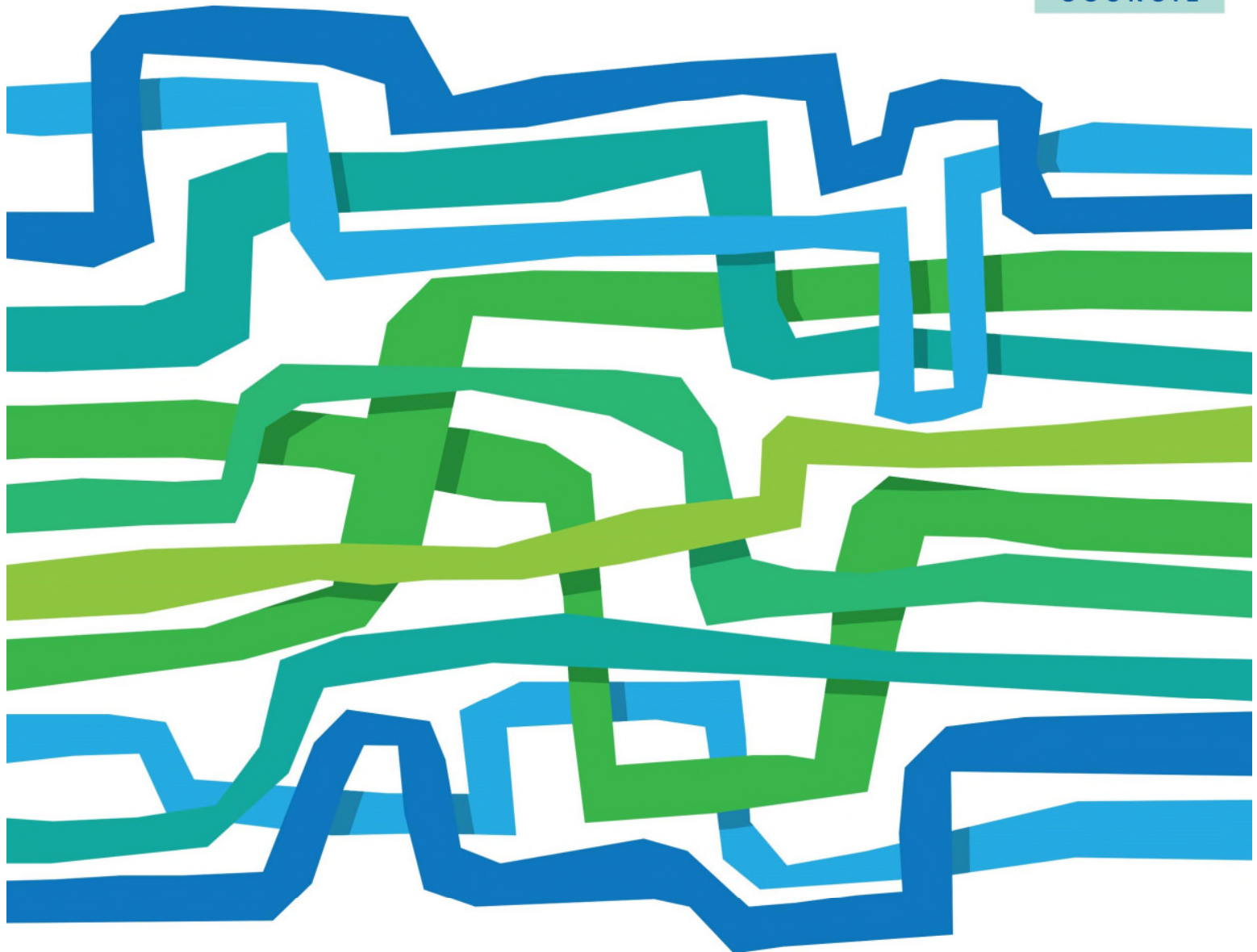




**PERTH &  
KINROSS  
COUNCIL**



# **Developer Contributions and Affordable Housing**

**April 2016**

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# 1. Introduction

## 1.1

Across Scotland, local authorities are having difficulty maintaining and developing infrastructure in order to keep up with the pressures of new development. Additional funding sources beyond that of the local authority are required to ensure that infrastructure constraints do not inhibit sustainable economic growth. This has been a particular issue in Perth and Kinross where the population grew by 5.3% in the period 2001- 2007. This growth is set to continue with the National Records of Scotland (NRS) population projections indicating that the Perth and Kinross population will increase by 24% (35,196 persons) for the period 2012-2037. This far exceeds the national average and is the third highest growth projection in Scotland.

## 1.2

The increasing population has already placed heavy demands on public sector services and infrastructure capacity. If the population is to rise as the NRS projects, this will have an increasing impact on schools, community and leisure facilities, transport infrastructure and health services. It is unlikely that the growth projected for Perth and Kinross will be evenly spread across the Council area, placing an even higher demand for services and infrastructure in some already constrained areas. This will present significant challenges for the Perth & Kinross Council (“the Council”) and its Community Planning partners.

## 1.3

The sustainable development of Perth and Kinross requires the provision of services in appropriate locations to meet the increasing needs of the expanding population. As a result, new investment in infrastructure will be required to keep pace with the increasing needs of an expanding population. Initial estimates suggest that investment exceeding £300 million at current prices is required in public sector infrastructure over the next 25 years in order to support this future growth. Maintaining current assets already places a heavy burden on the Council’s budgets, leaving limited resources for investment in increasing infrastructure capacity.

## 1.4

It is neither sustainable nor good planning to wait until capacity is used up and then begin to recognise and address the problem. It will be necessary to analyse current capacity and future demand making the solution the collective responsibility of the Council and developers over the long term. This approach is the most equitable, sharing the cost with all development which places new demand on infrastructure capacity, rather than placing an uneconomic burden on a limited number of developers in later years.

## 1.5

With the population increase of Perth and Kinross driven by in-migration, largely from other parts of the UK, a partnership approach is required between the Council and developers to ensure infrastructure capacity is not to become a major constraint on new development.

## 1.6

Such partnerships have traditionally been facilitated through the use of Section 75 Planning Obligations which have become key mechanisms in the planning system for addressing and for mitigating the impact of new development. Although such obligations have been used to address specific issues arising from individual applications, they can also be used as the vehicle for a developer contribution policy which addresses the general issue of infrastructural requirements and seeks to bring about a fairer sharing of infrastructure costs.

## 1.7

This Guidance concentrates on the delivery of developer contributions to provide a means to enable the proposed development to proceed and to meet the needs of the local community associated with the new development by securing contributions towards the provision of infrastructure and services. This Guidance also provides advice and information on the application of the affordable housing policy.

## 1.8

This Guidance should be read in conjunction with Local Development Plan Policy PM3: Infrastructure Contributions and Policy RD4: Affordable Housing.

## 2. Legal and Policy Background

### 2.1

*The most widely used legislation for managing developer contributions is Section 75 of the Town & Country Planning (Scotland) Act 1997. This section of the act states that:*

*‘(1) A person may, in respect of land in the district of a planning authority-*

*(a) by agreement with that authority, or*

*(b) unilaterally,*

*Enter into an obligation (referred to in this section and in sections 75A to &%c as a “planning obligation”) restricting or regulating the development or use of the land, either permanently or during such period as may be specified in the instrument by which the obligation is entered into (referred to in this section and in those sections as the “relevant instrument”).’*

### 2.2

The most recent Government advice on the use of Planning Obligations is contained in Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Section 75 Planning Obligations enable local authorities to:

- regulate the sequence of development proposals;
- achieve off-site infrastructure provision;
- control the use of land or the nature of an activity carried out thereon;
- secure the provision of affordable housing;
- obtain financial contributions towards services or facilities.

## 2.3

In regard to financial contributions, Government advice states that:

“... contributions towards public transport or community facilities may be acceptable provided the requirements are directly related to the development proposal and the need for them arises from its implementation.”

## 2.4

*It is a legitimate planning objective to utilise Section 75 Planning Obligations to achieve contributions towards the provision of services and facilities within Perth and Kinross. However, current guidance makes it clear that Obligations should only be sought where they are required to make a proposal acceptable in land use planning terms and that the use of a planning condition is not appropriate. Planning Conditions, including suspensive conditions, will be used wherever possible.*

## 2.5

Planning Obligations will only be sought where they meet all of the tests of Circular 3/2012: Planning Obligations and Good Neighbour Agreements:

- necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should be relative to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- fairly and reasonably relate in scale and kind to the proposed development;
- reasonable in all other respects.

## 2.6

### Affordable Housing

In June 2014, the Scottish Government published Scottish Planning Policy (SPP) which outlined alterations to previous Government policy; these have been incorporated within this document in conjunction with PAN 2/2010: Affordable Housing & Housing Land Audits (August 2010).

