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Council Building  
2 High Street  
Perth  
PH1 5PH

21 January 2020

A Meeting of the **Strategic Policy and Resources Committee** will be held in the **Council Chamber, 2 High Street, Perth, PH1 5PH** on **Wednesday, 29 January 2020** at **13:30**

If you have any queries please contact Committee Services on (01738) 475000 or email [Committee@pkc.gov.uk](mailto:Committee@pkc.gov.uk).

**KAREN REID**  
Chief Executive

***Those attending the meeting are requested to ensure that all electronic equipment is in silent mode.***

***Please note that the meeting will be recorded and will be publicly available on the Council's website following the meeting.***

**Members:**

Councillor Murray Lyle (Convener)	Provost Dennis Melloy
Councillor John Duff (Vice-Convener)	Councillor Andrew Parrott
Councillor Chris Ahern	Councillor Caroline Shiers
Councillor Alasdair Bailey	Councillor Colin Stewart
Councillor Bob Band	
Councillor Peter Barrett	
Councillor Stewart Donaldson	
Councillor Dave Doogan	
Councillor Angus Forbes	
Councillor Grant Laing	
Councillor Roz McCall	
Councillor Sheila McCole	



**Strategic Policy and Resources Committee**

**Wednesday, 29 January 2020**

**AGENDA**

***MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.***

- 1 WELCOME AND APOLOGIES/SUBSTITUTES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTES**
  - 3(i) MINUTE OF MEETING OF THE STRATEGIC POLICY AND RESOURCES COMMITTEE OF 27 NOVEMBER 2019 FOR APPROVAL AND SIGNATURE** **5 - 8**  
(copy herewith)
  - 3(ii) MINUTE OF MEETING OF THE APPEALS SUB-COMMITTEE OF 14 AND 25 NOVEMBER 2019 FOR NOTING** **9 - 10**  
(copy herewith)
  - 3(iii) MINUTE OF MEETING OF THE EMPLOYEES JOINT CONSULTATIVE COMMITTEE OF 26 SEPTEMBER 2019 FOR NOTING** **11 - 14**  
(copy herewith)
  - 3(iv) MINUTE OF MEETING OF THE CORPORATE HEALTH, SAFETY AND WELLBEING CONSULTATIVE COMMITTEE OF 9 SEPTEMBER 2019 FOR NOTING** **15 - 18**  
(copy herewith)
  - 3(v) MINUTE OF MEETING OF THE TAY CITIES REGION JOINT COMMITTEE OF 20 SEPTEMBER 2019 FOR NOTING** **19 - 22**  
(copy herewith)
  - 3(vi) MINUTE OF MEETING OF THE PERTH AND KINROSS INTEGRATION JOINT BOARD OF 6 NOVEMBER 2019 FOR NOTING** **23 - 28**  
(copy herewith)
- 4 REVENUE BUDGET 2019/20 - MONITORING REPORT NUMBER 3** **29 - 56**  
Report by Head of Finance (copy herewith 20/22)

- |          |  |                  |
|----------|--|------------------|
| <b>5</b> | <b>COMPOSITE CAPITAL BUDGET 2019/29 &amp; HOUSING INVESTMENT PROGRAMME 2019/24 - MONITORING REPORT NUMBER 3</b><br>Report by Head of Finance (copy herewith 20/23)                                 | <b>57 - 86</b>   |
| <b>6</b> | <b>LOCAL DEVELOPMENT PLAN 2: DELIVERY PROGRAMME 2019-2029</b><br>Report by Depute Chief Executive (Chief Operating Officer) (copy herewith 20/24)  | <b>87 - 148</b>  |
| <b>7</b> | <b>UPDATE ON PROGRESS WITH THE PREPARATION OF SUPPLEMENTARY GUIDANCE TO SUPPORT THE LOCAL DEVELOPMENT PLAN</b><br>Report by Depute Chief Executive (Chief Operating Officer) (copy herewith 20/25) | <b>149 - 704</b> |
| <b>8</b> | <b>TRANSFORMATION PROGRAMME 2015-2020</b><br>Report by Executive Director (Housing and Environment) (copy herewith 20/26)  | <b>705 - 718</b> |

