

Perth and Kinross Council  
Planning & Development Management Committee – 15 December 2020  
Pre-Application Report by Head of Planning and Development (Report No. 20/247)

Proposed employment/business park (use classes 4, 5 and 6) and associated works, land north of Thomson Landscapes, Inchcape Place, Perth

Ref. No: [20/00009/PAN](#)

Ward No: P12 - Perth City Centre

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major employment/business park development (use classes 4, 5 and 6). 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 applicant submitted a Proposal of Application Notice (PoAN) on 19 October 2020. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development. 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 is located on land to the north of the established Food and Drink Park and extends to approximately 4 hectares.
- 3 The exact design, scale and details of any development proposals will be arrived at during further discussions and subsequent planning applications. The proposed development is, however, set out to include the following elements:
  1. Extension of Arran Road, and a new roundabout to serve new development plots;
  2. Parking provision;
  3. Surface water drainage including a new sustainable drainage system (SuDS);
  4. Infrastructure connections (potable and foul water, electricity, gas, telecoms);
  5. Landscaping and earthworks; and
  6. Ancillary items such as street lighting, fencing and signage.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4 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 2017 Regulations. An EIA screening request was submitted earlier this year (20/00612/SCRN) and a decision issued on 17 July 2020 that EIA was required.

## **PRE-APPLICATION PROCESS**

- 5 The PoAN confirmed that an online public consultation event will be undertaken in line with current Scottish Government advice for pre-application consultation (PAC). The Ward Councillors, North Muirton, North Inch and Muirton, Scone and District and Luncarty, Redgorton and Moneydie Community Councils were notified. This new PAC exercise provides best practice, providing further engagement since the original consultation event in 2018, held for 17/00010/PAN. The results of the online 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 (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, it is 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.

### **The Scottish Planning Policy 2014**

- 8 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
  - 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
  - Promoting Responsible Extraction of Resources: paragraphs 234 - 248
  - Managing Flood Risk and Drainage: paragraphs 254 – 268
  - Promoting Sustainable Transport and Active Travel: paragraphs 269 –291

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

- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport

## **LOCAL POLICY AND GUIDANCE**

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

- 10 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”*

- 11 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 10 – Connecting People, Places and Markets

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

- 12 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.

- 13 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.”*

- 14 The following policies are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 3: Perth City
- Policy 5: Infrastructure Contributions

Policy 7: Employment and Mixed Used Areas  
 Policy 14: Open Space Retention and Provision: Open Space within New Developments  
 Policy 15: Public Access  
 Policy 23: Delivery of Development Sites  
 Policy 26: Scheduled Monuments and Archaeology:  
 Policy 29: Gardens and Designated Landscapes  
 Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development  
 Policy 34: Sustainable Heating & Cooling  
 Policy 38: Environment and Conservation  
 Policy 39: Landscape  
 Policy 40: Forestry, Woodland and Trees  
 Policy 41: Biodiversity  
 Policy 42: Green Infrastructure  
 Policy 47: River Tay Catchment Area  
 Policy 52: New Development and Flooding  
 Policy 53: Water Environment and Drainage  
 Policy 55: Nuisance from Artificial Light and Light Pollution  
 Policy 56: Noise Pollution  
 Policy 57: Air Quality  
 Policy 58: Contaminated and Unstable Land  
 Policy 60: Transport Standards and Accessibility Requirements

### **LDP2 Allocation**

- 15 E3 – 18.3ha allocated for employment uses. Site-Specific Developer Requirements include the requirement for a flood risk assessment and detailed landscape proposals.

### **OTHER POLICIES**

- 16 The following supplementary guidance and documents are of particular importance in the assessment of this application: -
  - Developer Contributions Supplementary Guidance July 2020
  - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Perth and Kinross Community Plan 2017 - 2027
  - Perth City Plan 2015-2035
  - Perth and Kinross Corporate Plan 2018-2022
  - The Perth City Plan 2015 – 2035

### **PLANNING SITE HISTORY**

- 17 [17/00010/PAN](#) A Proposal of Application Notice (PoAN) relating to proposed employment/business park uses was considered sufficient on 29 November 2017.
- 18 20/00612/SCRN A Screening Opinion, related to proposed employment/business park (use class 4,5 and 6) and associated works advised that an EIA Report was required on 17 July 2020 (EIA required).

## **CONSULTATIONS**

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

### **External**

- Scottish Environment Protection Agency (SEPA)
- Scottish Water
- Historic Environment Scotland
- Perth and Kinross Heritage Trust (PKHT)
- North Inch and Muirton Community Council

### **Internal**

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Waste Services
- Contribution Officer

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

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

- a. Landscape and Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Site Planning History
- e. Natural Heritage and Ecology
- f. Cultural Heritage including Archaeology
- g. Water Resources and Soils
- h. Air Quality
- i. Noise
- j. Transport Implications
- k. Sustainability

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

21 In line with the EIA screening decision, it has already been determined that an EIA Report will be required.

22 An informal scoping exercise was undertaken, scoping in the following topic headings to be covered by the required Environmental Report:

- a. Water and Flooding
- b. Traffic and Transport

- c. Air Quality
- d. Cumulative Effects

23 The remaining supporting documents set out below were agreed to be addressed by standalone technical notes or assessments and did not require to form part of the Environmental Report:

- Habitat Survey
- Ground Conditions Survey
- Drainage Strategy
- Landscape and Visual Impact Assessment
- Cultural Heritage including Archaeology Assessment
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Sustainability Assessment
- Planning Statement

## **CONCLUSION AND RECOMMENDATION**

24 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

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Date: 3 December 2020

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**HEAD OF PLANNING & DEVELOPMENT**

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