## 2.7

The latest research by Perth & Kinross Council reinforces there is a continuing need for affordable housing in Perth and Kinross, indicating that at 2014 there was a net annual need for 388 affordable houses in the area. This shows that significant and ongoing levels of unmet affordable housing needs exist across Perth and Kinross, particularly in the Greater Perth Housing Market Area (HMA).

## 2.8

In most circumstances, it will not be possible to apply developer contributions to affordable housing sites developed by registered social landlords supported by public subsidy. Applying the Supplementary Guidance would not allow many of these sites to reach the costing benchmark for affordable housing set by the Scottish Government Housing, Regeneration, Culture & Commonwealth Games Directorate. It should also be noted that affordable housing predominantly caters for persons already resident within Perth and Kinross and this is markedly different from the private sector housing where the largest proportion is required to meet predicted levels of in migration. Affordable housing units will be required to make an appropriate contribution towards Transport Infrastructure. It is acknowledged that affordable housing has an impact on infrastructure capacities and contributions from private housing should not be required to offset this impact. Perth & Kinross Council will mitigate the impact of affordable housing and any contribution requirement will only reflect the impact that private housing would have.

## 3. Applying the Guidance

### 3.1

The Supplementary Guidance is intended to provide developers in Perth and Kinross with greater certainty of the contributions and affordable housing requirement that will be sought in conjunction with planning applications. It will also provide a more transparent, streamlined, practical, consistent, and accountable approach to the negotiation of developer contributions and affordable housing delivery. On a case by case, basis contributions may be required from new development toward other areas of infrastructure, such as green infrastructure or community facilities, not outlined in this Guidance.

### 3.2

The following principles apply to the application of this Guidance.

- The Guidance will be applied to sites identified in the adopted Local Development Plan and planning applications;
- The Guidance will not apply retrospectively to sites with full or 'In Principle' planning consent prior to the each relevant section of the Guidance coming into effect;
  - Affordable Housing - August 2005;
  - Primary Education - May 2009;
  - Auchterarder A9 Junction - August 2009;
  - Transport Infrastructure - April 2014;
- The Guidance generally will not be applied to an approved master plan or planning brief except where they are considered to be out of date and may subsequently be renegotiated in line with the most current developer contributions and affordable housing Supplementary Guidance; and
- The Guidance will not be retrospectively applied to an application already submitted prior to the Supplementary Guidance being adopted unless a constraint has already been identified which may in the absence of this Guidance have resulted in a recommendation of refusal.

### 3.3

Situations where the replacement or refurbishment of an existing house will be included under this Supplementary Guidance:

- Where it has been vacant and no Council Tax payments made within the 7 year period prior to the registration of a planning application;
- Where it has been used for another purpose such as storage and would require planning consent to revert to a residential property;
- Where it is dilapidated or derelict and would need extensive work requiring planning consent to become habitable.

### 3.4

Situations where the replacement or refurbishment of an existing house may not be included under this Guidance:

- Where it has been occupied or has been in a habitable condition in the 7 year period prior to the registration of a planning application; or
- Where it would be capable of being occupied as a house without requiring extensive work or planning consent. Each case will be determined on its own merits.

### **3.5**

Non-residential buildings are considered to be 'in use' if part of it has been used for a continuous period of at least 6 out of the 12 months prior to the submission of a planning application.

### **3.6**

Where applications are submitted for the renewal of planning consent the Guidance will be applied in accordance with Appendix 5.

### **3.7**

Where a new proposal replaces an existing development with planning consent the assessment will normally be applied to the net additional impact of development. If a revised full planning application is submitted or a full application which seeks to alter the number of units specified in an 'In Principle' application which pre dated the Guidance, as defined in paragraph 3.2, if the application is for a greater number of units then the Guidance will be applied to all additional net units. If a revised full planning application is submitted which seeks to increase the size of a non-residential use the Guidance will apply to the additional Gross Internal Area.

### **3.8**

The Guidance sets out a framework of standard charges and formulae which form the basis for negotiating and securing Planning Obligations. However in the case of large and/or complex developments contributions may need to be tailored to the particular scheme. In general, where developments of 250+ residential dwellings or major employment uses are proposed, the Council may enter into separate negotiations to determine the required contribution. This should make pre-application discussions easier and speedier because developers will have greater certainty about how much they will be expected to contribute.

### **3.9**

In the case of applications for 'In Principle' planning permission where the development mix may not be known, a condition will be applied to any permission indicating that this Supplementary Guidance will be applied at the time of future applications.

### **3.10**

Delayed payment of contributions and affordable housing will normally be secured by means of a Section 75 Planning Obligation between the Council, the landowner and any other relevant person(s). Such Planning Obligations will need to be registered before planning permission can be issued.

### **3.11**

Where contributions and affordable housing commuted sums are to be paid prior to planning consent being issued, this may remove the need for the use of a Planning Obligation. Where a developer is unable to pay the contribution in advance the Council will consider the phasing of the contribution with the development.

### **3.12**

This Supplementary Guidance note will be reviewed every three years to ensure the continuing need for developer contributions and affordable housing in each area and to reassess the contribution levels.

### **3.13**

Where additional land is needed to facilitate infrastructure improvements, the developer may be required to either provide land on site or sufficient funding to acquire it. This may be offset against other developer contribution requirements.

### **3.14**

In some circumstances, the Council may be willing to accept off-site provision on an alternative site. In such cases the details of both sites should be submitted together in order that the overall merits of the scheme can be assessed. The judgement as to whether off-site provision is acceptable will be based on a number of factors including: the desire to achieve balanced communities, the individual site circumstances in terms of location and accessibility.

### **3.15**

Where contributions are secured for the provision of facilities primarily for the people who will reside on the development or neighbouring residents and the facility to be taken over for maintenance purposes by the Council, it may be appropriate for the developer to make a one off contribution to their subsequent maintenance i.e. Public Green Space.

### **3.16**

In some cases, developers will provide the required infrastructure on the site themselves instead of paying the required contributions sum to the Council.

### **3.17**

#### Implementing Infrastructure Capacity Improvements

Providing the necessary infrastructure may require the Council to work in partnership with developers or upfront investment by the Council to be recouped at a later date. For example, a single development that might trigger the need for a new road junction may not in itself generate sufficient funds to meet the full cost of any required work. As it is impossible to build half or part of a junction, it is therefore likely that the Council would have to fund the work. It is therefore appropriate for the Council to request payments from subsequent developments benefitting from that investment until its costs have been recovered.

### **3.18**

Developers are expected to take the requirement for developer contributions and affordable housing into account in their financial appraisal and purchase of development sites. It is acknowledged that, in some cases, there may be abnormal development costs which were unknown at the time the site was purchased. Other examples may be where the proposal is for the refurbishment of an important building which the Council would wish to see retained/reused, but the costs of the refurbishment works are prohibitive. In such circumstances, where the developer can demonstrate and clearly justify that there are exceptional costs, unknown when the initial offer of purchase was made, which render the development of the site unviable as originally proposed, the Council will consider the strategic priorities for a site holistically when determining an application.



### **3.19**

It will be for the developer to demonstrate to the Council's satisfaction that other requirements or abnormal development costs render the development unviable by the submission of a 'Development Viability Statement' which sets out the project costs in detail together with the anticipated income from the development, and the profit level. This should be submitted at the earliest opportunity. As part of this Statement, developers will also be expected to demonstrate that all potential options for meeting developer contribution and affordable housing requirements have been explored. Standard development costs such as demolition works, retaining and ground works, landscaping, archaeological investigations, drainage works, site purchase, and flood prevention works will not normally be accepted as abnormal costs. Abnormal costs should be reflected in the purchase price of land and in this respect, the developer may be asked to demonstrate that abnormal costs were not known at the time the site was purchased.

### **3.20**

The sensitive nature of some financial information is acknowledged and therefore where requested the content of the Statement will remain confidential between the applicant and named officials within the Council and the Convenors of the Development Management Committee, although in some circumstances the Council may wish to have the Statement independently assessed. The position regarding statements and the Freedom of Information (Scotland) Act 2002 means should they need to be available to the public, they will be redacted with all figures and commercially sensitive wording blanked out. The statements will then be presented to the developer for agreement, prior to being made available for publication on the Public Access portal on the Council website. Only in very exceptional circumstances where there are excessive, previously unknown, abnormal costs will it be likely that the Council will agree to reduce or give exemption from the requirement to developer contributions or affordable housing. As such, it is anticipated that the submission of a Development Viability Statement will be the exception rather than the rule.

### **3.21**

It should be noted that deviation from the Supplementary Guidance requirements cannot in most instances be endorsed under delegated authority and will required to be referred to the Convenors of the relevant Committees and local Councillors.

### **3.22**

#### Accountability

Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for. Annually, a statement will be published on the Council's website with a summary of the total contributions received for each area of the Guidance and what they have been spent on. Eligible costs for expenditure will include funding for two Officer Posts to assist in the implementation of the Developer Contributions and Affordable Housing policies. Each account will be audited through the usual internal audit procedures.

