

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 updated 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.

This face to face consultation is the second event within the local community, following on from the online session on 29th September 2022, and will allow further discussion about the proposal. This will provide an opportunity for the community to tell us what they wish to see if this development should be built.



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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. Davies play park is located within the PAN boundary. There is the potential to upgrade this park in a re-located position and for 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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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 Davies 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, Davies 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.



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Feedback from Online Consultation

In regard to the online consultation event held on the 29th of September 2022, the conclusions gathered have been considered below.

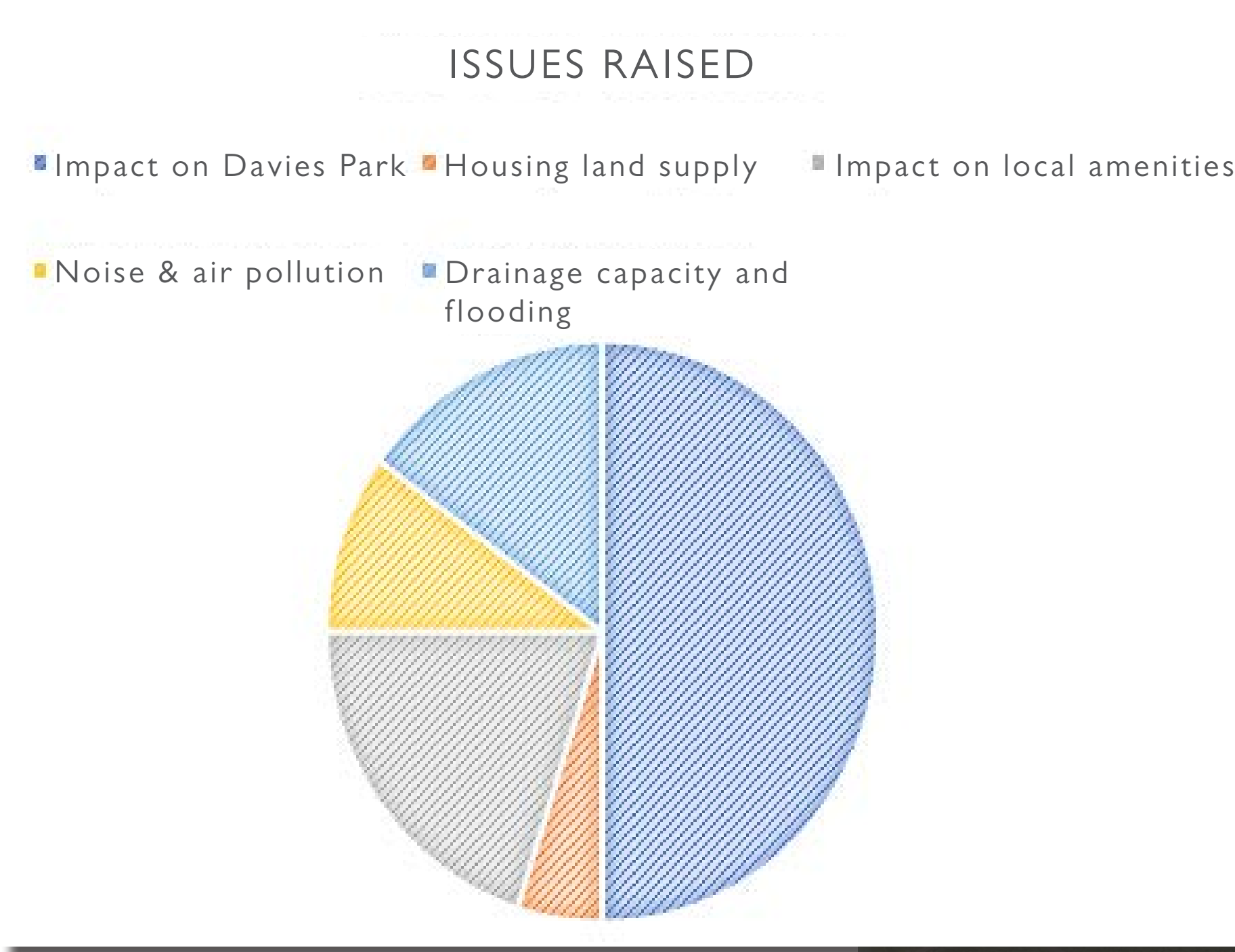
The online public consultation event was well attended. A total 48 participants used the live chat feature and provided questions to the Miller Team. A total of 43 emails were sent in response to the event.