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PERTH AND KINROSS COUNCIL  
STRATEGIC POLICY AND RESOURCES COMMITTEE  
27 NOVEMBER 2019

## STRATEGIC POLICY AND RESOURCES COMMITTEE

Minute of meeting of the Strategic Policy and Resources Committee held in the Council Chamber, Council Building, 2 High Street, Perth on Wednesday 27 November 2019 at 9.30am.

Present: Councillors M Lyle, J Duff, C Ahern, A Bailey, B Band (from Art. 593), M Barnacle (substituting for C Stewart), P Barrett, S Donaldson, A Forbes, G Laing, R McCall, S McCole, T McEwan (substituting for D Doogan), Provost D Melloy and Councillors A Parrott and C Shiers.

In Attendance: K Reid, Chief Executive; J Valentine, Depute Chief Executive and Chief Operating Officer; K Donaldson, L Haxton, C Irons, S MacKenzie, C Mackie, D McPhee, F Robertson, L Simpson and S Walker (all Corporate and Democratic Services); S Devlin and G Boland (both Education and Children's Services); B Renton, F Crofts, S Merone and S Nicoll (all Housing and Environment) and J Smith (Perth and Kinross Health and Social Care Partnership).

Apologies: Councillor D Doogan.

Councillor M Lyle, Convener, Presiding.

### 589. WELCOME AND APOLOGIES

The Convener welcomed all those present to the meeting. An apology and substitutions were noted as above.

### 590. DECLARATIONS OF INTEREST

Councillor C Shiers declared a non-financial interest in Art. 593 (Blairgowrie Recreation Centre – Replacement) in terms of the Councillors' Code of Conduct.

### 591. MINUTES OF PREVIOUS MEETINGS

#### (i) Strategic Policy and Resources Committee

The minute of meeting of the Strategic Policy and Resources Committee of 11 September 2019 (Arts.???) was submitted, approved as a correct record and authorised for signature.

#### (ii) Property Sub-Committee of the Strategic Policy and Resources Committee

The minute of meeting of the Property Sub-Committee of 19 August 2019 was submitted and noted. (*Appendix I*)

#### (iii) Employees Joint Consultative Committee

The minute of meeting of the Employees Joint Consultative Committee of 30 May 2019 was submitted and noted. (*Appendix II*)

**(iv) Corporate Health, Safety and Wellbeing Consultative Committee**

The minute of meeting of the Corporate Health, Safety and Wellbeing Consultative Committee of 10 June 2019 was submitted and noted.  
*(Appendix III)*

**(v) Tay Cities Region Joint Committee**

The minute of meeting of the Tay Cities Region Joint Committee of 21 June 2019 was submitted and noted *(Appendix IV)*

**(vi) Perth and Kinross Integration Joint Board**

The minute of meeting of the Integration Joint Board of 26 June 2019 was submitted and noted. *(Appendix V)*

It was noted that there would be a standing item on future IJB agenda on strategic risk, performance and health and safety as well as discussions as the Audit and Performance Committee.

**(vii) Perth and Kinross Integration Joint Board**

The minute of meeting of the Integration Joint Board of 27 September 2019 was submitted and noted. *(Appendix VI)*

**592. REVENUE BUDGET 2019/20 – MONITORING REPORT NUMBER 2**

There was submitted a report by the Head of Finance (19/340) providing an update on (1) progress with the 2019/20 General Fund Revenue Budget based upon the August 2019 ledger, updated for any subsequent known material movements and (2) the projected financial position of the Housing Revenue Account.

