

Perth and Kinross Council  
Planning & Development Management Committee – 14 December 2021  
Pre-Application Report by Head of Planning and Development (Report No. 21/242)

Residential development, access, landscaping, SUDs, and associated works at land SW of Kintillo Cemetery, Bridge of Earn (Part of LDP2 site H14)

Ref. No: [21/00014/PAN](#)

Ward No: P9 - Almond and Earn

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development, access, landscaping, SUDs, and associated works at land SW of Kintillo Cemetery, Bridge of Earn (Part of LDP2 Site H14). The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 27 October 2021. A PoAN (21/00011/PAN) was recently approved for the same site. However, a revised submission is required due to an additional applicant (landowner) being added. Timescales for public consultations are changing as a result of the new PoAN. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major residential development at LDP2 site H14. The exact scale, design and layout of the development will be arrived at during pre-application discussions.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 3 Due to the scale of the proposal, it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request (21/01941/SCRN) was submitted by the applicant in October 2021, and it was confirmed that an EIA would not be required to accompany any planning application.

### **PRE-APPLICATION PROCESS**

- 4 The PoAN confirmed that a public exhibition will be held virtually on 1 December 2021 and a physical event will be held on 20 January 2022 at the

Bridge of Earn Institute. The Ward Councillors, MSP, MP, and Earn Community Council have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

- 5 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 6 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006, this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies, and local authorities.

### **The Scottish Planning Policy 2014 (SPP)**

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability: paragraphs 24 – 35
- Placemaking: paragraphs 36 – 57
- Enabling Delivery of New Homes: paragraphs 109 – 134
- Delivering Heat and Electricity: paragraphs 152 -173
- Valuing the Natural Environment: paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291.

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

- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage.

## **LOCAL POLICY AND GUIDANCE**

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

- 9 TAYPlan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plan states that:

*“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*

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

- Policy 1 – Locational Priorities
- Policy 2 – Shaping Better Quality Places
- Policy 4 – Homes
- Policy 6 – Developer Contributions
- Policy 8 – Green Networks
- Policy 9 – Managing TAYplans Assets.

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

- 11 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 12 The LDP2 sets out a vision statement for the area and states that:  
*“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*

- 13 Under the LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 4: Perth City Transport and Active Travel
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 14: Open Space Retention and Provision
- Policy 15: Public Access
- Policy 17: Residential Areas
- Policy 20: Affordable Housing
- Policy 23: Delivery of Development Sites
- Policy 24: Maintaining an Effective Housing Land Supply
- Policy 25: Housing Mix
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

- Policy 34: Sustainable Heating & Cooling
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58: Contaminated and Unstable Land
- Policy 60: Transport Standards and Accessibility Requirements.

### **OTHER POLICIES**

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Placemaking Supplementary Guidance March 2020
  - Developer Contributions and Affordable Housing Supplementary Guidance April 2020
  - Flood Risk and Flood Risk Assessments Supplementary Guidance January 2021
  - Open Space Provision for New Developments Supplementary Guidance March 2021.

### **PLANNING SITE HISTORY**

- 15 [21/00011/PAN](#) Proposal of Application Notice for residential development, access, landscaping, SUDs and associated works. Content of PoAN approved June 2021
- 16 [21/01941/SCRN](#) EIA Screening for residential development access, landscaping, SUDs and associated works. EIA Decision issued November 2021. EIA not required.

### **CONSULTATIONS**

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

#### **External**

- Scottish Environmental Protection Agency (SEPA)
- Scottish Water
- Transport Scotland
- Scottish Forestry
- Earn Community Council

## **Internal**

- Environmental Health
- Planning and Housing Strategy
- Developer Negotiations Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Waste Services
- Biodiversity/Tree Officer.

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

- 18 The key considerations against which the eventual application will be assessed include:
- a. Principle & Need
  - b. Visual Impact
  - c. Scale, Design and Layout
  - d. Relationship to Nearby Land Uses including cemetery and place of worship
  - e. Natural Heritage and Ecology
  - f. Landscape including open space
  - g. Water Resources and Soils
  - h. Flooding and Drainage
  - i. Air Quality
  - j. Noise
  - k. Transport Implications including access.

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

- 19 The following supporting documents will need to be submitted with any planning application:
- Planning Statement
  - Design and Access Statement
  - Pre-Application Consultation (PAC) Report
  - Transport Assessment
  - Flood Risk and Drainage Assessment
  - Noise Impact Assessment
  - Air Quality Assessment
  - Landscape and Visual Impact Assessment
  - Tree Survey
  - Habitat Survey including Protected Species Survey
  - Sustainability Assessment.

## CONCLUSION AND RECOMMENDATION

- 20 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None

Contact Officer: Steve Callan

Date: 2 December 2021

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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