Throughout the consultation process, participants raised several issues. These are categorised in the adjacent pie chart, highlighting the issues most frequently brought to our attention. These include, but are not limited to:

- Impact on Davies Park (including access arrangements / loss of open space)
- Kinross Housing Land Supply
- Impact on local amenities (including schools, GP's, Dentists)
- Noise and Air Pollution from M90
- Drainage Capacity and Flooding

Considering the above, Miller Homes are currently reviewing all matters with the project team. As previously advised, we are awaiting the outcome of various Technical Reports. These outcomes will be crucial to establish a cohesive case to Perth & Kinross Council, supporting the suitability of this location for housing. These Technical Reports will better clarify the position regarding issues raised and will be submitted in conjunction with any future planning application.

While Miller Homes are considering all issues brought to our attention, we are mindful of the initial level of objection received regarding the impact the proposal will have on the setting and usability of Davies Park (with particular regard to the proposed access arrangements). Since Miller Homes last met with the community, a revised access proposal has been designed in more detail and we look forward to receiving your thoughts on this.



Indicative Development Framework Proposal From First Consultation (Online)

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Design Response

Following on from the online consultation and the feedback received, the project team have been looking into a number of aspects of the proposal in further detail. This includes, progressing drainage proposals and considering further access options.

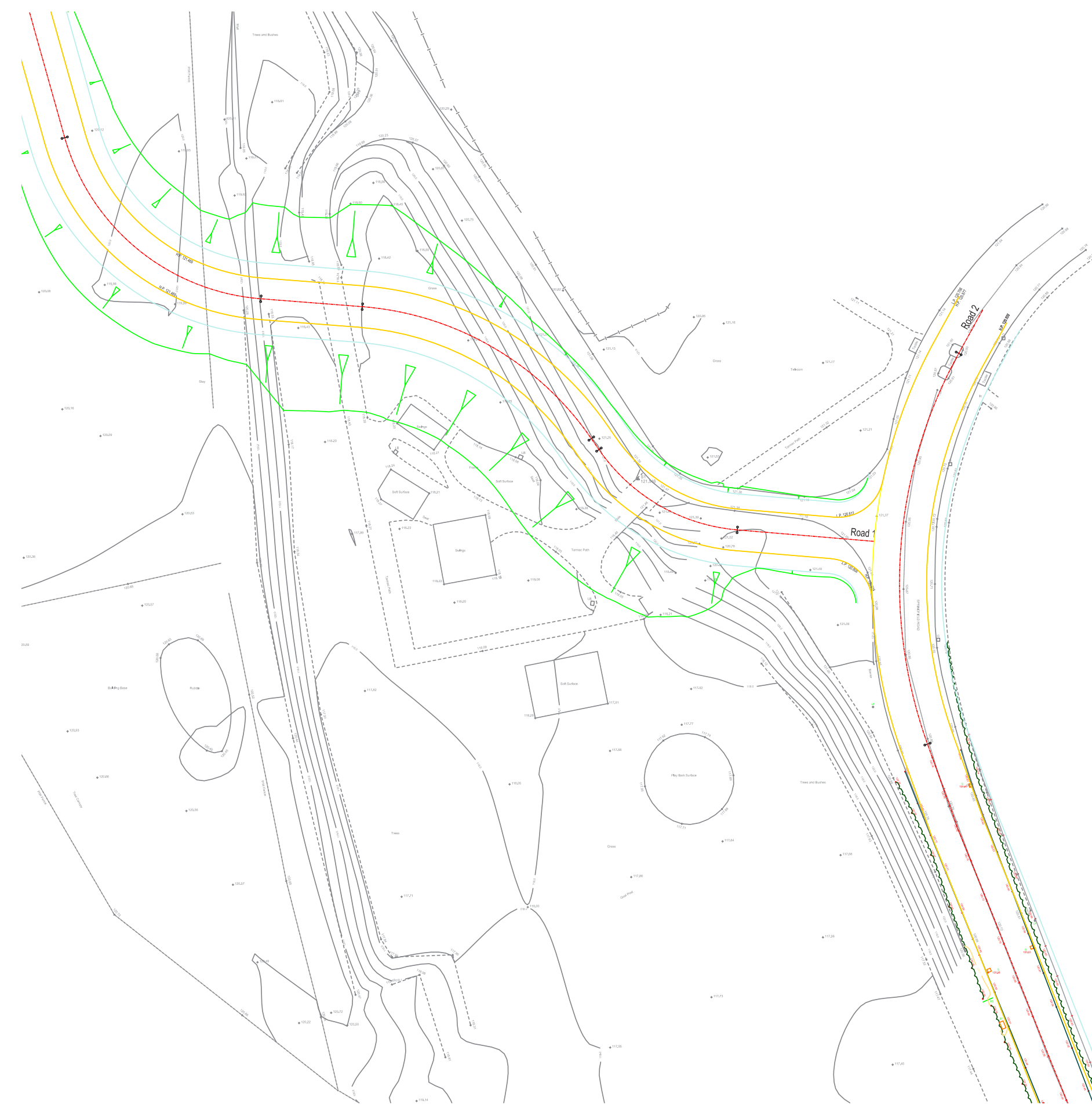
The initial proposal for access into the site, tabled at the online consultation, was along the existing access route via Springfield Road. This location relates more closely to Davies Park. This option has been worked up in further detail and illustrated opposite (Option 1).

