

Perth and Kinross Council  
Development Management Committee – 15 February 2017  
Pre-Application Report by Interim Head of Planning

**Proposed residential and employment (classes 4,5,6) development and associated works with possible primary school, district heating system and park and ride at land 250 Metres South East Of Auteven West Huntingtower, Perth**

Ref. No: 16/00013/PAN  
Ward No: N9 Almond and Earn

**Summary**

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a proposed residential and employment (classes 4,5,6) development and associated works with possible primary school, district heating system and park and ride at land 250 Metres South East Of Auteven West Huntingtower, Perth (known as Perth West). The report also aims to highlight the key planning policies, 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 on 26 January 2016. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development for a proposed residential and employment (classes 4,5,6) development and associated works with possible primary school, district heating system and park and ride at land 250 Metres South East Of Auteven West Huntingtower, Perth. 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 some 60 hectares and is located at the western edge of Perth City. It is bounded by the former Perth Auction Mart site to the east and the A85 trunk road to the north. The land is predominately agricultural land used for grazing and there is a former quarry (infilled) located centrally. There are a few areas of trees around the former quarry and there is a significant area of woodland planting in the south east corner of the site.
- 3 The site falls within the existing settlement boundary on the Perth Proposals Map of the LDP. The site has been allocated in LDP as Proposal H70 for mixed use development – residential (550 dwellings), employment and a primary school.
- 4 The final scale, mix and final numbers relating to the above proposals will be arrived at through the production and submission of a masterplan with associated background supporting information.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 5 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2011 regulations. An EIA is required for the proposal and a scoping request (15/00953/SCOP) has been submitted and the content of the EIA has been agreed in July 2015.

## **PRE-APPLICATION PROCESS**

- 6 The Proposal of Application Notice (reference 16/00013/PAN) outlined a public exhibition was held locally on 26 January 2017. The ward Councillors (Henry Anderson, Kathleen Baird, Alan Livingstone) and Methven and District Community Council have been notified as well as both Tulloch and Letham Residents Associations. The results of the community consultation will be submitted with the renewal application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

- 7 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**

- 8 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 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
  - 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 Planning Advice Notes (PAN) are likely to be of relevance to the proposal,

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places
- Designing Places (2001)
- Designing Streets (2010)
- Creating Places (2013)
- National Roads Development Guide (2014)

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2012-2032**

- 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 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”*

- 12 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 4 – Strategic Development Areas
- Policy 5 – Housing
- Policy 6 – Energy and Waste
- Policy 8 – Delivering the Strategic Development Plan

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

- 13 The Local Development Plan 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.
- 14 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.”*

15 Under the LDP, the following policies are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- PM4 – Settlement Boundaries
- ED1 – Employment and Mixed Use Areas
- 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
- HE2 – Listed Buildings
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER5 – Prime Agricultural Land
- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscape
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP9 – Waste Management Infrastructure
- EP11 – Air Quality Management Areas
- EP12 – Contaminated Land

## **OTHER POLICIES**

16 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**

17 The following history is relevant for the proposed site.

- 13/00012/PAN – Proposal of Application Notice for erection of 3,000 dwellings, 25ha commercial land and primary school. Content of PAN approved October 2013
- 14/00011/PAN Proposal of Application Notice for mixed use development (residential, primary school, community facilities). Content of PAN approved October 2014
- 15/00953/SCOP – EIA Scoping Opinion for mixed use development (Residential, Employment and Education). Scoping Opinion provided July 2015.

## **CONSULTATIONS**

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

### **External**

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland
- Historic Environment Scotland (HES)
- Royal Society for Protection of Birds (RSPB)
- Forestry Commission Scotland
- Sportscotland
- Health and Safety Executive (HSE)
- Perth and Kinross Heritage Trust
- Methven and District Community Council

### **Internal**

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

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

- 19 The key considerations against which the eventual application will be assessed includes:
- a. Landscape and Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship to nearby land uses
  - d. Historic Environment and Cultural Heritage
  - e. Natural Heritage and Ecology
  - f. Water Resources and Soils
  - g. Noise
  - h. Air Quality
  - i. Dust
  - j. Human Health
  - k. Waste
  - l. Minerals
  - m. Transport Implications
  - n. Economy

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

- 20 In order to support the planning application an environmental statement and supporting documents will need to be submitted.

### **Expected Contents of Environmental Statement**

- Planning Policy Framework
  - Ecology and Biodiversity Assessment
  - Landscape and Visual Impact Assessment
  - Cultural Heritage and Archaeology Assessment
  - Hydrology, Flood Risk, Drainage and Pollution Control Assessment
  - Hydrogeology and Ground Conditions Assessment
  - Traffic and Transport Assessment
  - Residential Amenity – Air, Noise, Waste Minimisation
  - Socio-Economic Impact
  - Sustainability
  - Residual and Cumulative Impact
- 21 The following studies will also be submitted as part of the planning application:
- Planning Statement
  - Design and Access Statement
  - 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.

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**Interim Head of Planning**

Background Papers: None

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Date: 26 January 2017

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