**Resolved:**

- (i) The content of Report 19/340, be noted.
- (ii) The adjustments to the 2019/20 Management Revenue Budget detailed in Appendices 1 to 3 and section 2 and 3 of Report 19/340, be approved.
- (iii) The 2019/20 service virements, as summarised in Appendices 2 and 5 to Report 19/340, be approved.
- (iv) The Health and Social Care projected outturn, as summarised in sections 3.3 to 3.11 and Appendix 4 to Report 19/340, be noted.
- (v) The Housing Revenue Account projected outturn, as summarised in section 4 and Appendix 5 to Report 19/340, be noted.

COUNCILLOR B BAND ARRIVED AT THIS POINT IN THE MEETING.

**593. COMPOSITE CAPITAL BUDGET 2019/29 AND HOUSING INVESTMENT PROGRAMME 2019/24 – MONITORING REPORT NUMBER 2**

There was submitted a report by the Head of Finance (19/341), providing a summary position to date for the ten year Composite Capital Programme for 2019/20

PERTH AND KINROSS COUNCIL  
STRATEGIC POLICY AND RESOURCES COMMITTEE  
27 NOVEMBER 2019

to 2028/29 and the five year Housing Investment Programme 2019/20 to 2023/24 and seeking approval for adjustments to the programmes.

**Resolved:**

- (i) The content of Report 19/341, be noted.
- (ii) The proposed budget adjustments to the ten year Composite Capital Budget 2019/20 to 2028/29, as set out in sections 2 and 3 of and summarised at Appendices I and II to Report 19/341, be approved.
- (iii) The proposed budget adjustments to the Housing Investment Programme Budget 2019/20 to 2023/24, as set out in section 4 of and summarised at Appendix III to Report 19/341, be approved.

**594. COMMUNITY INVESTMENT FUND**

There was submitted a report by the Depute Chief Executive (Chief Operating Officer) (19/342) setting out the recommendations made by individual ward panels for the first tranche of funding from the 2019/20 Community Investment Fund and seeking approval to release these funds.

**Resolved:**

- (i) The funding awards for the first tranche in 2019/20 as recommended in Report 19/342, be approved.
- (ii) The availability of funds in each ward for the second tranche, as detailed in Report 19/342, be noted.
- (iii) The change of deadline for the second tranche of funding to Wednesday 15 January 2020, be noted.

**595. TRANSFORMATION PROGRAMME 2015-2020**

There was submitted a report by the Depute Chief Executive (Chief Operating Officer) (19/343) providing (1) an update on phase four of the Transformation Programme; and (2) providing an overview of progress on the current projects.

It was noted that Mobile Working was to be extended to a further one hundred staff bringing the total to three hundred and that the Review of Catering Services would now be reported to the Council meeting.

**Resolved:**

- (i) The progress related to the Transformation Programme, as detailed in Report 19/343, be noted.
- (ii) Funding of £25,000 for a review of customer contact arrangements from the Transformation budget, be approved.
- (iii) A Commercialisation Strategy be submitted to a future meeting of this Committee.

**596. COMMERCIAL PROPERTY INVESTMENT PROGRAMME**

There was submitted a report by the Depute Chief Executive (Chief Operating Officer) (19/344) (1) providing an update on the Commercial Property Investment Programme and (2) seeking approval to the criteria for identifying priorities for

Council intervention to deliver development for economic growth within the current ring-fenced programme.

**Resolved:**

- (i) Progress on the completed work to date with regard to the Commercial Property Investment Programme as detailed in Report 19/344, be noted.
- (ii) The current funding reallocations as set out in Appendix 2 on property development, site acquisition and site servicing, be approved.
- (iii) The prioritisation criteria for future development proposals for the Commercial Property Investment Programme as detailed in Report 19/344, be approved.

**597. ARMED FORCES COVENANT – ANNUAL PROGRESS REPORT**

There was submitted and noted a report by the Depute Chief Executive (Chief Operating Officer) (19/345) providing members with an annual progress report in relation to the Council's commitment under the Armed Forces Covenant.

Following conclusion of business the Chief Executive advised members of the annual review meeting held last week with the Scottish Government and the Health and Social Care Partnership.

