

## Mid Atholl Community Council Emergency Meeting Notes

Monday 8<sup>th</sup> December 2025 at 7pm, Ballinluig Hall

### Resident FAQ - Affordable Housing Proposal at St. Cedds Road, Ballinluig:

#### 1. What is being proposed?

**Q:** What is this development?

**A:** A proposal for **35 affordable homes** at **St Cedds Road, Ballinluig**, replacing a previous permission for **15 larger homes**. The current mix is expected to be:

- **25 council-rented homes**
  - **10 homes for low cost ownership** by Communities Housing Trust mainly **one- and two-bedroom** properties, some single-storey, some two-storey.
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#### 2. Why more (and smaller) homes than before?

**Q:** Why increase from 15 to 35 homes?

**A:** Local housing has identified a shortage of **smaller affordable homes** in this rural area. The higher number is intended to make a **meaningful contribution** to:

- Council housing waiting lists, and
  - Local people needing smaller, more affordable homes.
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#### 3. What about flooding and drainage?

**Q:** We've had serious flooding before – how will this be managed?

**A:** The proposal includes:

- A **large basin** (attenuation pond) to collect and slowly release surface water.
- **Cut-off drains** at the top and bottom of the site to intercept water coming from the woodland before it reaches existing properties.
- A system intended for adoption and long-term maintenance by **Scottish Water**, subject to approval.

Detailed **drainage drawings and a plain-English summary** of how the system works (and what level of storm it is designed for) will be made available.

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#### 4. Will this make traffic and school-time congestion worse?

**Q:** How many extra cars are expected, and is the road network safe?

**A:** A **traffic assessment** has been carried out to estimate:

- Car ownership for one- and two-bedroom homes, and
- The impact on local roads compared to the previous 15-home scheme.

The project team and council will consider **mitigation measures**, which may include:

- **20 mph** limits near the school,
- Other **traffic-calming features**, subject to agreement with the Roads Authority.
- Agent to remove proposed footpath link on southern boundary of the site.

A short summary of the traffic assessment will be shared.

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#### 5. Will the new homes overlook existing houses?

**Q:** Will I lose privacy or feel overshadowed?

**A:** To address this, the team is preparing:

- **3D visualisations** from key viewpoints (e.g. from nearby existing homes), and
- **Cross-sections** showing:
  - Ground levels,
  - Floor levels,
  - Building heights relative to existing properties.

The aim is to **avoid high retaining walls close to garden boundaries** where possible, use **landscaping** to soften views, and keep building heights compatible with the existing area. There are **no three-storey** buildings proposed.

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#### 6. How can I see the plans and technical details?

**Q:** Where can I find the drawings and reports?

**A:** You will be able to:

1. View the full planning application on the PKC planning portal website [here](#) using reference **25/01678/FLL**.
2. Access key documents via this page, including:
  - **Site plans and elevations**,
  - **Drainage and flooding information**,
  - **Traffic assessment summaries**,
  - **3D views and cross-sections** (as they become available).

Links will be added and updated as new information is submitted.

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## 7. How do I ask questions or make my views known?

**Q:** How can I comment or raise concerns?

**A:**

### 1. Formal planning comments

- Submit comments to Perth & Kinross Planning quoting ref: **25/01678/FLL** via the PKC Planning Portal Planning [here](#), OR
- Email: [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk). These responses are part of the **official decision-making process**, OR
- Write to: Planning and Development, Pullar House, Kinnoull Street, Perth PH1 5GD and include the reference

### 2. Questions via the community council / local contact

- Email: John Grant at [mid.atholl@gmail.com](mailto:mid.atholl@gmail.com)
- They can help explain information and pass technical questions to the **planning agent** or **case officer**.

We will update this FAQ on our website as new information becomes available or if the consultation timetable changes.