have an additional roundabout formed, solely for this development, on what is basically a bypass road with traffic moving at speed.

The Developer should provide an indication of the anticipated timing of the construction of the Cross Tay Link Road and hence the construction of these site entrances.

Comment 3 – Access

Phase 4 of the Masterplan indicates that this will be formed as an isolated community, separated from the main village by the construction of a high speed bypass road.

The Developer should provide an indication of their proposals for the formation of safe access and also the provision of safe pedestrian and cycle routes to the village centre, as required by the Local Development Plan.

Comment 4 – Access

Until such time as the Entrance East and the Entrance North are constructed the only apparent access to the entire site will be the Formal Entrance to the West.

The proposals do not provide any indication of the Developers intentions regarding the following matters:-

- Traffic will be utilising a substandard road, un-kerbed, unlit and without footpaths.
- Traffic will be generally directed away from the village centre.
- The road access will be jointly used by residents and children, emergency vehicles, construction traffic, school traffic.
- The proposed location of the school site makes no adequate provision for the number of vehicles used by parents for taking and returning pupils from school.
- This single access could be used by numerous phases of the development

Comment 5 – Site Boundaries

The Local Development Plan requires the provision of a suitable boundary treatment to create village edge.

By the construction of phase 4, the Developer appears to be forming an isolated “mini-village” beyond a bypass road thus creating a separate village and hence does not create an edge to the village of Scone.

Comment 6 – Core Paths

The Local Development Plan requires that Core paths should be accommodated within the development.

The Developer should provide an indication of their proposals for the formation of safe methods of dealing with core path crossing of bypass roads within the site.

The Developer does not appear to have addressed the requirement for the provision of significant extra Core Path routes in the Scone area.

Comment 7 – Provision of Pedestrian & Cycle Routes to Village Centre

The Local Development Plan requires the provision of safe pedestrian and cycle routes to the village centre.

No indication has been provided by the Developer of any details of compliance with this requirement.

Comment 8 – Provision of School Site

We are concerned as to level of guidance provided to the Developer, regarding the accommodation and facilities requirement for the school site.

The Masterplan provides no indication of the anticipated number of storeys anticipated in the proposed school in order to provide adequate facilities for the enlarged school requirements.

In addition, the proposed location of the school site makes no adequate provision for the number of vehicles used by parents for taking and returning pupils from school

Comment 9 – Provision of a District Heating System

The Masterplan does not, as required by the Local Development Plan, provide any proposed location for the provision of a site for the establishment of a district heating system and establishment of a combined heat and power infrastructure utilising renewable resources.

Comment 10 – Noise and Air Pollution

The Cross Tay Link Road has been assumed to have an additional roundabout formed, solely for this development, approximately where the core path crosses.

In order to form this, the Cross Tay Link Road will require to climb from the A94 Roundabout for a distance of approximately 500m, prior to descending to the A93 Roundabout.

These ascents and descents are unnecessary and are a potential source of noise and pollution to the adjoining houses.

The Cross Tay Link Road could be taken westwards from the A94 at an approximately level grade, omitting the additional roundabout, and could be formed in a cutting past the adjacent houses.

The result of the omission of the additional roundabout would be to considerably reduce Noise and Air Pollution.

We trust that cognisance will be taken of these comments and the matters raised dealt with in the subsequent stages of your proposals.

For Scone & District Community Council

Hazel MacKinnon
Secretary