

Perth and Kinross Council
Planning and Placemaking Committee – 13 December 2023
Pre-Application Report by Strategic Lead – Economy, Development and Planning
(Report No. 23/362)

PROPOSAL:	Residential development (allocated site H61)
LOCATION:	Land 120 metres west of 10 Cairns Park, New Alyth

Ref. No: [23/00016/PAN](#)
Ward No: **P2- Strathmore**

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a residential development (allocated site H61) on land 120 Metres West of 10 Cairns Park, New Alyth, PH11 8PA. 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 16 October 2023. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for residential development (allocated site H61). 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 development. The exact range of uses scale and design 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 is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The PoAN (reference **23/00016/PAN**) confirmed that two public exhibitions will be held at Alyth Town Hall, Albert Street, Alyth, PH11 8AX on 2 and 21 November 2023 between 4pm and 7pm. The Ward Councillors and Alyth 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.

DEVELOPMENT PLAN

- 5 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

- 6 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
- 7 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 8 The Council's assessment of this application has considered the following policies of NPF4:

- Policy 1: Tackling the Climate and Nature Crisis
- Policy 2: Climate Mitigation and Adaptation
- Policy 3: Biodiversity
- Policy 4: Natural Places
- Policy 6: Forestry, Woodland and Trees
- Policy 7: Historic Assets and Places
- Policy 14: Design, Quality and Place
- Policy 13: Sustainable Transport
- Policy 15: Local Living and 20 Minute Neighbourhoods
- Policy 16: Quality Homes
- Policy 18: Infrastructure First
- Policy 20: Blue and Green Infrastructure
- Policy 21: Play, Recreation and Sport
- Policy 22: Flood Risk and Water Management
- Policy 24: Digital Infrastructure

Perth and Kinross Local Development Plan 2019

- 9 The Local Development Plan 2 (2019) (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." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 10 The principal relevant policies are, in summary;
- Policy 1A: Placemaking
 - Policy 1B: Placemaking

- Policy 1D: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 14B: Open Space Retention and Provision: Open Space within New Developments
- 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 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 59: Digital Infrastructure
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

- 11 The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- [Supplementary Guidance - Air Quality](#) (adopted in 2020)
 - [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
 - [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
 - [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
 - [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
 - [Supplementary Guidance - Landscape](#) (adopted in 2020)
 - [Supplementary Guidance - Open Space Provision for New Developments](#) (adopted in 2021)
 - [Supplementary Guidance - Placemaking](#) (adopted in 2020)
 - [Planning Guidance - Delivery of Development Sites](#)
 - [Planning Guidance - Planning & Biodiversity](#)
 - Perth and Kinross Community Plan 2013/2023
 - Perth and Kinross Local Transport Strategy (2010)

NATIONAL GUIDANCE

- 12 The Scottish Government expresses its planning policies and guidance through the National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

- 13 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal: -
- PAN 1/2011 Planning and Noise
 - PAN 2/2011 Planning and Archaeology
 - PAN 2/2010 Affordable Housing and Land Audits
 - PAN 3/2010 Community Engagement
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 73 Rural Diversification
 - PAN 75 Planning for Transport
 - PAN 79 Water and Drainage

PLANNING SITE HISTORY

- 14 **99/00278/FUL** - Renewal of consent to erect 10 houses and associated roads and form amenity/play area at Land at East Cairns Farm, New Alyth, Blairgowrie approved on 18 March 1999.

CONSULTATIONS

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

External

- NatureScot
- Scottish Environment Protection Area
- Scottish Water
- Perth and Kinross Heritage Trust
- Alyth Community Council

Internal

- Environmental Health (Noise/Air quality)
- Planning and Housing Strategy
- Development Contributions Officer
- Community Greenspace including access.
- Transportation and Development
- Structures and Flooding
- Community Waste
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 16 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 17 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Leisure/Economic Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment
 - Tree and Woodland Survey
 - Habitat Survey
 - Archaeological Assessment
 - Sustainability Assessment
 - Noise Assessment/data
 - Air Quality Screening Assessment
 - Heritage Statement and Impact Assessment
 - Statement of Community Benefit
 - Construction Management Scheme or similar statement

CONCLUSION AND RECOMMENDATION

- 18 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: Kirsty Strong
Date: 1 December 2023

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