

Meigle and Ardler Community Council
Pineview
The Square
Meigle
PH12 8RN

20th November 2022

Alex Gudgeon
Planning Officer Major Developments
Perth and Kinross Council
Pullar House.
35 Kinnoull Street
Perth
PH1 5GD

Proposed Development Forfar Road Meigle. Planning Application 22/0150/FLM H69

This an objection to the above planning application by Meigle and Ardler Community Council on behalf of the majority of Meigle residents.

Campion Homes the developer who has lodged the above planning application held two public consultation meetings in Meigle. The feedback consensus the Community Council received from those who attended was that questions raised by residents were inadequately responded to or glossed over during this process.

A public meeting was held to which Campion Homes, yourselves, SEPA and Scottish Water were all invited to attend as they had done when a similar planning application was lodged for the same site a number of years ago. At our recent public meeting all but Campion Homes declined this invitation which frustrated 59 local residents who did attend looking for answers. Their comments and questions were noted and are included as appendix 1 to this letter. There remain a number of serious questions which Campion Homes were not able to answer to the satisfaction of attendees at the meeting.

Some 70 objections have been recorded on the planning portal with only 2 in favour of the development.

As a Community Council we are responsible to reflect the views of our residents and we therefore object to the planning application for the reasons included from objections raised on the planning portal by our residents. There has been inadequate consultation or understanding or evaluation of the impact such a development will have on our village in relation to the key issues also included on your planning portal, namely:

1. Adverse effect on Visual Amenity.

This was also contrary to the earlier Development Plan Policy as described in the Meigle Profile submission, copy attached for inclusion with this objection.

2. Employment Provision.

With very few businesses in Meigle there is little opportunity to create local jobs.

3. Enhances Character of the Area.

The proposed house design is more suited to a built-up suburban environment and is not compatible with a rural historic village or the more traditional design of sandstone houses which will be adjacent to the proposed development.

4. Flooding Risk.

Insufficient information and confirmation of local flood risk, especially relating to adjacent properties, means concerns have not been allayed over the negative impact of the proposed SUDS site and flow into the Meigle Burn. This field has recently flooded onto the A9 Forfar Road and historically has resulted in significant flood damage to homes and businesses on the A94 Alyth/Forfar Road.

What was quoted as a 100year event by Campion Homes has recently been experienced on a much, much higher frequency therefore we question the assumptions and would like to re-examine the evidence this is based upon. As a community vulnerable to flooding we are very concerned that this development will prove to increase the likelihood of flooding for many existing residences.

5. Inappropriate Housing Density.

The number of 100 additional homes far exceeds what was originally planned for Meigle.

With the inclusion of the recent 33 home Glenluie Green development Meigle has expanded from 206 to 239 homes. With the inclusion of the proposed 100 home Forfar Road development this would result in a combined increase of some 64% including Glenluie Green within a period of approx. 10 years and an increase of some 42% in addition to the present number of homes. This is disproportionate and would change the shape and character of the Ancient and Historic Village of Meigle forever.

6. Inappropriate Land Use.

Government policy has shifted to maximising local production of food under the current geopolitical climate. Building on fertile farmland during worldwide food shortages is short sighted.

This proposed development would remove the opportunity to achieve this by removing farmland from the food production chain, increase our dependence upon imported food and further weaken our dependence upon unstable supply chains.

7. Noise Pollution.

This development will increase light and noise pollution in our village.

8. Out of Character with the Area.

The proposed development will put building of a generic design in the middle of one of the oldest historic villages in Scotland and virtually double the population within a very short timescale.

No consideration appears to have been given to improving local infra structure like Primary and Secondary Schools (Blairgowrie High School is at capacity), doctors, dentists and other healthcare provision or community support. This is on top of several other large nearby developments either in progress or proposed for Alyth and Coupar Angus which share the same currently overstretched services.

9. Over Intensive Development.

As stated above, the number of 100 homes is inappropriate for a village of our size which would be on top of 33 homes recently built and occupied at the Glenluie Green development as stated above in point 5.

10. Results in Environmental Improvements.

There is absolutely no evidence to support this, much more to the contrary with the loss of fertile farmland and resulting traffic and noise pollution, this will cause more damage to the local environment.

11. Road Safety Concerns.

This is an ongoing and historical issue major issue and serious concern for our village.

As stated earlier there are few employment opportunities in Meigle. Any new residents would therefore be required to travel to and from work by car as bus services are not comprehensive. We have no healthcare or support facilities in the village so travel for medical care, clubs and any recreational activities will result in increased car travel. We have no confidence in the number of daily car journeys suggested by Campion Homes, the number quoted by their survey was clearly not correct for type of location and members of our community question many of the other assumptions made by Campion Homes.

The proposed A94 entrance to the Forfar Road development will create danger particularly in light of the increased traffic volumes projected on the completion of the Cross Tay Road Link. No provision has been made for traffic control in and out of the proposed development or additional traffic volumes resulting from the CTRL and H69 traffic travelling through the already congested centre of the village.

12. Supports Economic Development.

There is absolutely no evidence to support any economic development in our village. If the proposed development proceeds, we will become largely a dormitory village with new residents going off to work in the morning and returning at night after the two local cafés have closed for the day. The two other businesses may benefit marginally but in our estimation that is not likely.

13. Traffic Congestion.

This is also a major concern. It has been suggested that 50% of vehicles leaving the proposed development will go into the centre of our village and turn onto the B954 Dundee Road. At this point in Meigle Square historically there has always been

congestion due to two bus stops, car parking and the Spar shop passing trade, delivery lorries and farm vehicles all using this junction particularly at peak times.

This chaotic junction poses a serious danger to school children going to/from school, crossing the road between parked vehicles plus pedestrians entering or alighting school bus and public service buses. There have been a number of incidents and numerous near misses at this junction.

Traffic trying to avoid this junction or using the A94/Strathmore Place/B954 as a roundabout to access parking outside the SPAR shop in Meigle Square take a shortcut through Strathmore Place. Additional traffic from the proposed development will also result in the increased use of Strathmore Place as a shortcut between the A94 and the B954, particularly at peak times to avoid the gridlock on the main B954 road at Meigle Square as described above.

Many of the properties on Strathmore Place have no off-road parking which requires one side of the road to be used for resident and visitor parking. Increased traffic will exacerbate an ongoing issue for residents and other service vehicles accessing this narrow residential street. At present HGV and agricultural vehicles using this route routinely drive with one wheel on the pavement narrowly missing residents' parked cars. Recent discussions with officers from Perth & Kinross Roads department indicate that the roads department have not been included in any consultations relating to this proposed 100-home development.

14. Sewage Works.

What does not appear to have been addressed is the capacity of the local sewage farm. We have previously been advised that future development in our village could not be agreed to until this lack of capacity was addressed. Our questions as to what increase in capacity has taken place or is planned remain unanswered. As neither SEPA nor Scottish Water would attend our public meeting we are still looking for answers to one of our key issues.

Most Meigle residents fail to see any benefit to the existing community from this development, it will be to the general detriment of village life and community cohesion. To the contrary we will experience higher volumes of traffic, increased environmental pollutions, overstretched services & healthcare.

We do acknowledge that there are a few residents who do see some advantages from some development taking place in the village. However, the excessive scale of this proposal, the large number of negative consequences of the development and outstanding issues which have been raised but have not been adequately addressed clearly indicate that this development should not be allowed to proceed.

Signed on behalf of Meigle and Ardler Community Council.

Barrie Starck
Secretary

