

Land East of M90, West Kinross

Community Consultation Event

Welcome

Miller Homes Ltd are inviting the public, community groups and other stakeholders to view their proposals for a proposed housing development on land adjacent to the M90 and between Gallowhill Road and Station Road to the west of Kinross.

The proposal will provide new homes for the community, including affordable homes, as well as a potential community facility, associated infrastructure, new landscaping, and public open space.

It is a statutory requirement of the Scottish planning system to undertake community consultation in advance of submitting a planning application for a major residential development proposal, and our proposals fall into that category.

We have served the requisite “Proposal of Application Notice” on Perth & Kinross Council on 15th July 2022 and are now engaging and consulting with the local community.



Site Location

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Site Context

The site is located to the western edge of Kinross, within the Perth and Kinross Council boundary. Milnathort is located to the north east and Balado to the south west of the site.

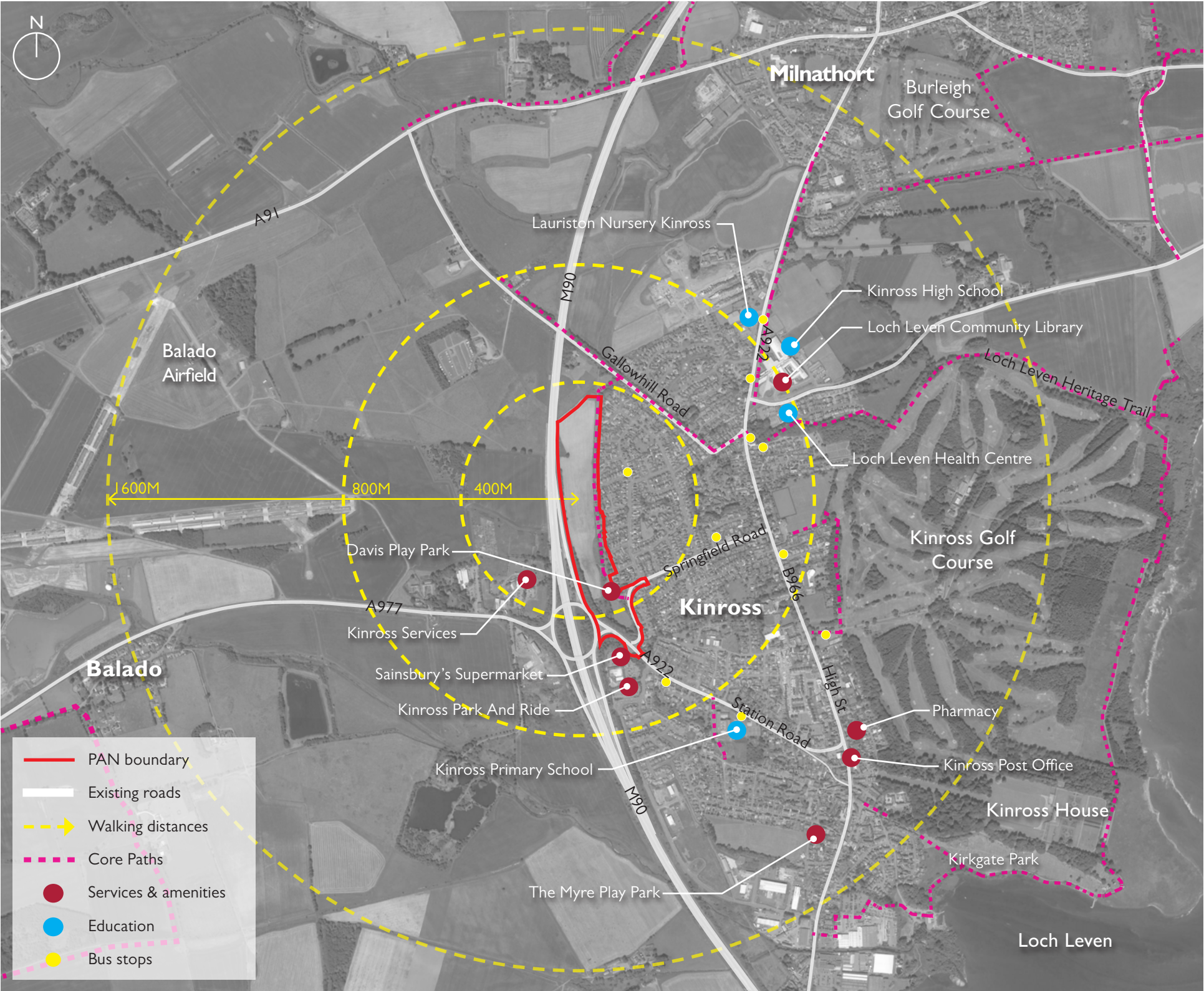
The site is well located for active and sustainable transport links, including a number of bus stops within 400m walking distance, the nearest on Morlich Place to the east of the site. A park and ride service is also within 800m walking distance, less than a 10 minute walk from the centre of the site to the south. Adjacent bus stops to the site are served by frequent services to Edinburgh, Glenrothes and Perth, providing easy onward routes. A Core Path runs along the eastern site boundary, providing excellent pedestrian links to the wider path network.