**598. HEALTH AND SOCIAL CARE PARTNERSHIP**

K Reid advised that at the annual review meeting, representatives of the Scottish Government commended the Perth and Kinross Health and Social Care Partnership for outperforming many other areas in Scotland across a number of national indicators and outcome measures.

The review recognised that the recent joint inspection of the Partnership had raised concerns on the processes and arrangements in place for performance reporting and strategic planning, whereas the actual performance in delivering effective services and improved outcomes was better than the Scottish average across most indicators and reflected continuing improvement from previous years.

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## APPEALS SUB-COMMITTEE

Minute of meeting of the Appeals Sub-Committee held on Monday 14 November 2019 and reconvened on Monday 25 November 2019 in Room 415, Fourth Floor, Council Building, 2 High Street, Perth.

Present: Councillors C Ahern, A Parrott and W Wilson.

In Attendance: Appellant; Appellant's Representative (J Cunningham, GMB); Service's Representative (J Heggie, Human Resources); and M McLaren, Legal and Governance.

### 1. APPOINTMENT OF CONVENER

It was unanimously agreed that Councillor Ahern be appointed Convener of the Appeals Sub-Committee.

Councillor Ahern took the Chair.

**IT WAS AGREED THAT THE PUBLIC AND PRESS BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH WAS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973**

#### P1. APPEAL AGAINST DISMISSAL (C/HR/20/042)

The Appeals Sub-Committee was convened to consider an appeal against dismissal by a member of staff from the Housing and Environment Service.

The Appeals Sub-Committee considered documentation lodged by both parties and heard evidence from the appellant's representative, the Human Resources representative and their witnesses. Thereafter the parties each summed up their case and withdrew.

**Resolved:**

The appeal be not upheld.

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**PERTH AND KINROSS COUNCIL  
STRATEGIC POLICY AND RESOURCES COMMITTEE  
EMPLOYEES JOINT CONSULTATIVE COMMITTEE**

Minute of meeting of the Employees Joint Consultative Committee, held in the Council Chamber, 2 High Street, Perth on Thursday 26 September 2019 at 10.00am.

**Present: Representing Perth and Kinross Council:**

Councillors Councillor H Anderson, D Illingworth (substituting for Councillor Lyle), McCall and S McCole (all Perth and Kinross Council); K McNamara (on behalf of Executive Director (Housing & Environment) and K Robertson (on behalf of Executive Director (Education and Children Services)).

**Present: Representing Trade Unions:**

S Hope and L Roberts (both UNISON) and S Robertson (Unite the Union).

**In Attendance:** K Donaldson (Corporate Human Resources Manager), S Kinnear, S McLeod and L Brown (all Corporate and Democratic Services.

**Apologies:** Councillor Lyle and B Nichol (UNISON).

S Hope in the Chair

**1. DECLARATIONS OF INTEREST**

There were no declarations of interest in terms of the Councillors' Code of Conduct.

**2. MINUTE OF PREVIOUS MEETING**

The minute of meeting of the Employees Joint Consultative Committee of 30 May 2019 was submitted and approved as a correct record.

**3. MATTERS ARISING**

**(i) Health and Wellbeing (Item 3(i) refers)**

S McLeod advised the implementation date for the new procedures for Health and Wellbeing was 1 October 2019. Consultation continued with the Trade Unions on the new Framework. Training and support for Managers was currently being arranged. The new Framework promotes a positive wellbeing culture and encourages a flexible, person centred approach to wellbeing.

**(ii) New Employee Benefit Schemes (Items 6(ii) refers)**

K Donaldson provided an update on two new employee benefit schemes. The Annual Leave Purchase Scheme was now live on eric and available to all qualifying single status staff. The Scheme allows employees the opportunity purchase up to 2 weeks additional annual leave with the closing date for application for leave in 2020 being 15 October 2019. Any additional leave purchased will be deducted from the employee's salary in 12 monthly instalments. K Donaldson confirmed that Annual Leave Purchase Scheme was not available to Craft Workers who had their own local agreement in place.

