

Perth and Kinross Council
Planning and Development Management Committee – 11 March 2020
Pre-Application Report by Head of Planning and Development (Report No. 20/65)

Mixed use development for Class 4 and Class 8 uses to include agricultural research, industry engagement, skills development, training and education, associated business uses, formation of vehicular access, car parking, hard and soft landscaping and associated infrastructure works at The James Hutton Institute, Errol Road, Invergowrie

Ref. No: [19/00011/PAN](#)

Ward No: P1 – Carse of Gowrie

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a proposed mixed-use development at The James Hutton Institute just outside Invergowrie. 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's submitted a Proposal of Application Notice (PoAN) on 11 December 2019. 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 is an area of land partially surrounding the existing James Hutton Institute on the outskirts of Invergowrie and adjacent to the M90 trunk road. This PoAN seeks to formally establish a major development comprising uses as previously set out. The exact range, scale and design of the development may be arrived at during pre-application discussions or through the ultimate submission of a planning application. The proposed site is identified in the TAYplan 2016-2036 as a Strategic Development Area (SDA) and is allocated in Perth and Kinross Local Development Plan 2 (2019) (LDP2) as E37 for compatible employment uses (Class 4) with existing facilities.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale and nature 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. A screening request has yet to be submitted.

PRE-APPLICATION PROCESS

- 4 The PoAN confirmed that a public exhibition was held on 11 January 2020 at The James Hutton Institute. The Ward Councillors were all notified of the 11 January event. The nearest residential properties have also been consulted through a leaflet drop in the area. Invergowrie and Kingoodie Community Council are currently not in existence and thereby not notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report. Further consultation has taken place on an ad-hoc basis with the local community during the pre-application stage.

NATIONAL POLICY AND GUIDANCE

- 5 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

- 6 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

- 7 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 Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
- 8 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 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 68 Design Statements
 - PAN 79 Water and Drainage

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 9 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”

- 10 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application.

- Policy 1: Locational Priorities
- Policy 2: Shaping Better Quality Places
- Policy 3: A First Choice for Investment
- Policy 6: Developer Contributions
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplans Assets
- Policy 10: Connecting People, Places and Markets

Perth and Kinross Local Development Plan 2 (2019)

- 11 The LDP2 (2019) was adopted on 29 November 2019. LDP2 is consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. The relevant policies are:

- Policy 1 Placemaking
- Policy 2 Design Statements
- Policy 5 Infrastructure Contributions
- Policy 7A Employment and Mixed Used Areas: Business and Industrial
- Policy 8 Rural Business and Diversification
- Policy 14 Open Space Retention and Provision
- Policy 15 Public Access
- Policy 23 Delivery of Development Sites
- Policy 26 Scheduled Monument and Non-Designated Archaeology
- Policy 32 Embedding Low & Zero Carbon Generating Technologies in New Development
- 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
- Policy 50 Prime Agricultural Land
- Policy 51 Soils

- 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 60 Transport Standards and Accessibility Requirements
- Policy 61 Airfield Safeguarding

OTHER POLICIES

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

- Developer Contributions Supplementary Guidance January 2020
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Tayside Landscape Character Assessment 1999 by SNH

PLANNING SITE HISTORY

- 13 The following is relevant to the land surrounding the existing facilities.

01/01562/OUT In-Principle application for the formation of science of technology park with shared facilities for Scottish Crop Research Institute. Permission granted October 2003.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Historic Environment Scotland (HES)
- Scottish Water
- Transport Scotland
- Forestry Commission Scotland
- Perth and Kinross Heritage Trust (PKHT)
- Dundee City Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity/Tree Officer
- Economic Development
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 15 The key considerations against which the eventual application will be assessed include: -
- a. Need
 - b. Landscape and Visual Impact
 - c. Scale, Design and Layout
 - d. Relationship to Nearby Land Uses including Core Paths
 - e. Natural Heritage and Ecology
 - f. Water Resources and Soils
 - g. Impact of Noise (Construction and Operational)
 - h. Transport Implications
 - i. Flooding and Drainage
 - j. Cultural Heritage
 - k. Light pollution
 - l. Air Quality
 - m. Impact on Dundee Airport
 - n. Economic Impact
 - o. Soils and Prime Agricultural Land

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 16 In the absence of an EIA, the following supporting documents will need to be submitted with any planning application or would form possible topics for assessment as part of any EIA Report:
- Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Landscape and Visual Impact Assessment
 - Ground Investigation Survey
 - Transport Assessment including Construction Traffic Management Plan (CTMP)
 - Flood Risk and Drainage Assessment
 - Phase 1 Habitat Survey including protected species and breeding birds
 - Sustainability Assessment
 - Noise, Air Quality and Lighting Assessment
 - Cultural Heritage (Archaeology and Scheduled Monument) Assessment
 - Tree Survey
 - Construction Environment Management Plan (CEMP)

CONCLUSION AND RECOMMENDATION

- 17 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: 27 February 2020

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HEAD OF PLANNING AND DEVELOPMENT

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