Feedback from the community has raised a number of concerns over the potential replacement and relocation of Davies Park, and therefore a second option (Option 2), has been explored. This access option presents a more southerly access point, which better preserves the play park facilities within Davies Park.

Both routes provide suitable access options from Springfield Road. As per the community feedback, both access options present an opportunity to upgrade and/or improve the current play park facilities. Additional open space provision is to be accounted for and is integrated into the proposal to ensure there is no loss of open space within the community.

Work on the emerging drainage strategy has highlighted the need to have two SuDS basins rather than the single basin identified at the previous consultation. This is illustrated in the updated proposals.

Work to confirm the final drainage strategy is ongoing with further survey work and engagement with statutory consultees planned. Miller Homes will confirm their findings in due course and ahead of any application for planning permission.



Access Option 1



Access Option 2



View of existing access along Springfield Road

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Updated Proposal

The proposal is for approximately 160 new homes (including new affordable homes), together with associated open space, play area and potential community facilities, landscaping, access and associated works. Initial proposals for the site are shown in the Indicative Development Framework, illustrated opposite.

Access is proposed to be taken from Springfield Road, extending into the site and forming a primary street, terminating in a loop in the north of the site. Responding to feedback from the local community, access arrangements are being further considered, with a potential alternative access location further south along Springfield Road.

Open space is proposed adjacent to the site access, overlooked by new homes. A central area of open space is also proposed adjacent to the existing path, creating an easily accessible place for new and existing residents. A further area of open space is proposed in the north of the site, creating a welcoming pedestrian arrival from the north linked by new and existing pathways. SUDS measures will be located within areas of open space, providing an integrated and diverse landscape.

Homes will be arranged along the primary route with a number of shared surface lanes connecting to it, allowing frontage to overlook areas of open space. The primary route will have tree planting, creating a green and pleasant streetscape. Structure planting is proposed to the eastern and northern site boundary. This will screen development from the M90 and, if required, will incorporate acoustic mitigation measures.

The final number of units, design of houses and materials to be used will be matters of detail dealt with at the detailed planning stage should Miller be successful in securing Planning Permission in Principle.



Updated Indicative Development Framework Proposal

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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 should be entered on the Feedback Form. Printed copies are available at this event and electronic copies are available via the website (see details below). Please fill out the Feedback Form and either hand to a member of the project team during the event or return to us 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 11th November 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 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.

Any personal data and feedback received will be held in confidence and not distributed to third parties. In addition, any feedback provided via the Feedback Form will be dealt with anonymously unless otherwise specified. We would be delighted to receive your comments and questions.

Email: westkinross@miller.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, further updates to the proposal to take account of feedback and ongoing technical assessments will be prepared and submitted to Perth and Kinross Council. The timescales associated with this are detailed below:

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