### 3.23

All accounts are ring fenced for meeting the particular infrastructure requirement. Each section of this Guidance will set out the parameters for the use of funds, identifying the type of use to be made and the geographical area in which they can be spent. Where a contribution has been made developers will be able to reclaim any money not invested in the infrastructure it was required after the following time periods for date of payment to the Council:

- Primary Education – 10 Years;
- Auchterarder A9 Junction – No return of contributions;
- Transport Infrastructure – 10 Years;
- Affordable Housing – 5 Years;

Where contributions are returned, interest will be made payable at 0.25% below the Bank of Scotland base rate.

### 3.24

#### Phasing of Payments

Where a Planning Obligation is entered into, applicants have the option to phase payments over the lifetime of a development. The following outlines the standard phasing schedule of contribution payments to be used when completing legal Planning Obligations. The acceptance of this phasing will speed up the completion of Planning Obligations. It should be noted that developers are not bound by this protocol, but where a bespoke agreement is required, discussions should be entered into at the outset of the submission of a planning application so as not to delay the processing of the Planning Obligation.

### 3.25

The following scheduling is a guide and in individual circumstances exceptions may be appropriate in agreement with the planning authority;

- 1 – 4 dwellings. Single dwellings and small scale developments will be encouraged to make contributions payment upfront of the release of planning consent. The use of Planning Obligations for small scale developments is not recommended as the processing of Obligations may extend the period of time for release of consent and increase costs for applicants through their own legal fees;
- 5 – 250 dwellings. Financial contributions will be based on occupation of open market units with payments made within 10 days of the occupation of each dwelling or quarterly/bi-annually through negotiation with the Council;
- 250+ dwellings. Payment phasing agreed on an individual basis;
- 250+ dwellings. Level and phasing of on-site Affordable Housing to be agreed on an individual basis;
- Non-residential. Phasing to be agreed on an individual basis.



## 4. Primary Education and New Housing Development

## 4. Primary Education and New Housing Development

### 4.1

#### Introduction

The following Supplementary Guidance applies over the whole local authority area of Perth and Kinross.

### 4.2

This Guidance sets out the basis on which Perth & Kinross Council will seek to secure contributions from developers of new homes towards the cost of meeting primary education infrastructure improvements necessary as a consequence of development.

### 4.3

The General Register Office for Scotland's 2012 based population projections indicates that Perth and Kinross has the third highest growth rate across all of Scotland. In addition, the more detailed analysis of age breakdown indicates a fundamental shift from a declining primary school population to an increasing number of school age children in the period to 2037. With much of the existing primary school estate currently working at, or near capacity, these projected increases will result in the need to replace or expand primary schools within Perth and Kinross in addition to the construction of a number of additional primary schools in the Strategic Growth Areas. To ensure that primary infrastructure capacity does not become a major constraint on new development, a partnership approach is required between the Council and developers.

### 4.4

#### Principles of the Guidance

The Guidance will be applied to new housing in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is currently operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity. Where the Council has funded an increase in Primary School capacity to meet the needs of new development, contributions may be required from future development until a proportionate cost of the school improvements is received. This position will be reviewed annually.

## 4.5

The following key principles will apply:

- Affordable & Council housing will not be required to pay contributions. Affordable Housing is as defined in section 7 of this Guidance;
- Developments of less than 20 units in the Perth City Centre Zone as defined in Appendix 4 will not be required to make a contribution. Where a proposal is for 20+ units then the contribution requirement will be assessed on an individual basis;
- Applications for dwellings which are not likely to place an additional burden on the existing schools, for example, student accommodation linked to a College/University or holiday accommodation would not be expected to make a contribution;
- Proposed one bedroom apartments, where it is clear that no additional rooms could be used as bedrooms, will not be required to pay a contribution. A one bedroom apartment can consist of the following rooms, sitting room, kitchen, bathroom, single bedroom;
- Sheltered housing will not be required to pay a contribution. (For the purpose of this Guidance, sheltered housing is defined as groups of housing units provided for elderly people who require occasional support and assistance from a resident warden but who do not require full residential care). This type of accommodation will generally have an element of communal facilities. Dwellinghouses with an age related occupancy condition will not be exempt from the contribution requirement;
- Proposed dwellings of two or more bedrooms, along with consents for the change of use from or replacement of sheltered accommodation or one bedroomed dwellings to residential units of two or more bedrooms, or for conversions from alternative uses to residential where the units comprises two or more bedrooms, will make a full contribution;
- Deferring the start date of the development or phasing arrangements may need to be agreed between the Council and developers so that, at all times, sufficient school capacity is available;
- Contributions may be secured by means of a Section 75 Planning Obligation between the Council and the developer/landowner. The Planning Obligation will need to be concluded before planning consent can be issued.

## 4.6

### Developers Funding

All developer contributions will be paid into a fund to facilitate the education provision needs in Perth and Kinross. The costs of education provision varies between each individual project. There is a need to look at the school estate in its totality, as a constraint within one primary school catchment area can, on occasions, be resolved by either the creation of a new school elsewhere or the expansion of an adjacent primary school. Where possible, contributions will be invested within the relevant primary school's catchment area (including denominational schools where they exist). Where it is not possible to invest in the same area, the Council reserves the right to invest the contributions received within the corresponding secondary school catchment areas to help alleviate the capacity issue. For the purpose of this Guidance, the three Perth non-denominational secondary catchment areas will be treated as a single catchment area.

## 4.7

### Applying the Guidance

Where a development proposal includes replacement or refurbishment of existing houses, the education contributions Guidance may not apply to all units. The test will be whether the proposal will effectively create additional residential units which were not available as houses previously. The guidelines are set out under paragraph 3.3.

## 4.8

Where a dwellinghouse has been subject of change of use and consent is sought to revert back to residential use a full contribution will be required. The exception being, if the change of use from residential was implemented within the 7 year period prior to the registration of a planning application to revert back to residential use, in such cases a contribution will not be required.

## 4.9

### Determining Contribution Levels

In order to provide a clear picture of expectations and to ensure parity of contribution across areas of need, it is considered that a formula based on the average number of children per household and the average cost of creating additional primary school capacity would be appropriate. This introduces both a demographic and construction cost variable.

## 4.10

Appendix 1 sets out in which primary school catchments a contribution will be required. This list will be revised annually.

## 4.11 Developer Contribution Rates per Dwelling

Type of Dwelling	Contributions
1 Bedroom Dwellinghouse	No Contributions Required
Sheltered Housing	No Contributions Required
Affordable Housing	No Contributions Required
2+ Bedroom Dwellinghouse	£6,460

## 4.12

### Calculation of Contributions

- Cost per pupil - £23,923
- Pupil Product Ratio - 0.27
  
- Total Contribution per House
- £23,923 X 0.27 = £6,460

5.

## Achterarder A9 Junction Improvements



## 5. Auchterarder A9 Junction Improvements

### 5.1

#### Introduction

The following Supplementary Guidance sets out the basis on which Perth & Kinross Council will seek to ensure contributions from developments within the Auchterarder and wider Strathearn housing market area towards meeting the cost of delivering the A9 Junction Improvements that are required in the interests of road safety.

### 5.2

The aim of the Guidance is to release development within the Auchterarder area which does not form part of the Auchterarder Expansion Development Framework but has been restricted due to road safety constraints of the A9 at Auchterarder. Those developments paying the contribution will subsequently have their consents released enabling development to continue within the area.

### 5.3

The area over which the protocol will apply has been identified in map form as shown in Appendix 2: A9 Junction Supplementary Guidance Boundary.

### 5.4

The basis of the boundary is to incorporate an area where development would access the A9 using Loaninghead or Aberuthven junctions or both and would subsequently benefit from the proposed junction improvements. Blackford and Dunning are not included within the boundary area since they are primarily accessed by other junctions.

### 5.5

#### Principles of the Guidance

The following key principles will apply:

- The contribution for a single house will be £3450;
- A contribution will be sought from all residential developments within the identified boundary of the wider Auchterarder area including single houses with the exception of affordable housing. Affordable housing is as defined in section 7 of this Guidance;
- The contributions for residential development will be calculated pro rata according to the number of dwellings involved;
- This Guidance will not apply to areas within the approved Auchterarder Development Framework;
- If a Transport Assessment is required, a contribution will be sought from non-residential developments within the identified boundary that have a trip generation equal to or higher than a dwellinghouse. However, where a Transport Assessment is not required or it is considered to reduce the need to travel e.g. through the provision of local employment or services, the Guidance would not apply;
- Out-with the identified boundary area, but within the Strathearn Housing Market Area, a contribution would only be sought from developments that require a Transport Assessment which identified that the development would have an impact on the A9 junctions within the boundary area at Auchterarder;
- Contributions may be secured by means of a Section 75 Planning Obligation between the Council and the developer/landowner. The Planning Obligation will need to be concluded before planning permission can be issued.



