

PERTH AND KINROSS COUNCIL**Enterprise and Infrastructure Committee****7 September 2016****Local Development Plan
Action Programme Biennial Update:
Delivery and Implementation of the Local Development Plan****Report by Director (Environment)**

This report provides a biennial update on the delivery and implementation of the Local Development Plan through the Action Programme, previously considered by Enterprise and Infrastructure Committee on 2 April 2014. This report focuses on the implementation of the Local Development Plan and provides an overview of development activity throughout Perth and Kinross.

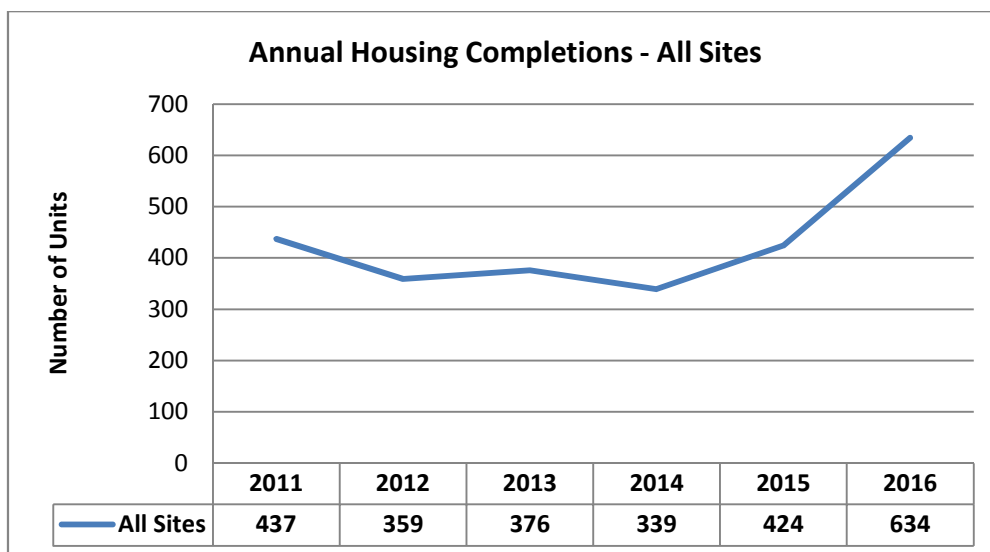
1. BACKGROUND / MAIN ISSUES

- 1.1 The first Perth and Kinross Local Development Plan (LDP) was adopted on 3 February 2014. The Action Programme is an accompanying document that acts as a delivery mechanism for development sites identified in the LDP and monitors the progress with allocated sites. Legislation requires regular updating of Action Programmes, at least every 2 years.
- 1.2 In the report presented to Enterprise & Infrastructure Committee on 2 April 2014 (Report 14/148 refers), Perth and Kinross Council agreed to take an extra step to ensure the Action Programme is effective and publishes an updated version every six months. The most recent version of the Action Programme was published in April 2016 and is available at the following link: <http://www.pkc.gov.uk/article/2279/Local-Development-Plan---Action-Programme>
- 1.3 The Action Programme, in addition to considering all the identified sites within the LDP, also comments on policy monitoring and Supplementary Guidance. Both of these areas of work have been reported separately to the Council in the Monitoring Report associated with LDP2 and the annual progress report on Supplementary Guidance.
- 1.4 As well as the Action Programme monitoring the progress of LDP sites, the Housing Land Audit (HLA) and the Employment Land Audit (ELA) is also used to ensure our housing and employment land supply remains effective. While the Action Programme only comments on the new sites identified within the LDP, both of the above audits comment on the historic sites still under construction.
- 1.5 This report will focus on the delivery and implementation of the LDP, providing an overview of each LDP site. It will also comment on other key sites identified in the Housing and Employment Land Audits.