A new low emission car benefit scheme which operates as a salary sacrifice arrangement is scheduled to be introduced in January 2020. This scheme will generate savings for the Council as well as support the Council's action against climate change.

**4. MYVIEW DEVELOPMENTS**

It was agreed that the update on MyView developments be deferred to the next meeting.

**5. EQUALLY SAFE AT WORK UPDATE**

S Kinnear provided an update on the results of the Equally Safe at Work Employee Survey which had taken place over an 8 week period in March and April 2019.

583 employees had completed the survey which was around 10% of the workforce. 83% of the respondents were female, 55% were office based, 19% were community based, 31% were line managers, 65% were full time employees, 69% were between 41-60 years of age and 92% were White Scottish or White British. S Kinnear advised the composition of the respondents reflected the Council's workforce profile.

S Kinnear advised that following the result of the survey and discussions which had taken place within the working group the key priorities moving forward are:

- To continue working to increase awareness of the Council's role as an employer in preventing gender based violence.
- To increase awareness among employees and line managers of the various former of gender based violence.
- To introduce written guidance for employees and managers
- To review current equalities policy and training to include gender based violence and the impact of domestic abuse
- To work with services across the Council and review local arrangements/practices such as lone working procedures.

S Robertson enquired if there was scope to include human trafficking within the priorities moving forward. In response K Donaldson advised that training has been provided across all Council Services in relation to human trafficking to raise awareness of the issue and to be more proactive.

Councillor McCole welcomed that Equally Safe at Work is being aligned with the Health and Wellbeing Framework.

It was agreed that a copy of the survey results be circulated to the members of the EJCC.

## **6. ROLE OF COMMITTEES**

K Donaldson referred to an officers meeting held in July 2019 at which the role of the Corporate Health, Safety and Wellbeing Consultative Committee, the Employees Joint Consultative Committee and the Joint Negotiating Committee for Teaching Staff had been discussed. At the conclusion of discussion, it had been agreed there was a need to carry out a review of the current structures of the 3 committees with the aim of modernising approaches, rationalising capacity and avoiding duplication of effort.

K Donaldson advised that the consent of all three committees was being sought to establish a short life working group. It was proposed the working group be comprised of the three committee Chairs and Vice Chairs and staff representatives to discuss potential recommendations for change. It was proposed that the group would report back to the committees in early 2020 with a final report being submitted to the Council's Strategic Policy and Resources Committee.

The Committee agreed:

- (i) The establishment of a Short Life Working Group.
- (ii) The Chair and Vice Chair of the Employee Joint Consultative Committee (EJCC) be appointed to the Working Group.
- (iii) To note that a report will be submitted to the EJCC early in 2020.

## **7. ANY OTHER COMPETENT BUSINESS**

### **(i) Voluntary Severance Scheme (VSS) 2019**

K Donaldson reported employees will be given an opportunity to apply for voluntary severance ahead of the changes to the Local Government Pension Scheme which take effect on 1 April 2020 and ahead of the agreed amendments to the Council's Retirement Scheme in respect of the award of added years. The deadline for receipt of applications for VSS will be 21 October 2019. K Donaldson advised that VSS has been a successful tool in facilitating workforce change and contributing to budget savings.

**(ii) Unison Local Government Conference**

S Hope reported that the Living Wage had been a topic of discussion at Unison's Local Government Conference. He commended Perth & Kinross Council on implementing the Living Wage as a consolidated rate for its employees in 2012, citing that many other local authorities had yet to follow this example.

**7. DATE OF NEXT MEETING**

28 November 2019 at 10.00am.

**PERTH AND KINROSS COUNCIL**  
**STRATEGIC POLICY AND RESOURCES COMMITTEE**  
**CORPORATE HEALTH, SAFETY AND WELLBEING**  
**CONSULTATIVE COMMITTEE**

Minute of meeting of the Corporate Health, Safety and Wellbeing Consultative Committee held in the Council Chamber, Ground Floor, Council Building, 2 High Street, Perth on Monday 9 September 2019 at 10.00am.