## **5.6**

### Applying the Guidance

Where a development proposal includes replacement or refurbishment of existing houses, the A9 Junction contributions Guidance may not apply to all units. The test will be whether the proposal will effectively create additional residential units which were not available as houses previously. The guidelines are set out under paragraph 3.3.

## **5.7**

Major developments contrary to the Development Plan will be subject to separate assessment against this Guidance on road safety grounds.

## **5.8**

### Developer Contribution Calculation

The total cost of the project in accordance with 2007 figures is estimated at £10.52m. Transport Scotland has contributed £1.4m towards the Loaninghead junction improvements. The remaining £9.12m will be provided by the Consortium, gWest and other developments impacting on these junctions.

## **5.9**

The contribution will be set at £3450/house. The basis of each contribution paid would seek to be proportional to the impact the development would have on the trunk road infrastructure. For non-residential development, the contribution will be calculated on the basis of the impact of an equivalent number of residential properties.



## 6. Transport Infrastructure

## 6. Transport Infrastructure

### 6.1

The following Supplementary Guidance is about facilitating development. It sets out the basis on which Perth and Kinross Council will seek contributions from developments in and around Perth towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites and to support the growth of Perth and Kinross.

### 6.2

The Council is seeking contributions from a package of measures which are essential to support the delivery of the Local Development Plan (LDP). The projected costs of the infrastructure have been estimated in line with industry standards. Any review of these costs and subsequent change to the contribution level will go through the statutory consultation procedure. The current working estimates are as follows:

Element	Cost £(million)
Cross Tay Link Road ("CTLR")	£88m
Park and Ride	£4m
A9/A85 Crieff Road junction improvements	£17m
<b>Total</b>	<b>£109m</b>

### 6.3

Traffic Modelling has been undertaken which has identified that 61% of future traffic growth is associated with new development sites in the LDP. The contribution level is therefore calculated on the basis of 61% of the total costs (66.49m), the remainder (£55.59m) being sought through other mechanisms.

### 6.4

*The Transport Infrastructure contributions collected through this mechanism will only be used for the identified packages outlined in Paragraph 6.2. This contribution shall be considered as being additional to any other cumulative or site specific transport contribution required in relation to the development. Following appropriate assessment, proportionate contributions or mitigation may be sought for work to the strategic transport network, for example at the A9 Broxden and Inveralmond junctions.*

### 6.5

#### Principles of the Guidance

Subject to the exceptions set out in this policy, this Supplementary Guidance applies to all development within the defined boundary identified in Appendix 3. This is because the transport appraisal relating to this Guidance illustrates a link between all development in the defined area and the impact which the defined transport improvements seek to mitigate, as per the guidance in Circular 3/2012: Planning Obligations and Good Neighbour Agreements. The full contribution level applies to all development within the identified Perth Core Area. The reduced contribution level applies to all development out-with the Perth Core Area and within the defined boundary, except for development for which a Transport Assessment is required and then identified as having a direct impact on any element of the infrastructure package. In such cases a higher contribution may be applied.

## **6.6**

Residential developments of less than 20 units in the Perth City Centre Zone, as defined in Appendix 4, will not be required to make a contribution. Where a proposal is for 20+ units, then the contribution requirement will be assessed on an individual basis.

## **6.7**

In order to support the economic growth of Perth and Kinross, new employment uses which fall under the Employment Land Use category of the Transport Infrastructure section of this Guidance, and which are to be developed on brownfield land, will not be required to make a contribution. New employment uses on Greenfield land not cross subsidised by residential development will be considered on an individual basis.

## **6.8**

Where a proposal supports specific Council objectives, such as regeneration or significant economic benefit but where it would not be viable due to the application of the Supplementary Guidance the Council may enter into negotiations to reduce the contribution with each case assessed and determined on its own merits.

## **6.9**

Proposals for a change of use to form residential or subdivision of existing residential property will not normally be expected to provide a contribution, unless they result in the creation of 5 or more residential units. Where residential properties are extended, a contribution will be required from all proposals which extend the original property by over 50% excluding the allowance under the current Permitted Development Rights guidance.

## **6.10**

In the event of a contribution of land towards the development of the CTRL, the amount of contribution required under this mechanism may be revised. Each application will be considered on its individual merits, taking into account factors such as the value of the land, its condition and any remedial works required to make it suitable for use. Land values will be assessed independently by the District Valuation Service (or other mutually agreed appointee) with a joint brief being agreed between the Council and the applicant.

## **6.11**

In circumstances where non-residential developments are proposed which do not have a large Gross Internal Area, but could have a large impact on the transport network (for example quarries, outdoor leisure etc.), the contribution level will be calculated on an individual basis.

## **6.12**

### How is the Contribution Calculated?

The transport contributions are calculated on the Gross Internal Area (GIA) of new non-residential development or in the case of residential development the total number of units proposed. Where replacement buildings are proposed, (provided the building is in current use), the Trip Rate of the existing use will be taken into account and the contribution reviewed accordingly on a case by case basis. GIA includes everything within the external walls of the buildings (lifts, stairwells and internal circulation areas). It does not include areas like external balconies or the thickness of external walls. Appendix 6 sets out the GIA definitions.

## 6.13

Applicants for planning permission for non-residential buildings are advised to provide the following information with each planning application:

- Current GIA of buildings and their uses to be demolished (if any);
- Proposed GIA of all buildings and their uses on site once the development has been completed.

## 6.14

Using this information, the Council calculates the net increase in GIA. This result is multiplied by the appropriate contribution rate in £/m<sup>2</sup> to calculate the required contribution level.

## 6.15

### Contribution Rates per Development

The contribution level will be reviewed within a 5 year period from adoption of the Supplementary Guidance. Any review will take account of updated costs in relation to the infrastructure projects such as land costs, detailed designs, inflation and construction costs. Any revised contribution level will not be applied retrospectively to consented planning permissions.

## 6.16

### Perth Core Area

The Perth Core Area includes the settlements of Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport and also the land between these settlements surrounding the main transport routes into Perth.

Land Use	Contribution per m
Retail	£123
Employment	£11
Other non-residential use	£43

Land Use	Contribution per unit
Residential	£3549
Residential – Affordable	£1775

## 6.17

### Out-with the Perth Core Area (75% of full contribution level)

Land Use	Contribution per m
Retail	£92
Employment	£8
Other non-residential use	£32

Land Use	Contribution per unit
Residential	£2639
Residential – Affordable	£1319

## 7. Affordable Housing



## 7. Affordable Housing

### 7.1

#### Introduction

This section sets out how the Council aims to implement Policy RD4: Affordable Housing in line with the provision of the SPP and PAN 02/2010. The need for affordable housing was assessed in the HND and the 25% requirement in the affordable housing policy was based on the evidence provided within that study. This Supplementary Guidance informs the amount and type of affordable housing appropriate to each case.

### 7.2

Residential development, including conversions, consisting of 5 or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed. Whenever practical, the affordable housing should be integrated with, and indistinguishable from, the market housing.

### 7.3

If the provision of the affordable on-site is not possible, the Council will seek off-site provision. Failing that, and in appropriate circumstances, a commuted sum will be required from developers.

### 7.4

The details of provision, including tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics.

### 7.5

#### Definition of affordable housing

SPP and PAN 2/2010 broadly defines affordable housing as "...housing of a reasonable quality that is affordable to people on modest incomes. In some places, the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need".

## 7.6

Based on the definition and the guidance from the Scottish Government, the following categories of affordable housing are incorporated into the affordable housing policy:

### i)

Social rented - housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (RSL) such as a Housing Association, Housing Co-operative or other housing body regulated by Scottish Government. Social rented stock is also owned and managed by local authorities;

### ii)

New Supply Shared Equity (NSSE) - the owner purchases part of the dwelling, with the remaining stake funded by the Scottish Government or the Council through an agreement with the owner. Unlike shared ownership, the owner pays no rent for the equity stake, which is retained by the Scottish Government/Council. Instead, the owner owns the home outright, but the Scottish Government/Council holds a security over the proportion it has funded;

### iii)

Mid Market Rent (MMR) or Intermediate Rent - can be housing provided with Scottish Government subsidy through an RSL intermediary. It can also be provided by a local authority or without subsidy by the developer, provided that it meets the Council's criteria for MMR requirements in the local area. It enables the tenant to pay rent levels that are set below the Local Housing Allowance (LHA) levels for the area, usually around 80% of the LHA. MMR is aimed at assisting people on low and modest incomes to access affordable rental accommodation. Scottish Government grant funded MMR projects are expected to be made available for at least 30 years;

### iv)

Subsidised low cost housing for sale (inc. plots for self-build) - a dwelling sold at a percentage discount of its open market value to households in the priority client group. Discounted serviced plots for self-build can also contribute, particularly in rural areas. A clause can be inserted in the property deeds to ensure that subsequent buyers are also eligible buyers and/or that within a certain time period, the discount amount is returned to the Council to be reinvested in future affordable housing. For such housing to count as affordable, the appropriate sale price should be informed by the HNDA and agreed by the Council;

### v)

Unsubsidised low cost housing for sale - non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and may have conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Homes delivered without subsidy may be considered to fulfil part of the overall affordable housing requirement, where it can be clearly demonstrated that they will meet the needs of, and be affordable to, groups of households identified through the housing needs assessment. Shared equity where the owner purchases part of the dwelling, with the remaining stake held by the developer is also an option. However, for the housing to count as affordable, the appropriate sale price should be informed by the HNDA; the sale price and terms and agreed by the Council to ensure that the dwelling remains subsidised at an affordable level for a period of 20 years.