The site is accessed from Springfield Road, connecting to the A922 Station Road to the south, which provides onward connections to the M90 travelling north and south. This provides excellent connection to the wider transport network, without adding strategic and commuter traffic through the village.

Kinross Primary School, High School and nursery school are located around a 10-15 minute walk from the centre of the site.

The site is also well positioned for services and amenities. Sainsbury's supermarket is less than approximately a 10 minute walk to the south from the centre of the site. Davis play park is located within the PAN boundary. There is the potential to upgrade this in a re-located position and a potential new community facility to be provided within the site.

Kinross Post Office is around a 20 minute walk from the centre of the site. Loch Leven Health Centre is also located to the north east, around a 10 minute walk from the centre of the site.



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Planning Context

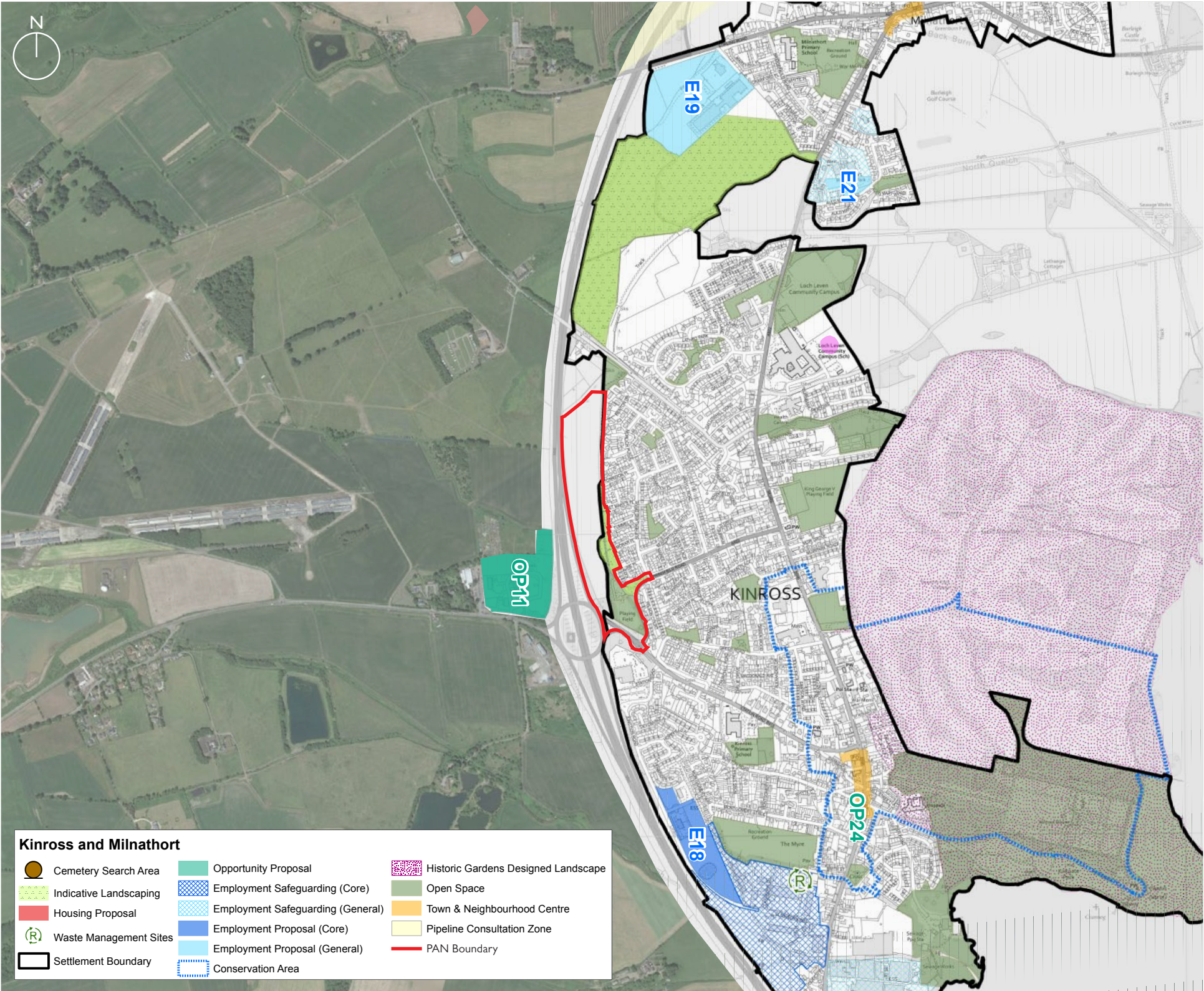
Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires that all planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan for the area consists of TAYplan, which was approved in 2017 and is the Strategic Development Plan for the area and the Council’s Local Development Plan 2 (LDP2), adopted on 29th November 2019.