**Present:**                   **Representing Perth and Kinross Council**  
Councillor A Coates  
Councillor P Barrett  
Councillor E Drysdale  
Councillor S McCole  
G Boland (on behalf of Executive Director (Education and Children's Services))  
P Johnstone (on behalf of Corporate Human Resources Manager)  
C Flynn (on behalf of the Chief Executive)  
R Turner, Health and Safety Team Leader, Housing and Environment Service

**Trade Union Safety Representatives and Elected Representatives of Employee Safety Committees**  
M Blacklaws (SSTA)  
M Swan (EIS)  
S Hope (Unison)

**In attendance:**       K Molley, Assistant Committee Officer, Corporate and Democratic Services

**Apologies:**            S Crawford, Head of Property Services, Housing and Environment  
R Lyle, on behalf of Executive Director Housing and Environment

*S Hope in the Chair*

**1. APPOINTMENT OF CONVENER AND VICE-CONVENER**

**(i) Nominations were sought for the appointment of Convener.**

M Blacklaws, seconded by M Swan nominated S Hope. There being no other nominations, S Hope was appointed Convener for the Trade Union Representatives.

**(ii) Nominations were sought for the appointment of Vice-Convener.**

Councillor Barrett, seconded by Councillor Drysdale nominated Councillor McCole. Councillor McCole was appointed Vice-Convener for the Elected Members.

## **2. DECLARATIONS OF INTEREST**

There were no Declarations of Interest in terms of the Councillors' Code of Conduct.

## **3. ROLE OF COMMITTEES**

### **Resolved:**

- (i) A review of the current Committee structure of the three remits: Corporate Health, Safety and Wellbeing Consultative Committee, Joint Negotiating Committee for Teaching Staff and the Employees Joint Consultative Committee, be noted.
- (ii) The establishment of a Short Life Working Group, be approved.

## **4. MINUTE OF PREVIOUS MEETING**

The minute of the meeting of the Corporate Health, Safety and Wellbeing Consultative Committee of 10 June 2019 was submitted and approved.

## **5. HEALTH AND SAFETY PERFORMANCE QUARTERLY REPORT**

There was submitted a report by the Regulatory Service Manager (Housing and Environment) (G/19/132) preparing to inform and assist the Corporate Health, Safety and Wellbeing Consultative Committee in monitoring health and safety performance across Perth and Kinross Council; and (2) asking for progress to be noted.

M Blacklaws suggested when reviewing the Health and Safety Framework, it would be beneficial if the ECS statistics were reported elsewhere, as this seems to skew the results in table 2 for the number of outstanding actions. R Turner stated that this idea would be noted and advised that ECS outstanding action plans are usually higher as property services can only access school premises at certain times of the year. S McCole suggested adding another column to table 2 with the title completion date.

In response to a question from Councillor Drysdale on what level of priority is given to results (0-50%), R Turner advised that her team are currently looking at reviewing priority risk assessments. In response to a question from Councillor McCole regarding child injuries whilst at school and if discussions are held with parents, P Johnstone advised that if a child injures themselves frequently in a short period of time, a risk assessment will be carried out for that individual child which parents will be involved in.

In response to a question from Councillor McCole, regarding the table of No. of Employees and if this includes third parties on site such as janitors and school crossing patrol officers, R Turner advised that these types of employee incidents would be recorded by the employees manager and not by the Health and Safety team. M Blacklaws stated that these members of staff can often be subject to verbal abuse. He added that it is important for staff to act in a professional manner and let a senior member of staff know about these incidents.

Under paragraph 2.16, Councillor Drysdale suggested that it would be beneficial for the section on work related stress incidents to include narrative on trends, to see if services across the Council are experiencing the same level of work-related stress incidents. Under 2.17, Councillor McCole raised the incident of a pupil who had tripped over an uneven paving stone. She requested that property services report back on how this incident was addressed and if the pavement has been fixed since the accident occurred.