## 7.7

Further detail on the guidance is provided below:

- The Council will seek an affordable housing quota of 25% on all housing sites of 5 units and above, except where the Local Development Plan varies this quota on an individual site basis or sites of 20 units or less in the City Centre Zone (Appendix 4);
- On-site provision will be preferred for larger developments (20 houses or over in Auchterarder, Blairgowrie, Crieff, Kinross, Milnathort, Perth (excluding city centre) and Scone and 10 units or over elsewhere. For smaller sites, an appropriate contribution will be sought from the developer, preferably land, for provision of affordable housing elsewhere within the housing market area. Where the affordable requirement is not for a whole number and the units are to be delivered on-site the percentage will generally be rounded to the nearest whole number with the rest payable as a commuted sum, but this will depend on the particular application;
- Where reasons are provided to the Council demonstrating that accommodation of affordable housing on a site is not possible, e.g. abnormal site costs, the following alternatives will be considered in order of preference:

1. Provision by a developer of an alternative site to accommodate affordable housing elsewhere in the housing market area (the accommodation of affordable housing by this means will be in addition to any affordable housing requirement relating to the alternative site); or
2. A financial contribution in lieu of an alternative site, to be placed in a ring-fenced account, and pooled to assist in the delivery of affordable housing on an alternative site, within the housing market area;

- Where the affordable housing quota is to be met by subsidised housing provided by a RSL (Registered Social Landlord), the land should be transferred at a value relating to the end use for affordable housing or by agreement between the developer and RSL;
- As an alternative to providing serviced land where funding is not available to an RSL, the developer may, with the agreement of the Council as Planning Authority, provide either: complete units without a subsidy transferring these to an appropriate RSL, or the Council, to manage; or provide built units for sale without subsidy. The number of completed units (built to Housing for Varying Needs standard where necessary) will be the financial equivalent to the provision of the serviced land for affordable housing, or the difference between the value of the land for affordable housing and the market value of the land for residential development in the Housing Market Area;
- On sites where affordable housing is to form part of a larger open-market housing site, or affordable housing is to be accommodated off-site on an alternative site, developers should work in partnership with a recognised RSL to present a joint application when possible. Where this is not possible, a Section 75 Planning Obligation may be sought in order to ensure the delivery of the affordable housing element;
- Where agreed, a developer may provide part of their affordable housing contribution as unsubsidised low cost housing for sale. Where this method of provision is appropriate, the developer will need to agree the appropriate sales price in advance with the Council which should be informed by the HNDA; an agreed marketing strategy and the priority client group will also need to be agreed by the Council.

## 7.8

### The delivery of affordable housing

Developers are encouraged to contact the Council at an early stage (see Appendix 7 Useful Contacts) to discuss the affordable housing requirement for their site.

## 7.9

A sequential approach will be applied to the delivery of affordable housing:

1. the provision of affordable housing on-site;
2. the provision of affordable housing off-site;
3. commuted sum.

## 7.10

The final decision on the type of affordable housing provision on a site is intrinsic to the determination of the planning application and cannot therefore be completely separated from this process. However, the importance of giving developers clarity and certainty as early as possible in the design and planning process as to the type of provision which will be acceptable is recognised. Where a developer seeks to depart from the policy and provide the affordable contribution through alternative means, this will require Committee approval.

## 7.11

Where an RSL is involved, developers should enter into partnership / discussion with them at an early stage to ensure that the development is providing the type and size of affordable housing required to meet the needs in the area and that the Scottish Government's funding requirements are met. It is recommended that as a matter of good practice, RSLs prepare a brief for sites in which they are involved to set out the preferred housing mix, amenities required and design standards / specifications.

## 7.12

In order to help planning applications proceed smoothly, developers are encouraged to submit an Affordable Housing Proposal to the Council.

## 7.13

### Affordable Housing Credit system

A 'credit system' where a developer can group together the affordable contributions from a number of sites was agreed at Enterprise & Infrastructure Committee in January 2008. It means that some sites, where the need for affordable housing is greatest, could be developed wholly for affordable housing. This also has advantages for RSLs from a management point of view and can bring forward affordable housing earlier.

## 7.14

The Council is therefore prepared to consider 'credit proposals' from developers. The preferred method will be where a developer puts forward a complete package of sites indicating those which are to be developed wholly for affordable housing or which will have an increased affordable housing percentage, and those which are to be developed wholly for private housing or with a reduced affordable percentage. This will enable the Council to assess the merits of the complete package. The number of affordable units proposed overall should be at least equivalent to 25% affordable housing contribution. Specifically, in working up credit proposals, but also in more general terms, developers are urged to take a wide view of their land banks and potential development opportunities to assemble projects that provide best fit in terms of site location and project viability.

## 7.15

It is recognised that it will not always be possible for a developer to identify at the outset those sites which will be included in a credits package and may instead wish to proceed on a site by site basis. In such circumstances, the affordable housing credits must be built up in advance of the private sector development. Proposals to build the affordable housing element retrospectively will not be permitted. In addition the following will apply:

- The guidance indicates that on-site provision will be preferred on sites of 20+ in the larger settlements. However, in order to give more flexibility where a developer has already built up affordable housing credits, it is proposed that they will normally be permitted to be used on sites of up to 50 houses (a mix of tenures will still be required on sites of 50+ units but partial use of credits will be permitted);
- The Council will define the area within which credits can be used – this will be assessed on a site-by-site basis but will generally be within the same housing market area as the credits were accrued;
- Credits accrued will be valid for a period of 10 years, in exceptional circumstances this period may be extended by Council permission;
- Only those additional affordable houses (over and above the 25% required by the affordable housing policy) which are granted planning consent from January 2007 onwards will be counted as affordable housing credits;
- The Council's written agreement to units being counted as affordable credits will be required;
- The Council will need to be satisfied that the houses being put forward as credits are affordable and / or the land transferred to an RSL for the credits is done so on the basis of affordable land value, not at market value;
- The acceptability of an alteration to the normal 75% / 25% private affordable split, as required by the affordable housing policy, will depend on the location of the site and need for affordable housing within the area as well as all other planning requirements.

## 7.16

It is acknowledged that the affordable housing credit system has the potential to benefit developers in terms of increased flexibility, and RSLs in terms of better and more efficient management of houses. However, the Council has to ensure that the situation does not arise whereby developers are able to 'pick and choose' where to locate affordable housing rather than this being informed by the HNDA as this could ultimately lead to a lack of affordable housing in some areas where it is most needed. In this respect, the building up of credits will be at a developer's own risk and it must be accepted that having credits does not necessarily mean that it will be acceptable to build a larger number of private houses on any site of their choosing.

## 7.17

### Commuted sum

It is important to note that it will only be in limited circumstances that the Council will accept the payment of a commuted sum in lieu of the provision of affordable housing on or off-site. One of the primary obstacles to the delivery of affordable housing in Perth and Kinross is the difficulty which RSLs experience in being able to compete with private developers to acquire land. This, coupled with the importance of creating socially inclusive and mixed communities, means that the Council will generally always seek the provision of affordable housing on-site or on an alternative site within the Housing Market Area and that the payment of a commuted sum will be a last resort.

## 7.18

The instances where a commuted sum may be acceptable include:

- where a development is in a remote rural setting or out with a settlement where it is difficult to access services;
- where it is a very small development and economies of scale make the management of small and sporadic units, creating affordability difficulties for RSLs;
- where the number of units proposed are below the thresholds identified in the policy;
- Where there is a high concentration of affordable housing in the area and the provision of a commuted sum would help achieve more balanced communities elsewhere in the Housing Market Area;
- Where the Council's Housing Service recommend that this is the most appropriate form of contribution in considering the Council's strategic Housing priorities.

## 7.19

### Calculation of commuted sums

PAN 2/2010 states that commuted sum payments should be "of a value equivalent to the cost of providing the percentage of serviced land required by the policy" (paragraph 22). On this basis the commuted sum is the difference between the affordable land plot and the value of a plot for private development i.e. the additional amount the RSL will have to pay over and above the affordable land value to obtain the plot.

