

Perth and Kinross Council
Development Management Committee – 13 July 2016

Pre-Application Report by Development Quality Manager

Residential development, landscaping, open space and associated infrastructure at land 200 metres north east of Lindale, Glenalmond Road, Rattray.

Ref. No: 16/00009/PAN

Ward No: N3 – Blairgowrie and Glens

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a proposed major residential development within the settlement boundary of Rattray. The report also aims to highlight key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of any 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 (PAN) on 16th May 2016. The purpose of this report is to inform the Development Management Committee of a likely forthcoming planning application in respect of a major residential development at Rattray. Pre-application reports give the Committee an opportunity to raise issues, which it would like to see addressed in the planning application.
- 2 The site, extends to 11.59 Ha, is bounded to the south by Glenalmond Road and by Blairgowrie Holiday Park to the west, within the settlement boundary of Rattray. The site comprises agricultural land with vegetation along the southern and western boundaries, sloping gradually from north to south towards Glenalmond Road.
- 3 This PAN relates to proposed residential development with associated infrastructure, access, landscaping, SUDS and open space on the site. The exact layout, scale and mix of the dwelling types, path link provision and landscape framework provision would be arrived at through the submission of a detailed planning application or applications, with associated background supporting information. The site is allocated in the Local Development Plan (LDP) (site H63) for residential use, allocated for 160 dwellings with associated developer requirements.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 Due to the scale of the proposal it will require to be screened to establish if an Environmental Impact Assessment (EIA) is required under the EIA (2011) regulations. A formal screening exercise has been completed for the site at this stage, with a screening opinion that an EIA is not required to be undertaken in this context.

PRE-APPLICATION PROCESS

- 5 The PAN outlines the intention to undertake a public exhibition on 15th June 2016 at Rattray Community Facility. The wards Councillors (Liz Grant (Provost), Bob Ellis, and Caroline Shiers) and Blairgowrie and Rattray Community Council have all been notified. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 6 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, 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 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.

The National Roads Development Guide 2014

- 8 This document is an online publication (accessed via the link www.pkc.gov.uk/roadsdevguide), a Scotland wide document, which provides roads technical guidance to local authorities, developers, agents and other interested parties. This document dovetails with Designing Streets and expands on its principles to clarify the circumstances in which it can be used.

The Scottish Planning Policy 2014

- 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
 - Archaeology and other Historic Environment Assets: paragraphs 150 – 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
 - Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291
 - Annex B – Parking Policies and Standards

- 10 The following Scottish Government PAN's are likely to be of relevance to the proposal:

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Designing Places (2001), Designing Streets (2010), Creating Places (2013) and National Roads Development Guide (2014)

- 11 National policy statement's setting out the Scottish Government's determination to raise standards of urban and rural development.

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 12 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 plans 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"

- 13 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application:

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets
- Policy 5 – Housing
- Policy 6 – Energy and Waste/Resource Management Infrastructure

Perth and Kinross Local Development Plan 2014

- 14 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 15 The LDP 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.”*
- 16 Under the LDP, the following policies are of particular importance in the assessment of this application:
- PM1 – Placemaking
 - PM2 – Design Statements
 - PM3 – Infrastructure Contributions
 - RD1 – Residential Areas
 - RD4 – Affordable Housing
 - TA1 – Transport Standards and Accessibility Requirements
 - CF1 – Open Space Retention and Provision
 - CF2 – Public Access
 - CF3 – Social and Community Facilities
 - HE1 – Scheduled Monuments and Non-Designated Archaeology
 - NE3 – Biodiversity
 - NE4 – Green Infrastructure
 - ER6 - Managing Future Landscape Change
 - EP1 – Climate Change, Carbon Reduction and Sustainable Construction
 - EP2 – New Development and Drainage
 - EP3 – Water Environment and Drainage
 - EP5 – Nuisance from Artificial light and Light Pollution
 - EP8 – Noise Pollution
 - EP11 – Contaminated Land

OTHER POLICIES

- 17 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Developer Contributions and Affordable Housing Supplementary Guidance April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
 - Green Infrastructure Supplementary Guidance November 2014
 - Perth and Kinross Council Corporate Plan 2013-2018
 - Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

- 18 None.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Royal Society for the Protection of Birds (RSPB)
- Blairgowrie and Rattray Community Council
- Perth and Kinross Heritage Trust

Internal

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Community Waste Advisor
- Education and Children's Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

20 The key considerations against which the eventual application will be assessed include:

- Visual impact
- Scale, design and layout
- Relationship with surrounding land uses
- Archaeology
- Natural heritage and ecology
- Landscape
- Water resources and soils
- Flooding and water storage
- Noise
- Air quality
- Waste
- Transport implications
- Education provision
- Affordable housing
- Economy
- Open space provision
- Access provision

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 21 In order to support the planning application, the following supporting documents and addressed topic headings should be submitted for consideration:
- Planning Statement, including a section on Socio-Economic Impact
 - Landscape and Visual Impact Assessment
 - Detailed Landscaping Plan
 - Design and Access Statement
 - Cultural Heritage and Archaeology Assessment
 - Ground Conditions and Water Resources
 - Flood Risk and Drainage Assessment
 - Transport Assessment
 - Ecology and Biodiversity Assessment
 - Tree Survey
 - Waste Management and Minimisation Plan
 - Construction and Environmental Management Plan (CEMP) including Construction Method Statement (CMS)
 - Sustainability Assessment (pre and post construction)
 - Pre-Application Consultation Report

CONCLUSION AND RECOMMENDATION

- 22 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: Callum Petrie – Ext 75353
Date: 29 June 2016

Nick Brian
Development Quality Manager

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.