2. PROGRESS UPDATE AND DELIVERY OF LDP

- 2.1 In the year following adoption of the LDP, there was limited evidence of progress on the new sites identified in the plan. However, in the past year progress and delivery of LDP sites has been improving, particularly the larger developer-led sites. This is a reflection of the time taken to bring forward major sites and evidence of increasing confidence in market conditions.
- 2.2 Some of the sites that have repeatedly shown no progression were noted in the Monitoring Report which was prepared in association with the Main Issues Report for LDP2. Assurances that these sites are effective and can be brought forward within the life of LDP2 are being sought. Where this is not forthcoming, consideration may be given to their removal from the new Proposed Plan. This will be reported to the Council in late 2016.
- 2.3 Overall, there has been a significant increase in housing activity over the last year. The final count of completions for 2015/16 on sites of 5 or more houses is 524, showing a 53% increase from the previous year (2014/15 completions were 343). The completion number for small sites (less than 5 units) have remained relatively stable in recent years at around 100 units per annum, peaking at 110 for 2016. The overall total of completed housing sites, show 634 housing completions for 2015/16, an increase of 49.5% since 2015.

Graph 1: Annual House Completions from 2011-2016



Source: PKC Housing Land Audit 2016

- 2.4 Evidence of an increase in development activity is also echoed in the construction value associated with building warrants submitted during the last year. The cost of works for building warrants in 2014/15 was £155,262,716 whereas this figure increased to over £250 million for the 2015/16 period – an increase of over £95 million.

Update on Transport Projects

- 2.5 There are a range of key transport projects highlighted in the National Planning Framework and the LDP. The nature of these projects means they have a long lead in time, particularly where they are on or adjacent a Trunk Road or the rail network. Despite this, significant progress has been made on a number of projects as discussed below.
- 2.6 The Council is seeking to promote the development of an integrated bus and rail station, combined with commercial and residential opportunities at Perth Rail station and adjoining sites. A working group with Network Rail, Abelio, Tactran and the Council has met, and will continue to meet at regular intervals.
- 2.7 Network Rail are currently taking forward their Route Study for Scotland which includes potential infrastructure improvements between Dunblane and Perth in the form of electrification (Report No.16/132 refers). This will also necessitate a major operational review of the existing station platforms and buildings. Network Rail are currently drafting up indicative proposals for the station for the Council to consider. This will likely involve major modifications or removal of the existing bus station on Leonard Street with a potential new facility integrated within the rail forecourt.
- 2.8 The improvements at Gleneagles Rail Station have been completed.
- 2.9 The rail station at Oudenarde has been investigated as part of a joint study with Fife Council and the two Regional Transport Partnerships. Discussions on taking this forward are planned for later this year, after the publication of Scot Rail's upgraded timetable for 2018.
- 2.10 The Walnut Grove Park and Ride site has recently secured planning consent and discussions are being taken forward with the landowner with respect to acquiring the land for the facility.
- 2.11 The Cross Tay Link Road (CTLR) is currently at draft DMRB2 (Design Manual for Roads and Bridges) level which identifies a corridor route for the road. It is the intention to present a report in the near future outlining the work to date and next steps, including the submission of a planning application.
- 2.12 Capital funding has recently been approved in the Composite Capital Budget 2016/17-2022/23. The required deficit funding for the CTLR features within the Tay Cities Deal bid document and discussions are ongoing with the Scottish Ministers.

- 2.13 Transport Scotland is currently investigating options for the section of A9 between Keir Roundabout and Tibbermore. While this commenced in February 2013, the Council has yet to see the outputs from the study and continues to press Transport Scotland for feedback. With no progress from Transport Scotland on the Tibbermore to Luncarty section of the A9, including Broxden and Inveralmond, the Council agreed to part fund the examination of at grade improvements. This has developed a series of measures including the signalisation of Broxden. Discussions are ongoing with Transport Scotland on these proposals.
- 2.14 Berthapark has a detailed consent for Phase 1 and will tie into the first phase of Perth's Transport Futures project encompassing a new grade separated junction on the A9 and a new road bridge over the River Almond connecting to Berthapark. The contract has now been issued for the A9/A85 project and is projected to be on site this Autumn.
- 2.15 The A9 dualling from Perth to Inverness Route has been divided into three contracts based on length of the road works. The Luncarty to Pass of Birnam contract has Ministerial Approval and tendering can commence. Construction is anticipated to commence here in 2017. The Birnam to Tay Crossing section is the most challenging section of the A9 upgrade, due to the proximity of the rail station and existing dwelling houses in Birnam. The preferred route option selection is programmed for autumn 2016 with development of the detailed design and statutory processes programmed for completion by winter 2018.
- 2.16 The Tay crossing to Ballinluig contract is currently at the community engagement stage to determine the side road and related access details. This work is anticipated to be complete in late 2016. This statutory process is expected to be completed between summer 2017 and winter 2018 with construction thereafter. The Pitlochry to Killiecrankie section is at a similar stage.