## 7.20

Research was commissioned from the District Valuer and an independent valuer to determine at what level the commuted sum should be set for each Housing Market Area in Perth and Kinross. On the basis of this research, the commuted sums are as follows:

Housing Market Area	Commuted Sum
Strathmore & the Glens	£11,500
Highland	£19,000
Kinross	£15,000
Strathearn	£19,000
Perth (Including city centre)	£26,500

**NB** It should be noted that these are the sums as at January 2010 and have been retained at these levels due to market conditions. Sums will require to be updated in the future and developers should see the Council's website for the most up to date figures.

## 7.21

### Phasing

Developing a larger site in phases of less than five units, specifically to avoid the application of the affordable housing policy, will not be acceptable. It is recognised that in some cases, a developer may have a valid reason for developing in small phases. In this situation, any subsequent applications submitted for additional units which are clearly part of the same development and result in the total number of units increasing to five or more will have the affordable policy applied retrospectively. Developers wishing to develop in small phases are encouraged to discuss this with the Council at the outset in order to ensure that the affordable housing contribution can be properly planned.

## 7.22

### Densities

A developer may seek to build less than five houses on a site which clearly has capacity for a larger development meaning that the affordable housing policy will not apply. It is recognised that in some locations lower density development is desirable and in such situations, the Council will take account of standard housing densities, the location of the site, the character of the surrounding area, and the type of houses proposed in determining whether the smaller number is acceptable. Where it is considered acceptable, the guidance relating to phasing above, will also apply.

## 7.23

### Houses for private rent

The Local Housing Strategy reports that letting agents and landlords in private renting view the sector as having high levels of demand. As evidenced in the current HNDA, the numbers of households in private rented accommodation is higher than the Scottish average, indeed Perth and Kinross was one of the Council areas with the largest proportions of households in the private rented sector (17.8%).

## 7.24

Whilst it is acknowledged that some developers prefer to build to rent, it is considered that private housing for rent as an affordable category is difficult to implement due to the potential difficulties in ensuring that rents remain at an affordable level i.e. a level which is comparable with Council and RSL rent levels. In such cases, developers are encouraged to contact the Council to discuss the available tenures of midmarket rent or intermediate rent, and what the levels of rent currently are.

## 7.25

Tied accommodation or properties built by private estates for essential estate workers (which are subject to occupancy restrictions) can also be included as an affordable housing contribution. Such proposals will be assessed on an individual basis and the occupancy condition may include a requirement that the landowner confirm, when requested, that the occupancy condition is being upheld. If the landowner at a later date seeks consent to remove the occupancy condition, then the Council would seek a commuted sum at whatever the rate is at that time in lieu of the affordable housing provision or the transfer of the property to an RSL at affordable housing value.

## 7.26

### Sheltered housing developments

Open market sheltered housing schemes generally meet the requirements of the more active elderly population and as such can be seen to be addressing general housing needs, not affordable housing needs. The Council will continue to seek the provision of a wide range of housing suitable for older people and recognise that it will not be appropriate to require an affordable housing contribution from some types of specialist accommodation, for example, care homes or other residential institution. However, in the case of open market sheltered housing developments, these will be subject to the affordable housing policy. Where sheltered units are to be provided as part of a mixed development and will be available through an RSL or sold at an affordable price, they may be considered as meeting the affordable requirement for the development.

## 7.27

### The retention of houses as affordable

The retention of houses as affordable in perpetuity will most easily be achieved where an RSL is involved i.e. social rent or some form of shared equity involving grant assistance from Scottish Government which allows for grant funding to be returned to the Scottish Government should the house be sold within a specified period. It is acknowledged it is harder to achieve affordability in perpetuity in the case of discounted for sale, shared equity or unsubsidised houses.

## 7.28

Houses which fall into the unsubsidised low cost housing for sale category are smaller less expensive houses generally for entry level which are sold without any subsidy or discount. These houses may be affordable simply due to their smaller size. PAN 2/2010 suggests that some form of legal agreement may be required to retain such houses as affordable in perpetuity. However, it is considered that there will generally always be a limit on what the resale price of such houses will be. If the Council are satisfied that on resale such properties will remain at an affordable price – allowing for inflation and taking into consideration the area in which the houses are – then it is likely that, generally, it will not be necessary to impose a condition in order to maintain the houses as affordable in perpetuity.

## 7.29

In the case of subsidised low cost housing sale properties, either it is accepted that such houses will only be affordable to the first household, or a burden or condition (e.g. Deed of Condition attached to the property's Title Deeds) is put in place in the title deeds to maintain the houses as affordable in perpetuity. The Council will consider applications containing subsidised low cost housing for sale on their individual merits.

## 7.30

### Affordable house prices

Analysis was carried out in the HNDA, using a year dataset from the Register of Sasines over the period 2011 to 2013. This highlighted that median house sales for properties were higher than the affordable mortgage in all Housing Market Areas. In Highland Perthshire, median house sales were around 65% higher than the affordable mortgage. For information, the HNDA examples (2011 to 2013) the average house price in Perth and Kinross was £180,000.

## 7.31

Since 2011, the numbers of house sales have continued to be well below pre-recession levels with actual decreases from 2011 to 2012 before recovering in 2013. However, at all levels (lower quartile, median, mean and upper quartile) house prices have fallen from 2011 to 2013. The gap between lower and upper quartile prices has been reduced from £125,000 in 2011 to £106,000 in 2013.

## 7.32

Affordability calculations were carried out using house price and income data. This found that without significant deposits, equity or more favourable lending conditions a house priced at the lower quartile would not be obtainable to more than half the current population, with only 23% being able to purchase a median priced property. This was based on a mortgage to income ratio of 3. However, the reported ratio for Q3 2014 was 2.78 which would mean even less of the population can access the purchase market.

### 7.33

To improve accessibility to home ownership, the table below shows the maximum sales prices applicable to the low cost housing for sale options potentially available to developers.

#### **Maximum prices for houses to be purchased through the Shared Equity; subsidised and unsubsidised low cost housing for sale options.**

Maximum price threshold	Apartment Sizes[1]	Price threshold[2]
Perth & Kinross	2	90,000
	3+	105,000

[1] The apartment size of a property means the number of rooms, but does not include kitchens or bathrooms. For example, a flat with 2 bedrooms and 1 living room would be a 3 apartment property.

[2] The maximum price threshold is calculated on the basis of the mean income for Perth and Kinross (£36,014 CACI Paycheck September 2015) multiplied by the average mortgage multiplier of 2.78 (Scottish Housing Market Review Q4 2014) an addition of 5% is then added as the minimum deposit that would be required.

### 7.34

#### Marketing and identification of priority client groups

Where the affordable housing proposed is unsubsidised or subsidised low cost housing for sale, there will be further requirements in terms of the marketing of the affordable housing and the identification of the priority client groups. Developers are asked to contact the Council's Housing Service or Affordable Housing Enabler for further details on this.

### 7.35

In general, the priority client group is taken to mean people on modest incomes (income threshold to be assessed, by Housing & Community Care) who are either first time buyers; or persons who currently own their own home, but require a new home following a significant change in their household circumstances; or persons with a disability who own a house which does not meet their particular needs; and who are in the following priority:

1. Council or RSL tenants who currently live in Perth and Kinross; or
2. Council or RSL waiting list applicants who have an established local connection to Perth and Kinross and who have requested Perth and Kinross as an area in which they wish to be houses; or
3. Residents of Perth and Kinross

### 7.36

The property must be the applicant's permanent home and not used as a second home or let out. The size of the property allocated should be appropriate to the size of the household.

### 7.37

Where developers are required to submit a marketing strategy to the Council for approval, this must indicate the advertising, marketing periods and application process for the relevant units. Prior to submitting a marketing strategy, developers are urged to contact the Council's Housing Service or Planning Officer - Affordable Housing Enabler to confirm the relevant time periods and priority client groups etc.

## Appendix 1 – Education Requirements

### Developer contributions requirements for individual schools

Version 2: 2016

Next Review: 2017

To assist applicants with the preparation of development costs, the following schedule showing the school catchment areas where contributions will be sought.

This schedule is based on schools which are currently operating at above 80% and the cumulative impact of extant planning permissions and Local Development Plan allocations result in the school projected to be operating at or above 100% of total capacity.

