



GATESIDE AND DISTRICT COMMUNITY ASSOCIATION

REGISTERED CHARITY: SC038682

Mr Robert Stirling
Development and Buildings
Development Services
Forth House
Abbotshall Road
Kirkcaldy
KY1 1RU

The Smithy
Old Town
Gateside
Fife

27th March 2011

Dear Mr Stirling

Ref No: 10/0467/FULL Touring Caravan Site Gateside

Following a meeting of Gateside & District Community Association on 10th February 2011, attended by over 40 residents of the village I am writing on behalf of the Community Association to **object** to the above Planning Permission application.

We are objecting for the following main reasons:

1. Local Plan

The application is on land out with the settlement boundary and is currently designated as agricultural/ countryside land. This land is not zoned for development in the Local Plan. This woodland and the two green fields that lie beside it are in the heart of this small village and represent a significant part of the character of the village.

2. Requirement

Gateside is not known as a tourist destination, and most tourists are unlikely to want to stop when St Andrews and other tourist destinations with considerably more facilities are only a short drive away. The application provides no demonstration of a need in the village or local area for a caravan site. There are three touring caravan sites within 10 miles of Gateside, at Lethangie, Milnathort (6 miles), Gallowhill, Kinross (6 miles) and Gairneybridge, Kinross (10 miles), all of which already serve tourists coming off the M90. The touring caravan site at Ladybank recently closed pointing to a lack of viability for this sort of facility in this area.

3. A91 Traffic

The A91 is a very busy road which runs through Gateside. The application includes a new junction off this main road to cut through an agricultural field to the woodland. This stretch of road already contains two main junctions along with access to five houses, a pub and the Primary School. There is very little space between the A91/A912 (Perth Road) junction and the

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proposed new junction, certainly less than the regulation 100m. The same applies to the distance between the proposed new junction and the Station Road junction. Both the Perth Road and Station Road junctions are very busy with traffic turning on and off the A91. In conjunction with Fife Council and the Fife Camera Partnership, significant efforts have been made over recent years to improve road safety through the village. There is considerable concern that the proposed caravan site would increase traffic through the village and the presence of slow moving, large vehicles turning onto and off the A91 would adversely affect road safety. The new junction would also pose a hazard to the school children. They would have to cross the proposed junction on their regular walks to the village Hall for PE and other activities. This junction would also have a considerable adverse impact on the houses lying opposite and would restrict the ability to park outside these houses.

4. Scale of proposed caravan park

The application proposes 50+ pitches. This could bring a potential 100+ people and pets on a busy weekend into a village of approximately 250 residents. This development is considerably out of proportion with a village of this size. There is no grocery store in Gateside and the only facilities for tourists are the Gateside Inn, the play park and a few gift shops at Gateside Mill. Visitors leaving the village to get supplies would create additional traffic. There are concerns that the Play Park could be overwhelmed by visiting children. There are also concerns over the effect this development would have on residential amenity for the residents of Bower Park which lies immediately opposite the site on the other side of Station Road.

These are the key objections to the proposed development, although we are also concerned at the lack of detail of the proposed site facilities and the inappropriate statistics quoted on static caravans although information on touring caravans is readily available from Visit Scotland. In addition we are concerned about the effect the proposed development would have on this piece of natural woodland and its ecology.

In summary we believe that this application is not suitable for this site and is contrary to the Local Plan policy B5 "Tourism and Hotel Developments" mentioned at 2.7 of the application as:

- The proposal is not of a scale or nature suitable to the setting
- The proposal would have a material adverse impact on both the natural and built environment
- Contrary to the application the bus service through the village is quite poor (e.g. one bus per week to Perth)
- The traffic generated and in particular the new junction would have a material adverse impact on the local road network.

We trust you will be able to take account of our concerns in your recommendation to the Planning Committee.

Yours Sincerely

Jane Macnaughton
Chair

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