LDP Housing Market Areas Progress - Perth Area

- 2.17 The past year has shown significant progress on a range of development sites within the Perth Area. Housing completions are up from 190 in 2014/15 to 287 in 2015/16. The key highlights in the Perth Area are as follows:

Housing

- 2.18 New housing developments have recently been completed at St Mary's Monastery (19 units), at Friarton Hall (75 units) and Cherrybank (90 units).
- 2.19 At Broxden, Bellway Homes have planning consent for phase 1 and the erection of 164 new houses (LDP site MU1) and began construction earlier this year.

- 2.20 Construction will also commence at Oudenarde in 2017 with over 100 units expected in the first phase. 110 affordable housing units have already been completed on-site.
- 2.21 Almond Valley Village (LDP site H73) is an allocated housing site with capacity to deliver 1500 houses. In May 2016, the Council refused an application for planning permission in principle for residential development, including school and community facilities. An appeal by the developer has now been lodged with DPEA.
- 2.22 Springfield Properties are progressing with development at Berthapark, with an application for planning permission in principle approved by the Development Management Committee in May 2016 and detailed planning approved for Phase 1 of the development. The Section 75 is in the process of being finalised to enable the consent to be issued. The Berthapark site will commence on site later this year, providing 3000 new homes, education facilities, a neighbourhood centre and 25 hectares of employment land for the wider Perth area.
- 2.23 A Proposal of Application Notice (PAN) has been submitted for the following sites and further planning applications are expected late 2016:
- Scone North (LDP Site H29)
 - Newton Farm (LDP Site H71)
 - Luncarty South (LDP Site H27)

Employment Land

- 2.24 Perth Food and Drink Park comprises approx.15 acres of serviced business land with 11 plots. In March 2016, the Property Sub Committee approved Heads of Terms for the sale of Plots 1 & 2 to allow the expansion of a local food distribution company. The sale will be subject to finalising a missive and will be subject to a 24 month Development Licence.
- 2.25 Planning permission has also been approved for the erection of six incubator business units on Plot 5, to be developed by the Council. It is envisaged that the incubator units will be fitted to food industry standards and let out by Perth and Kinross Council to food and drink related businesses.
- 2.26 There are proposals for the Council to develop the River Tay Heat Pump and Network and solar farm project to be deployed at North Muirton as part of the Tay Eco-Valley initiative. A feasibility study was completed in March 2015 confirming this transformational project will become one of the demonstrators of the wider Tay Eco-Valley initiative, helping to establish Perth as a leading eco-innovation living lab in the UK.
- 2.27 A solar farm at the Food and Drink Park will use part of a plot which is more difficult to commercialise due to its location and shape. The projects are currently at Phase 2 with the creation of a detailed business case along with funding streams being sought.

- 2.28 There is also progression with the employment land at the Broxden Business Park with a planning application submitted for 4 new business units for Class 4 uses and approval for a restaurant, pub and drive through coffee outlet. Individual applications are being progressed for the remaining vacant plots.

Mixed Use and Retail

- 2.29 A mixed use development is progressing at Thimblelow, incorporating commercial leisure facilities, housing, restaurants and a multi storey car park. Final terms are in the process of being negotiated, a PAN has been submitted and a full planning application is awaited.
- 2.30 St Catherine's Retail Park has been upgraded and is now fully let. Consents are in place for changes to several units in the form of either external alteration for modernisation and/or change of use. Similarly, units at the Highland Gateway Retail Park have attracted additional occupiers.

Highland Perthshire

- 2.31 There is a unique combination of constraints in the Highland area, which can limit the effectiveness or ability to deliver larger scale housing sites, increasing the importance of smaller sites within this area. Highland Perthshire is the only area within the Council with housing completions on sites of 5 or more have dropped from 14 units in 2014/15 to 6 units in 2015/16.
- 2.32 The Housing Land Audits indicate that between 2011-2016, small sites have contributed to an average of 34% of the supply – demonstrating the importance of smaller sites in Highland Perthshire. For comparison, the figure for the same period in the Perth HMA is 14%. The number of housing completions on all sites has dropped from 55 units in 2014, to 29 units in 2016.