Where the Council has invested in Primary Schools to support future development a contribution will be sought from new development within the relevant primary school catchment. These schools are identified below:

- Abernethy Primary School – Extension to school built
- Alyth Primary School – New School built with capacity for expansion
- Crieff Primary School – New School built with capacity for expansion
- Errol Primary School – Extension to school built
- Inchture Primary School – Extension to school built
- Kinross Primary School – Replacement school programmed 2017
- Tulloch Primary School - Replacement school programmed 2017

Primary School	Primary School Capacity	Projected School Roll 2021/2022	Additional pupils from new housing 2015-2025	Places available up to 2027
<b>Breadalbane Academy Cluster</b>				
Breadalbane	302	215	132	-45
<b>Crieff High Cluster</b>				
Crieff	466	396	158	-88
<b>Auchterarder CS Cluster</b>				
Auchterarder	514	363	243	-92
Blackford	75	64	59	-48
Dunning	125	114	33	-22
<b>Pitlochry High Cluster</b>				
N/A	N/A	N/A	N/A	N/A
<b>Blairgowrie High Cluster</b>				
Alyth	279	217	150	-88
Burrelton	98	91	20	-13
Newhill	423	411	145	-133



Primary School	Primary School Capacity	Projected School Roll 2021/2022	Additional pupils from new housing 2015-2025	Places available up to 2027
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#### Kinross High Cluster

Arngask	98	81	19	-2
Cleish	64	53	16	-5
Kinross	530	457	96	-23
Milnathort	257	212	133	-94

#### Perth Grammar Cluster

Luncarty	194	147	105	-58
Murthly	73	64	25	-16
Tulloch	373	352	140	-119

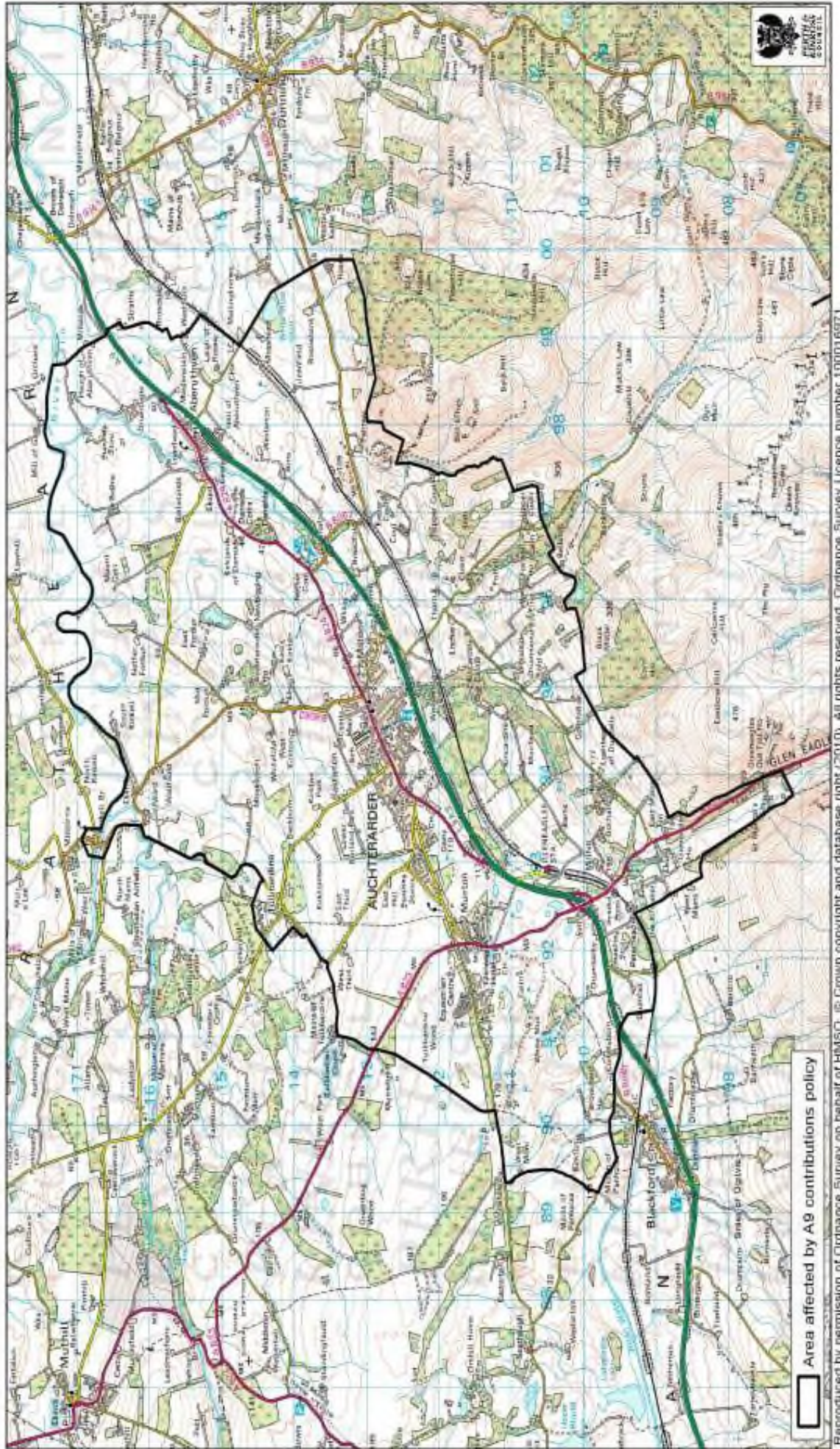
#### Perth Academy Cluster

Balbeggie	73	50	39	-23
Guildtown	46	20	37	-15
Robert Douglas Memorial	408	455	52	-99

#### Perth High Cluster

Abernethy	283	158	22	103
Craigie	217	173	92	-48
Dunbarney	207	206	63	-62
Errol	217	211	102	-96
Inchture	264	207	21	36
Inchview	418	387	97	-66
Kinnoull	203	165	54	-16
St Madoes	150	150	12	-12

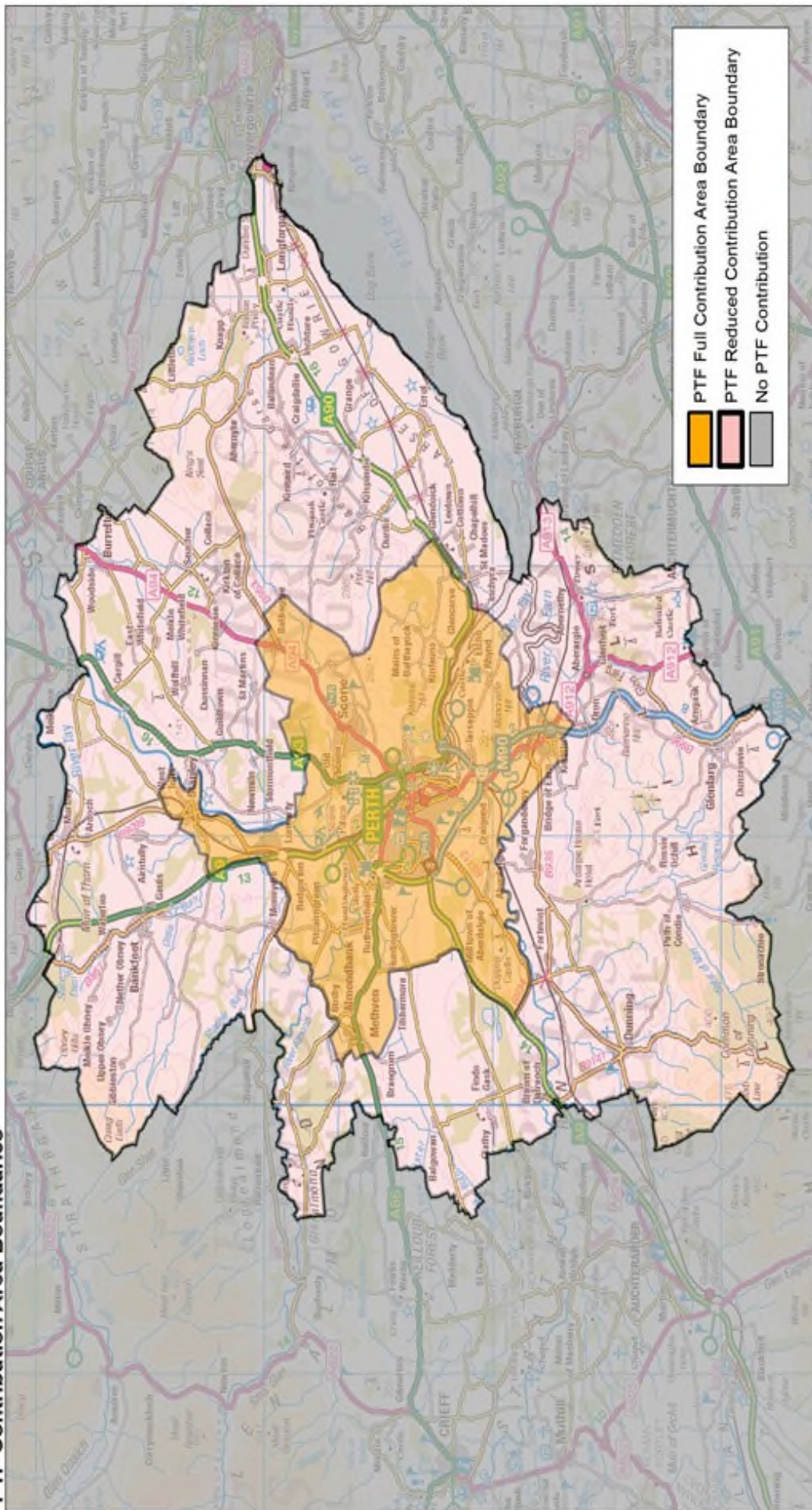
## Appendix 2 – A9 Junction Supplementary Guidance Boundary



