

Predetermination meeting 01 10 20

DCDT was founded in 2017 as a clear recommendation from Dollar residents which came out of the Dollar Community Action Plan the previous year - a consultation exercise to which more than half of all residents actively contributed. The Trust has since then built up strong support in the community - 300 members, 1100 social media followers, at least 400 people of all ages using our services every week (pre-Covid and building up again). During a community consultation in Spring 2020 one member said *"The Hive has really grown as the hub of the town. It has encouraged a community spirit and is fast becoming the heart of Dollar."*

We have been active in considering these development proposals partnering with DCC in organising public events and listening to the views of all those involved with us, encouraging responses to the Council.

Whilst there are some members of the community who oppose any further housing development we believe we represent a majority view in favouring proportionate and environmentally sustainable development which benefits the community.

However, we see serious risks in these proposals to community cohesion and amenities which create quality of life and to over-stretched infrastructure. Population expansion that is too big and too rapid will overwhelm what we are building in Dollar as a Development Trust. We know the local sporting and leisure facilities will not cope with an increasing population without significant expansion and investment. In 18-0023 there is zero community benefit. The applicants for 19-00018 have, however, shown a notable willingness to work with us to develop these including using their land for a large-scale community garden.

One clear substantial risk has emerged as a direct result of these proposals - the loss of the Hive - our community centre which we have been encouraged and aided to develop by the Council. We understand that there are as yet no clear options for the expansion of Strathdevon school, but it is recognised that this must happen if these proposals go ahead and the Local Development Plan envisaged possible extension on to the site of the Hive. Additionally, the land surrounding the Hive is the main public green space in the town for all major events: Dollar Gala, Winter Festival, Duck Race gathering, Beer Festival, Silent Disco, Open Gardens and Sustainability Event (postponed due to Covid). This space will be lost with the expansion of the school to the East. There is no recognition of this in these applications. The Trust is a key partner for the Council in achieving the objectives of the **Local Outcomes Improvement Plan 2017 - 27** and the Hive is critical to us being able to achieve several of those objectives in particular improving access to opportunities for education and healthy lifestyles and provide a venue for a whole range of community groups, particularly those who serve the elderly and disabled as the Hive is the only fully accessible building available for them in Dollar.

18-0023 is confused about the future of the Hive: the presence of the "Community Centre" is acknowledged as a resource together with a photograph, but there is also a reference to expanding Strathdevon School to the east with a sketch of what this might look like - taking the place of the Hive which presumably must be demolished. We see no mitigation in these proposals for the loss of key community assets: the Hive and its public green space - in fact we are facing an enormous deficit for the community which runs directly counter to all the Council is trying to achieve in encouraging healthy living, sporting activity, learning and importantly community responsibility in managing these things for ourselves.

One risk of granting these developments without investment in community facilities is the loss of 3 years of hard work in providing excellent facilities and services to the community through the vehicle of the Trust as requested by the community in 2016 and encouraged by the Council in 2018. Contrary to the claims of the applicants of 18-00023, there will be huge community disbenefit, which is unrecognised in their application.

Other points:

- Traffic issues. From our site at the Hive we are acutely aware of current traffic problems in Park Place and Lovers Loan - threat to school children but also users of the Hive many of whom are elderly or disabled.
- Newfield site - much appreciated green space adjacent to Hive grounds. Already, DA allow use by groups using the Hive - football and outdoor exercise. There is also the new football field currently being developed by the Council, further down Lovers Loan. Would it not be possible for DA to work with us to create increased sporting and leisure facilities over these adjacent sites instead of developing at Devon Road?
- Perhaps worth repeating points from DCC about proposed benefits stated by each of the proposals.

Finish with same point as DCC that accept the Harviestoun proposal subject to working with them to refine. Believe this is sufficient expansion of village - 200 houses.

We believe there is an opportunity to work in partnership with the Academy to develop sporting facilities that would meet both their needs and the community's. The Trust already has a strong track record of successfully applying for and delivering the benefits of grants and would be happy to partner with the Academy to support such a development.