**Resolved:**

The contents of the report, be noted.

**4. FIRE SAFETY QUARTERLY REPORT**

There was submitted a report by the Health, Safety and Wellbeing Team Leader (G/19/133) informing and assisting the Corporate Health, Safety and Wellbeing Consultative Committee in monitoring fire safety performance across Perth and Kinross Council; and (2) providing the Committee with the Fire Safety Key Performance indicators for Quarter 1 of 2019/20 for noting.

In response to a question from S Hope regarding timescales of training for the new Fire Safety adviser, R Turner advised the new Fire Safety adviser is currently undergoing Fire, Health and Safety training which should be completed by January 2020. She added that in the meantime, her team still offer fire safety advice and support. R Turner ensured that her team have the resources to prioritise any business if need be.

In response to a question from Councillor Barrett regarding the absence of fire risk audits over the last two quarters, R Turner advised that this is not an issue and reinforced the idea that the Fire and Rescue Service prioritise their business.

Councillor McCole stressed the importance of officers' attendance at committee meetings. She suggested the idea of a mechanism in place to ensure that a representative is sent if an officer is unable to attend.

**Resolved:**

The contents of the report, be noted.

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At a MEETING of the **TAY CITIES REGION JOINT COMMITTEE** held at Fife on Friday, 20th September, 2019.

Present:-

Angus Council

Councillor Mark SALMOND (substitute for Councillor David FAIRWEATHER)  
Councillor Angus MacMillan DOUGLAS  
Councillor Bill DUFF

Dundee City Council

Councillor Lynne SHORT  
Councillor Richard McCREADY

Fife Council

Councillor Karen MARJORAM  
Councillor Tim BRETT  
Councillor David ROSS

Perth & Kinross Council

Councillor Murray LYLE  
Councillor David DOOGAN

Non-Elected Members

Alison CARRINGTON, Skills Development Scotland (substitute for Gordon McGUINNESS)  
Michael WRIGHT, Scottish Enterprise  
Alison HENDERSON, Tay Cities Business Forum  
Ellis WATSON, Tay Cities Enterprise Forum

Also Present

Mo SAUNDERS, Tay Cities Deal  
David MARTIN, Dundee City Council  
Steve GRIMMOND, Fife Council  
Greg COLGAN, Dundee City Council  
Robin PRESSWOOD, Dundee City Council  
Margo WILLIAMSON, Angus Council  
Keith WINTER, Fife Council  
Kirstin MARSH, Fife Council  
Vivian SMITH, Angus Council  
Alan GRAHAM, Perth & Kinross Council  
Roger MENNIE, Dundee City Council  
Tom FLANAGAN, TACTRAN  
Lorna WIGGIN, NHS Tayside  
Geraldine CAMPBELL, Scottish Government

Councillor Murray LYLE, in the Chair.

**I APOLOGIES**

Apologies had been intimated from Councillor Fairweather, Councillor Alexander, Councillor Stewart, Mr Gordon McGuinness, Ms Karen Reid, Professor Andrew Atherton, Mr Jim Valentine and Mr Gary Malone.

**II DECLARATION OF INTEREST**

No declarations of interest were made.

### **III MEMBERSHIP**

The Joint Committee noted that due to the resignation of Julie Farr, and, in terms of Clause Six of the 2017 Minute of Agreement, the Third Sector had appointed Gary Malone, Chief Executive Officer of Voluntary Action Angus, as their representative on the Joint Committee.

The Joint Committee further noted that due to the retiral of Jim Reid, and in terms of Clause Six of the 2017 Minute of Agreement, Scottish Enterprise had appointed Michael Wright as their representative on the Joint Committee.

### **IV MINUTE OF MEETING OF 21ST JUNE, 2019**

The minute of meeting of 21st June, 2019 was submitted and approved.

### **V MATTERS ARISING**

There were no matters arising.