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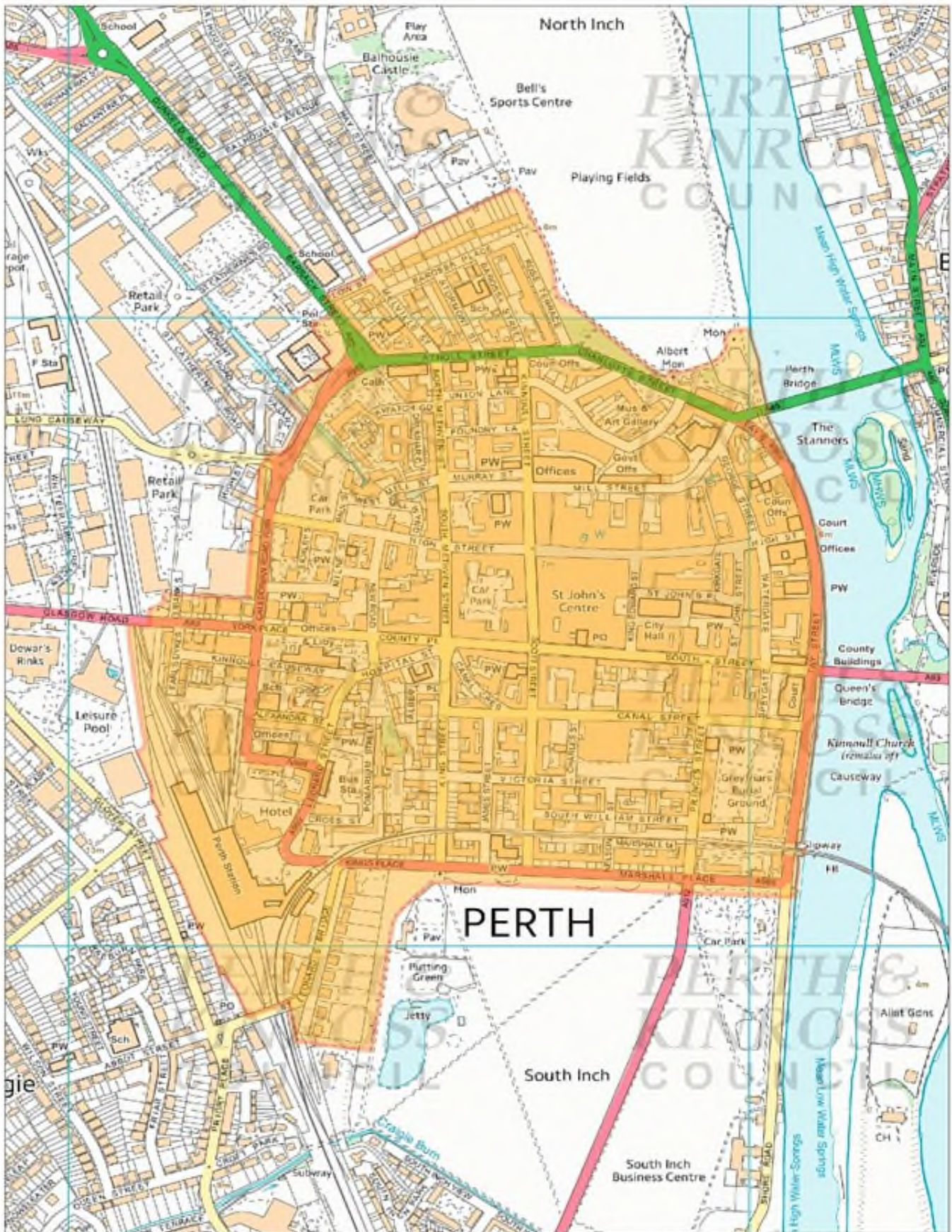
# Appendix 3 – Transport Infrastructure Application Area

**PTF Contribution Area Boundaries**



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# Appendix 4 – Perth City Centre Zone

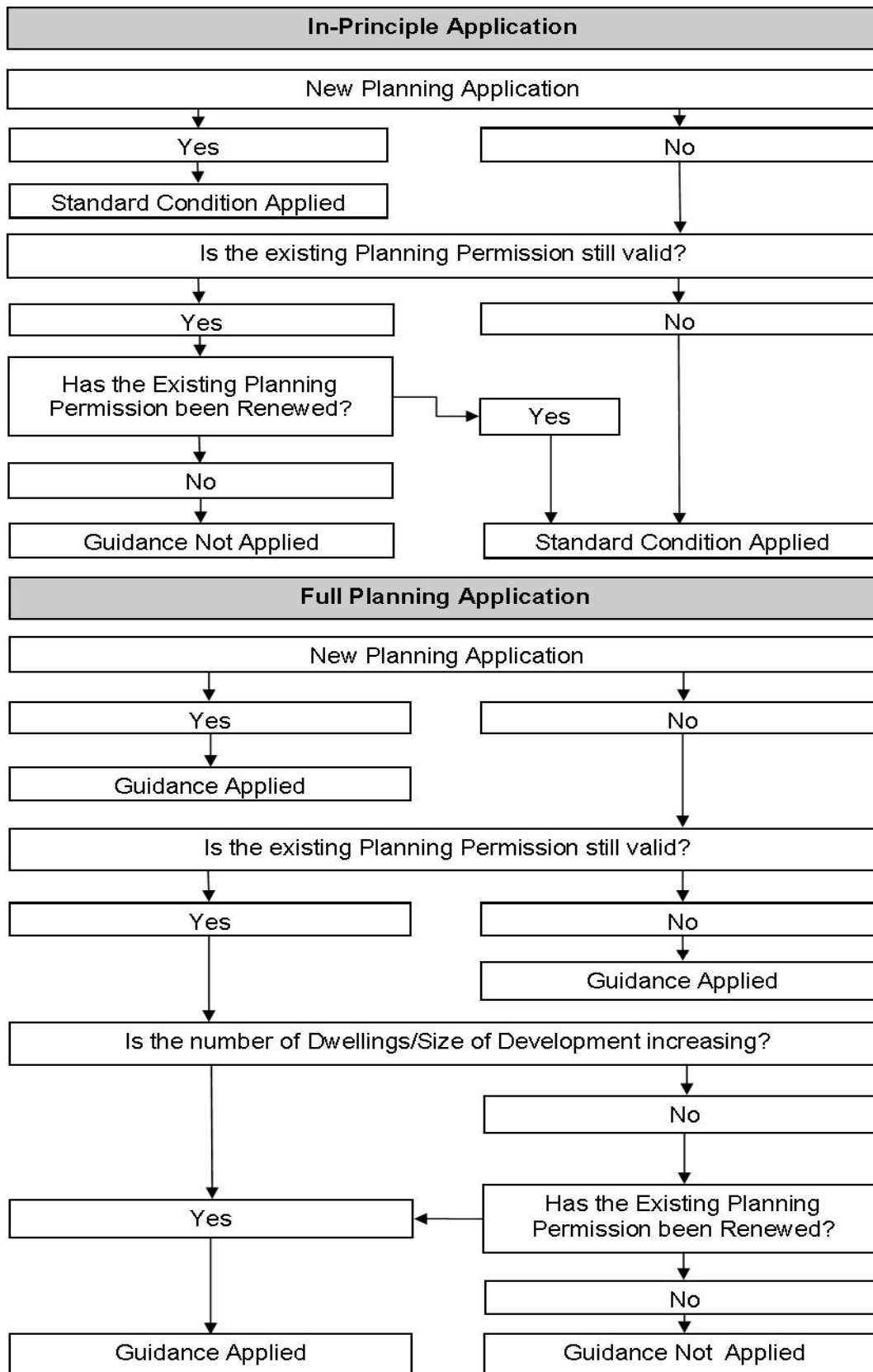


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Scale:  
1:7,000

## Appendix 5 – Application of the Supplementary Guidance to Planning Applications



## Appendix 6 - Gross Internal Area Definitions (GIA)

GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. Including:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are property to be treated as a level floor measured horizontally
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like
- Projection rooms
- Voids over stairwells and lift shafts on upper floors
- Loading bays
- Integral Garages
- Conservatories

### Excluding:

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential
- Areas with headroom of less than 1.5m are excluded except under stairs.

*The GIA of all developments will be calculated in line with the RICS Code of Measuring Practice, 6th Edition, 2007.*

## Appendix 7 - Useful Contacts

Developer Negotiator

Tel: 01738 475381

Email: [TESDevelopmentContributions@pkc.gov.uk](mailto:TESDevelopmentContributions@pkc.gov.uk)

Affordable Housing Enabler

Tel: 01738 476405

Email: [TESDevelopmentContributions@pkc.gov.uk](mailto:TESDevelopmentContributions@pkc.gov.uk)