

Notes from Scottish Executive: Planning for Rural Development – consultation document, January 2004 (ISSN 1741 1203)

Page	Para	Quotations from the document	Comment
1	1	Need for more aspirational planning vision for rural Scotland	The housing needs of rural Scotland differ from the central belt of Scotland and urban England – there is a need for a more proactive approach to create new sustainable and non-destructive rural communities
1	2	Additional 260,000 additional homes required by 2025. “Rural areas have an important role in helping to meet this demand...”	The balance between “maintaining the wilderness without destroying it” and supporting viable rural communities is difficult but planners have been over-cautious in recent times in allowing new development.
2	4	Countryside should absorb more people to live and work there	Climate change, advances in communications technology and increased leisure time make the countryside a more valuable asset, which needs careful stewardship through the process of change.
2	5	Future lifestyle may well increase the demand for rural living and work	We have proved in our home and work that it can be achieved Also see paragraph 4
2	6	NPPG15 said...new types of development in rural areas.. planning ... pro-active approach	As para 2: The balance between “maintaining the wilderness without destroying it” and supporting viable rural communities is difficult but planners have been over-cautious in recent times.
3	9	Rural diversification...land managers and farmers...expand or start new enterprises	The radio studios at Pitmeadow are a prime example of new non-agricultural use of redundant/derelict buildings. Other projects include a Christmas tree plantation and creating about 40 acres of amenity woodland.

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3	11	Scottish Ministers...potential for diversification, new energy technologies	Plans to establish several large industrial windfarms in the Ochil Hills are not locally popular and demonstrate the planning dichotomy. The rush to embrace new technologies without pilot schemes and a review process may permanently damage the ecological and economic balance of the area. If community-based windfarms were piloted, there is an opportunity to match such planned windfarm developments with the creation of new energy-efficient buildings – both domestic and commercial – within the area. A series 'green' showcase projects could be established.
4	11	Prime quality agricultural land should be protected...	Farming is still a significant factor in the rural economy and ecological balance.
4	12	Live and work without being part of the agricultural economy...communications technology has potential ... broadband	The Pitmeadow site is already using communications to a degree unimaginable 10 years ago, broadcasting live radio programmes both nationally and now worldwide via the internet; Broadband is due in the area in July 2004 and the site is within the radius for the highest (2MB) quality BT broadband connexion. It is a prime example of non-agricultural rural employment.
5	15	Further diversification ... enormous scope to exercise initiative and creativity	We would like to be able to plan a new house within the context outlined in para 11, using the latest eco-friendly and energy efficient construction. The design would be modern but sympathetic to the location and use traditional local materials on the exterior to blend with the location.
5	16	Limited housing ... innovative business opportunities...reuse of existing buildings... significant employment	The main block at Pitmeadow would be released for further business development with an increase in employment opportunities as envisaged in this SPP document.
5	17	Diversification ...should be encouraged. IT infrastructure...Re-use of derelict buildings	These aims have been clearly demonstrated in our business over the past 9 years.
5	18	SPP3 Planning for Housing advances policy of small scale rural housing developments... considerable scope for more housing developments.	Agree

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6	21	Fit in the landscape and design will be important considerations	Agree
6	22	Occupancy conditions tying the dwelling units to agricultural land will no longer be relevant...	Agree
6	23	There is an unmet demand for plots on which unique individually designed houses can be built in rural locations. The availability of new, original, top of the range housing and plots should help to encourage entrepreneurs and investors to live in rural Scotland and to start new businesses. In addition, local contractors, using local materials should often be able to benefit	We wish to provide an unique property which fits the landscape and enhances the area. We have spent some £350,000 in the local area to date on buildings restoration and conversion at Pitneadow Farm. Total funds brought into Perthshire from outwith Scotland exceed £1m.
7	26	Environmental Quality	This paragraph should be considered in context of proposed adjacent windfarm developments and our recent planting of 40 acres of Amenity Woodland.
8	27	Planning authorities should take a positive approach to innovative, modern designs that are sensitive both to their immediate settings and define the characteristics of the wider local area.	We would like to have the opportunity, under revised planning rules, to create a project to provide an unique property which fits the landscape and enhances the area. It would use the latest technological advances – solar wind and photovoltaic power sources, recycling processes for waste etc, etc.
9	32	Policies in Development Plans should be evidence-based...	We will monitor the progress of this draft SPP through the various processes and note how it is interpreted by local planning authorities.
9	35	Guidance on the implementation of this SPP.	Agree

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21 April 2004