

Perth and Kinross Council  
Development Management Committee – 28 August 2019  
Pre-Application Report by Head of Planning and Development (Report No. 19/237)

Major Infrastructure Project Application - Cross Tay Link Road at the A9 over the  
River Tay to the A93 and A94 north of Scone

Ref. No: [19/00004/PAN](#)

Ward No: P2 – Strathmore, P6 - Strathtay

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for Major Infrastructure Project Application - Cross Tay Link Road. 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 10 July 2019. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The application site extends to over 80 hectares of permanent land and 40 hectares of temporary land, extending several kilometres from west to east to the north of Perth City. This PoAN sets out its intentions in seeking to formally establish a major development comprising an infrastructure project known as the Cross Tay Link Road (CTLR). This is phase 2 of the CTLR project, consisting of a new road linking the A9 over the River Tay to the A93 and A94 north of Scone. It is intended to include the realignment of a section of the A9, provision of a new bridge over the River Tay and railway line, provision of a new grade separated junction on the A9 north of Inveralmond roundabout, a roundabout at Highfield Lane, a new roundabout onto the A94 and a green bridge crossing at Highfield Plantation. The proposal also includes new and improved cycling and walking infrastructure along the length of the route.

### **ENVIRONMENTAL IMPACT ASSESSMENT**

- 3 Due to the scale of the proposal it was required to be screened as to whether the proposal was an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. This has been done and the project has been determined as an EIA development with a Scoping opinion requested in 2018. The application will therefore be supported by an Environmental Report.

## **PRE-APPLICATION PROCESS**

- 4 The PoAN confirmed that due to the scale and nature of the project, public exhibitions would be held at the following locations and dates:
  1. Luncarty: 21st August 2019 14:00 to 19:00, Luncarty Memorial Hall, Woodside, Off Scarth Road, Luncarty, PH1 3HF.
  2. Scone: 22nd August 2019 14:00 to 19:00, Robert Douglas Memorial Hall, 102 Abbey Road, Scone, PH2 6RU.
  3. Coupar Angus: 27th August 2019 14:00 to 19:00, Coupar Angus Town Hall, Union Street, Coupar Angus, PH13 9AE; and
  4. Perth: 28th August 2019 14:00 to 19:00, Civic Hall, 2 High Street, Perth, PH1 5PH.
  
- 5 The events are intended to provide an update on how the design has developed following earlier public consultation events and liaison with landowners. In addition, an extensive PoAN notification list has been drawn up, including looking local community councils, local councillors, MPs, MSPs, regional MSPs, members of European Parliament and other non-political stakeholders. 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 (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 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 & Employment: paragraphs 92-108
  - Enabling Delivery of New Homes: paragraphs 109 - 125
  - 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
- Supporting Digital Connectivity: paragraphs 292 - 300

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

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 66 Best Practice in Handling Planning Applications Affecting Trunk Roads
- PAN 75 Planning for Transport
- PAN 78 Inclusive Design
- PAN 79 Water and Drainage
- Circular 1/ 2005 Notification of Planning Application Development Affecting Trunk Roads and Special Roads
- Circular 1/2017: Environmental Impact Assessment Regulations

#### **National Roads Development Guide 2014**

10 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

#### **LOCAL POLICY AND GUIDANCE**

##### **TACTRAN Regional Transport Strategy 2015-2036 (refresh)**

11 The RTS sets out a Vision of:

*“a transport system shaped by engagement with its citizens, which helps delivery prosperity and connects communities across the region and beyond, which is socially inclusive and environmentally sustainable and which promotes the health and wellbeing of all”.*

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

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 2036 the TAYplan area 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 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 4 Homes
- Policy 8: Green Networks
- Policy 9 Protecting Tayplan’s Assets
- Policy 10 Connecting People, Places and Markets

#### **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:-

- Policy PM1 – Placemaking
- Policy RD1 – Residential Areas
- Policy TA1 – Transport Standards and Accessibility Requirements
- Policy NE2 – Forestry, Woodland and Trees
- Policy NE3 – Biodiversity
- Policy NE4 – Green Infrastructure
- Policy CF2 - Public Access
- Policy ER5 - Prime Agricultural Land
- Policy EP2 – New Development and Flooding
- Policy EP3 – Water Environment and Drainage
- Policy EP8 – Noise Pollution
- EP10 - Management of Inert and Construction Waste
- EP11- Air Quality Management Areas
- EP15 - Development within the River Tay Catchment Area

#### **OTHER POLICIES**

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

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

## **Proposed Perth and Kinross Local Development Plan 2 (LDP2)**

- 18 The Proposed LDP2 2017 represents Perth & Kinross Council's settled view in relation to land use planning and is a material consideration in determining planning applications. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. It is now the subject of an Examination Report (published 11 July 2019). This includes the Reporter's consideration of issues and recommended modifications to the Plan, which are largely binding on the Council. It is therefore anticipated that they will become part of the adopted Plan; however, this is subject to formal confirmation. The Council is progressing the Proposed Plan (as so modified) towards adoption which will require approval by the Council and thereafter submission to the Scottish Ministers. It is expected that LDP2 will be adopted by 31 October 2019. The Proposed LDP2, its policies and proposals are referred to within this report where they are material to the recommendation or decision.

### **PLANNING SITE HISTORY**

- 19 [18/01661/SCOP](#) A9 Over The River Tay to the A93 and A94 North of Scone Cross Tay Link Road (Phase 2) Scoping Decision issued 23 October 2018.

### **CONSULTATIONS**

- 20 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
- Local Community Councils
- Perth and Kinross Heritage Trust
- Forestry Commission Scotland
- RSPB

#### **Internal**

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

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

- 21 The key considerations against which the eventual application will be assessed include:-
- Visual Impact and Landscape
  - Scale, Design and Layout
  - Relationship to Nearby Land Uses
  - Natural Heritage and Ecology
  - Water Resources, Geology and Soils
  - Impact on Noise
  - Impact on Air Quality
  - Transport Implications
  - Open Space Provision
  - Waste
  - Flooding and Drainage
  - Cultural Heritage
  - Agriculture, Forestry and Sporting/Tourism
  - Socio-Economic and Human Health
  - Cumulative Effects

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

- 22 In support of the planning application, as an EIA development, an Environmental Report should be submitted. Consistent with the Scoping Report, the following topic headings should be addressed within the Environmental Report:
- Project description and route alternatives
  - Air Quality
  - Cultural Heritage
  - Landscape and Visual Impact
  - Biodiversity
  - Geology and Soils
  - Materials
  - Noise and Vibration
  - People and Communities
  - Agriculture, Forestry and Sporting Interests
  - Road Drainage and the Water Environment
  - Climate
  - Socio-economic and Human Health
- 23 The following should also be submitted as part of the planning submission:
- Planning Statement
  - Design and Access Statement
  - Pre-Application Consultation (PAC) Report
  - Construction Management Plan

## **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

Contact Officer: Callum Petrie

Date: 15 August 2019

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING AND DEVELOPMENT**

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