Housing

- 2.33 In Aberfeldy, Bolfracks Estate have recently had their planning permission in principle approved for 80 houses, with additional affordable housing, at Duntuim Farm, south of Kenmore Road (LDP site H37). There is also pre-application discussion underway with A&J Stephen for housing at Middleton of Fonab (LDP site H38).

Retail

- 2.34 A site is proposed in the adopted LDP for a retail foodstore as there is an identified need for this in Pitlochry. The site has consent for a supermarket and work had commenced. However the operator is not proceeding due to market conditions. Nonetheless, the site remains the best opportunity for a foodstore in Pitlochry.

Kinross-shire

- 2.35 Housing completions in Kinross-shire have increased from 26 in 2014/15 to 66 in 2015/16 and completions are projected to rise in the next few years. Within the housing completions for the last year, 51 of these have been in Kinross and the remaining 15 have been in the landward area. An upgrade of Kinross Primary School is also programmed for 2018. The key highlights within Kinross-shire are as follows:

Housing

- 2.36 GS Brown has recommenced development at Station Road and also commenced work at the former Health Centre (LDP site Op14) for a nursery, 16 residential flats and a retail unit.
- 2.37 Persimmon have submitted planning applications for Lathro Farm (LDP site H47) which is currently being assessed and will go to Development Management Committee later this year. In addition, a planning application has been recently approved for the Former High School (LDP site H75), including the retention/ conversion of the important frontage building. There is potential to provide 391 new houses between the two Persimmon development sites in Kinross.

Employment Land

- 2.38 The recent servicing of sites and completion of the south link road opened up the employment land between Kinross and the M90 (LDP Site E18). The Webster Group gained planning permission for the northwest plot for an office building in November 2015, whilst the north east plot was approved for a dance studio in February 2015.

Strathearn

- 2.39 Housing completions in the Strathearn Area rose from 84 in 2014/15 to 115 in 2015/16, with the majority of these being in Auchterarder. A new replacement primary school in Crieff has also been completed, creating capacity for future growth in Crieff.

Housing

- 2.40 LDP site MU7 at Broich Road in Crieff is allocated as a mixed use site with capacity to deliver over 300 houses and a minimum of 5ha of employment land. In July 2015, an application for planning permission in principle for a mixed use development including housing and employment uses was submitted by the landowner. This was approved in December 2015.
- 2.41 A PAN has also recently been submitted by GS Brown for housing at Wester Tomaknock (LDP site H57).

- 2.42 In Auchterarder, Robertson Homes have commenced 143 houses at Townhead (LDP Site Op20). The other two large housing development sites in Auchterarder are at Kirkton and Castlemains, both of which are under development by Stewart Milne Homes and Muir Homes respectively. These were not allocations in the LDP because planning permission had been granted prior to the LDP's adoption.

Retail

- 2.43 Planning permission has been granted to SC Crieff Limited for the erection of two foodstores at Broich Road, reconfiguring the existing consent to meet the identified need for a food retailers.
- 2.44 The neighbouring employment site (LDP Site E27) has also recently been subject to a planning application from Aldi for the erection of two retail units, although this was refused as it does not accord with the LDP. It will be reconsidered at the Local Review Body.

Strathmore and the Glens

- 2.45 Progress has been slower within Strathmore and the Glens with no major housing sites coming forward although housing completions have still increased from 29 in 2014/15 to 37 in 2015/16. However, a large scale south eastern expansion in Blairgowrie was promoted through the Main Issues Report and the delivery of other sites may be awaiting the outcome of this.
- 2.46 Blairgowrie and Rattray Community Council recently held a community-led charrette which should help shape the future of the area and promote co-operation between the community and active developers.

Housing

- 2.47 A PAN was submitted for Western Blairgowrie (LDP Site MU5) in 2014 and a masterplan is expected to be submitted in late 2016. A PAN has recently been submitted for Glenalmond Road, Rattray (LDP Site H63).
- 2.48 Blairgowrie South (LDP Site H64) stalled during the recession and has shown little progress since. An extension to this site was promoted through the Main Issues Report.
- 2.49 There is no progress with any development sites in Alyth. Outwith Alyth, the Glenisla Golf Course has consent for over 200 houses, although this consent is soon due to expire and no progress has been made on site.

