

Perth and Kinross Council  
Planning and Placemaking Committee – 25 January 2023  
Pre-Application Report by Head of Planning and Development  
(Report No. 23/4)

Installation of a 49.9MW ground-mounted solar array and associated works, land  
500 metres north-west of East Saucher House, Kinrossie

Ref. No: [22/00022/PAN](#)  
Ward No: P2- Strathmore

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development comprising a 49.9MW ground-mounted solar array and associated works west of Saucher, Kinrossie. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 15 November 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for land 500 Metres North-West of East Saucher House, Kinrossie. This pre-application reports give the Committee an opportunity to raise issues which it would like to see considered in the planning application.
- 2 This PoAN advises of a major development comprising the installation of an up to 49.9MW ground-mounted solar array and associated works. The exact scale and design of the development will be arrived at during ongoing discussions with the applicant and are not provided at this time.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 3 Due to the scale of the proposal, it will require to be screened as to whether it is an EIA development under the EIA 2017 Regulations.

### **PRE-APPLICATION PROCESS**

- 4 The PoAN confirms that two public consultation events will be held at the Three Witches café in Burrelton on 14 and 29 March 2023.

- 5 The Burrelton and District Community Council that formally represent this area has been disbanded. The applicant therefore proposes establishing a community liaison group consisting of residents within 2km of the site. In addition, Kettins Community Council and Blairgowrie Community Council have been notified. Inchtute Community Council, being one of the areas closest and most likely to be impacted by the proposal, will also be notified. The Ward Councillors, local MSP and local MP have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

- 6 The Scottish Government expresses its planning policies through the National Planning Framework (NPF3) 3, Revised Draft National Planning Framework (NPF4) 4, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 7 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006, this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.
- 8 The NPF4 was laid before the Scottish Parliament on 8 November 2022 for approval. As it has not completed its parliamentary process, only limited weight can be attached to it as a material consideration. However, in the event that it is adopted prior to or during the submission of any forthcoming planning application, NPF4 will form part of the statutory development plan and will require to be considered in the determination of the application.

### **The Scottish Planning Policy 2014 (SPP)**

- 9 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
- Sustainability: paragraphs 24 – 35
  - Placemaking: paragraphs 36 – 57
  - Promoting Rural Development: paragraphs 74 – 91
  - Supporting Business and Employment: paragraphs 92 – 108
  - Valuing the Historic Environment: paragraphs 135 – 151
  - Valuing the Natural Environment: paragraphs 193 – 218
  - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
  - Managing Flood Risk and Drainage: paragraphs 254 – 268

- 10 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-

- PAN 3/2010 Community Engagement
- PAN 2/2011 Planning and Archaeology
- PAN 1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 73 Rural Diversification

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2016-2036**

- 11 TAYPlan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plan states that:

*“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*

- 12 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – A First Choice for Investment
- Policy 7 – Energy, Waste and Resources
- Policy 9 – Managing Tayplan’s Assets

### **Perth and Kinross Local Development Plan 2019**

- 13 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 14 The LDP2 sets out a vision statement for the area and states that:  
*“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*
- 15 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 2: Design Statements

- Policy 8: Rural Business and Diversification
- Policy 26B: Archaeology
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
- Policy 35: Electricity Transmission Infrastructure
- Policy 39: Landscape
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals
- Policy 61: Airfield Safeguarding

## **OTHER POLICIES**

- 16 The following supplementary guidance and documents are of particular importance in the assessment of this application:

- Placemaking Supplementary Guidance (2020)
- Landscape Supplementary Guidance (2020)
- Flood Risk and Flood Risk Assessments Supplementary Guidance (2021)
- Green and Blue Infrastructure Supplementary Guidance (2020)
- Renewables and Low Carbon Energy Supplementary Guidance (draft 2019)
- Perth and Kinross Community Plan 2013/2023

## **PLANNING SITE HISTORY**

- 17 No relevant site history.

## **CONSULTATIONS**

- 18 As part of the planning application process the following would be consulted:

### **External**

- Scottish Environment Protection Agency (SEPA)
- NatureScot
- National Grid
- Scottish Water
- Transport Scotland

- Perth and Kinross Heritage Trust
- Kettins Community Council
- Inchtute Community Council

#### **Internal**

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

### **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 19 The key considerations against which the eventual application will be assessed include:
- a. Landscape and visual impact, including cumulative impacts
  - b. Relationship to nearby land uses and landscape
  - c. Biodiversity and ecology
  - d. Flood risk and drainage impacts
  - e. Transport impacts
  - f. Archaeology and cultural heritage
  - g. Impacts on core paths and recreational spaces
  - h. Impacts on the National Grid and or Scottish Gas network

### **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

- 20 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
  - Design and Access Statement
  - Pre-Application Consultation (PAC) Report
  - Transport Assessment
  - Flood Risk and Drainage Assessment
  - Landscape and Visual Impact Assessment
  - Tree and Woodland Survey
  - Habitat Survey
  - Archaeological Assessment
  - Sustainability Assessment
  - Noise and Light Assessment
  - Grid Connection Site Survey
  - Construction Traffic Management Plan

## CONCLUSION AND RECOMMENDATION

- 21 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None  
Contact Officer: Alex Gudgeon  
Date: 13 January 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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