Within the adopted LDP2 the site is identified as white land out with the settlement boundary and is not allocated as Green Belt land. Within both TAYplan and the LDP2 a hierarchical approach to development is proposed, whereby development is focused within the Principal Settlements. Kinross is identified as a tier 2 principal settlement as it is a regional service centre and as such it is considered an appropriate area for growth.

This site was identified as site H46 in the Council’s previous Proposed Plan and was proposed to be allocated by the Council for housing. However, despite the support of the Council as a preferred allocation the site was removed at the examination stage, primarily because other sites were considered to be available and concerns had been raised about the effect of any new access road upon on Davis Park. It was recognised that a masterplan could help to address concerns and the emerging proposals therefore seek to identify a deliverable strategy in this regard.

A number of technical assessments are being undertaken to ensure that issues such as access are fully resolved. The proposal will provide new opportunities for play, creating new areas of open space to mitigate against any impact on Davis Park.

The site is suitably located with the M90 providing a robust settlement boundary to the west. It will contribute to sustainable development, and the creation and enhancement of 20 minute neighbourhoods within Kinross.



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Site Considerations

The site consists of a field, immediately adjacent to the existing settlement edge of Kinross and the M90. Currently, access into the site is via a public narrow access road to the south of the site and from a farm track to the north.

A strip of woodland runs along the south western site boundary and around the adjacent Davis Park. This land is not part of the Miller Homes site, it will not be developed and will be appropriately protected both during and after development. Along the western boundary there is a strip of trees and vegetation that separate the site from the M90. A Noise Impact Assessment will be undertaken to determine whether any noise mitigation measures are required along this boundary.

The site is relatively level, with a high point to the south and a low point to the north. The site gently slopes down to the public path along the eastern boundary.

Where the site adjoins the built up area of Kinross, to the east, the boundary largely consists of rear garden boundary fences that run along the public path. There are many access points from this public path into the residential area. The northern boundary is defined by field boundary fencing with smaller fields that are connected to a farm house.

The land to the south of the site consists of a small area of woodland, Davis Park, including an equipped play park and a playing field. This park is accessed from Springfield Road which leads into the town centre. Utilisation of the existing road could support access into the wider site.



ema
architecture. masterplanning. placemaking
millerhomes

New homes will include a mix of house types and sizes with materials and forms to be developed at the detailed design stage.



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Community Benefit

A scheme such as this has the ability to generate significant community benefits. These can include;

- Delivery of new family homes will help to sustain existing schools, shops and use of services
- New family homes can increase demand for other services such as public transport
- The development can create employment opportunities in the short term via construction; this can in turn generate expenditure in local shops and cafes etc. In the longer term, new families will increase locally available expenditure to support local businesses, schools and services
- There is an opportunity through the development of the site to deliver improved and additional play park and other community facilities within the site.

This consultation offers the opportunity for the community to influence the proposals for the site, taking into account any community needs and aspirations.

Miller Homes Community Fund

The fund is our way of supporting local communities. The Miller Homes Community Fund is an exciting initiative that gives communities the chance to apply for a donation towards improving the community. The fund will focus on causes that:

- are linked to education
- promote well-being
- promote the environment
- encourage participation in sport



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Feedback

All feedback, including that from the Interactive Event, should be entered on the Feedback Form, which you should download and complete before returning by email to the address below.

If you are unable to email for any reason, then please post the Feedback form to the address noted below. Feedback forms should be returned no later than 14th October 2022, but please let us know if there is any reason why you might need an extension to this date.

Any comments provided to Miller Homes Ltd arising from this online consultation event will not be regarded as representations to Perth and Kinross Council. However, commenting at this time does not prevent you from making further comments as there will be an opportunity for representations to be submitted to Perth and Kinross Council on any future planning application relating to this proposed development.

No personal details will be given out in any consultation report prepared to accompany any application for planning permission for this site. Any feedback received will not be attributable to any specific individual.

All online consultation will comply with current Data Protection obligations. Any personal data and feedback received will be held in confidence and not distributed to third parties. In addition, any feedback provided via the Live Chat or Feedback Form will be dealt with anonymously unless otherwise specified. We would be delighted to receive your comments and questions.

Email: westkinross@mler.co.uk

Tel: +44 (0) 131 229 3800

Address: Montagu Evans at 4th Floor, Exchange Tower, 19 Canning Street, Edinburgh, EH3 8EG

Next Steps

Following this consultation process, updated proposal taking account of feedback will be prepared and submitted to Perth and Kinross Council. The timescales associated with this are detailed below:

- Application for Planning Permission in Principle to be lodged with Perth and Kinross Council in late 2022.
- Opportunity for public to provide comments to Perth and Kinross Council regarding application.
- Determination by Perth and Kinross Council early 2023.
- Work anticipated to commence on site following approval of detailed planning matters thereafter.