Employment Land

- 2.50 In Blairgowrie, all the Council owned sites at Welton Road are now sold and there is a need to accelerate discussions on a potential extension to the wider site.

3. FUTURE ACTIONS AND PROPOSALS

- 3.1 We are seeking to better understand the deliverability of housing sites with the introduction of Delivery Strategies. Delivery Strategies, which are supported by the Scottish Government, would identify how the development would be implemented, potential constraints and how they can be resolved, infrastructure requirements, development phasing and any likely developer contributions. Progress would be monitored on a 6 monthly basis in line with the review of the LDP Action Programme.
- 3.2 In association with the consultation of the LDP2 Main Issues Report, officers held a workshop with developers and key agencies to discuss the potential form and content of the Delivery Strategies. There was support from all parties for the introduction of the Delivery Strategies.

Future Reporting Arrangements

- 3.3 As before, the Action Programme will continue to be updated on a regular basis and published online every 6 months – in April and October. This should ensure that the document remains robust and effective while aiding delivery of the LDP. The aim is that this will provide infrastructure providers and funders with an increased understanding of development progression and allow scope for early planning and implementation. A range of Planning Authorities have followed the Council's lead and are now also realising the value in regularly updating their Action Programme.
- 3.4 In addition to the online publication of the Action Programme on a six monthly basis, it is proposed that an update on delivery of the LDP is reported to the Enterprise and Infrastructure Committee annually in the autumn, to coincide with the publication of the Housing Land Audit and Employment Land Audit.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1 The Council's approach to ensuring a generous effective housing land supply and supporting development through investment in education and transport infrastructure is bearing fruit. Overall, it is evident that market conditions are improving throughout Perth and Kinross with housing completions having increased at a higher rate than the national average. In addition, the take up of employment land has been positive, as has the progress with transport projects throughout the area.
- 4.2 It is recommended that the Committee requests the Director (Environment) submits an annual progress report each Autumn to provide an insight into the implementation of the LDP.

4.3 It is recommended that the Committee:

- (i) Notes the delivery progress and successful implementation of the LDP throughout the last year in particular.
- (ii) Instructs the Director (Environment) to submit an annual report to the Enterprise and Infrastructure Committee each Autumn detailing the progress, delivery and implementation of the LDP.

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Approved

Name	Designation	Date
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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan / Single Outcome Agreement

1.1 Development throughout Perth and Kinross and the Action Programme contributes to the following Perth and Kinross Community Plan / Single Outcome Agreement priorities:

- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

Corporate Plan

1.2 Development throughout Perth and Kinross and the Action Programme contributes to the achievement of the following Council's Corporate Plan Priorities:

- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

2. Resource Implications

Financial

- 2.1 There are no direct financial implications arising from this Report.

Workforce

- 2.2 None.

Asset Management (land, property, IT)

- 2.3 None.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 The Action Programme was considered under the Corporate Equalities Impact Assessment process (EqIA) and was assessed as not being required because it is a delivery mechanism to the Local Development Plan which has already been EqIA assessed.

Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).
- 3.5 Perth and Kinross Council has produced an SEA of the Adopted Local Development Plan and mitigation has been built into it. The Action Programme supports the Local Development Plan so no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Sustainability

3.6 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets;
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

3.7 Under the Council's Integrated Appraisal Toolkit it was considered that the Action Programme seeks to ensure that the Local Development Plan achieves sustainable development through its strategies, policies and development proposals.

Legal and Governance

3.8 None.

Risk

3.9 None.

4. Consultation

Internal

4.1 Housing and Community Care and Education and Childrens Services are also consulted on the Action Programme.

External

4.2 The Action Programme information request is sent out to all relevant landowners and/or developers to provide an update and feed into the content of the document.

4.3 The following Key Agencies are also consulted on the production of the Action Programme:

- Forestry Commission
- Historic Scotland
- NHS Tayside
- Scottish Enterprise
- Scottish Environment Protection Agency
- Scottish Natural Heritage
- Scottish Water
- TACTRAN
- Transport Scotland

5. Communication

5.1 None.

2. BACKGROUND PAPERS

2.1 The following background papers were referred to during the preparation of this report:

- PKC Action Programme April 2016
- PKC Housing Land Audit 2016
- PKC Local Development Plan 2014
- PKC Main Issues Report December 2015
- Planning Circular 6/13 Development Planning

3. APPENDICES

3.1 None.