### **VI PRESENTATION – TAY CITIES DEAL UPDATE**

The Executive Director of Enterprise and Environment, Fife Council gave a presentation on progress to date.

The Joint Committee noted that since the signing of the Heads of Terms, Government commitment of £300m over 10-15 years had been made, with three programmes and 22 projects named. To achieve full deal, robust business cases were required for each project/programme, along with completed deal documentation. Development of the business cases was ongoing along with development of governance measures and a communications protocol.

Challenges to achieving full deal included realising the Heads of Terms commitment to at least 6000 jobs and leverage of the £400 million in investment required, along with achieving the 2019/20 draw down.

The role of the Joint Committee in this process would be to ensure governance arrangements were adhered to and that full business cases were approved accordingly.

The Joint Committee then had an opportunity to ask questions with the following points being clarified:-

- It was the responsibility of project leaders to ensure that any drawn down of funding could be reclaimed
- Similarly due diligence for projects was the responsibility of the project leader

The Chair thanked the Executive Director of Enterprise and Environment for his presentation and it was agreed that this would be circulated with the minutes

### **VII REGIONAL ECONOMIC STRATEGY REFRESH**

There was submitted Report No TCRJC13-2019 by the Chair, Tay Cities Management Group and Executive Director of Enterprise and Environment, Fife Council seeking the approval of the Tay Cities Region Economic Strategy and authorisation for Executive Officers within the Tay Cities Management Group to take forward the relevant actions identified within the strategy.

The Joint Committee agreed to:-

- (i) approve the Tay Cities Regional Economic Strategy 2019-2039; and

- (ii) remit the Tay Cities Management Group to work in partnership to deliver the relevant actions.

The Joint Committee further agreed that the undernoted be included within the Action Plan:-

“that the potential for community wealth building be explored as an approach to deliver inclusive growth across Scotland, involving working with partnerships of public and private sector anchor institutions, focussing on their role in their local and regional economies as employers, purchasers, asset owners and enablers of wider economic activity.”

## **VIII A O C B**

- (i) REGIONAL SKILLS INVESTMENT PLAN

It was reported that the Regional Skills Investment Plan for the Tay Cities Region, prepared by SDS and partners across the region, was launched on 26th August. It was agreed that a copy of this be made available to members of the Joint Committee and that in future, members be given notice of similar launch events.

- (ii) DASHBOARD OF PROGRAMMES

A query was made regarding whether a dashboard of programmes was to be made available to members.

The Joint Committee noted that this was to be developed in conjunction with the communication strategy and current arrangements within the local authorities.

## **IX DATE OF NEXT MEETING**

2.00 pm, Friday, 8th November, 2019 in Committee Room 2, 14 City Square, Dundee.

Murray LYLE, Chair.



## PERTH AND KINROSS INTEGRATION JOINT BOARD

Minute of Meeting of the Perth and Kinross Integration Joint Board (IJB) held in the Council Chamber, Ground Floor, Council Building, 2 High Street, Perth on Wednesday 6 November 2019 at 9.30am.

### Present:

#### Voting Members

Councillor E Drysdale, Perth and Kinross Council (Chair)  
 Councillor J Duff, Perth and Kinross Council (Proxy Member)  
 Councillor X McDade, Perth and Kinross Council  
 Councillor C Purves, Perth and Kinross Council (up to Item 9.1)  
 Ms J Alexander, Tayside NHS Board  
 Mr B Benson, Tayside NHS Board (Vice-Chair)  
 Ms P Kilpatrick, Tayside NHS Board (from Item 3 onwards)  
 Dr N Pratt, Tayside NHS Board

#### Non-Voting Members

Mr G Paterson, Chief Officer / Director – Integrated Health & Social Care  
 Ms J Pepper, Chief Social Work Officer, Perth and Kinross Council  
 Ms J Smith, Chief Financial Officer  
 Ms S Gourlay, NHS Tayside

#### Stakeholder Members

Ms B Campbell, Carer Public Partner  
 Mr A Drummond, Staff Representative, NHS Tayside  
 Ms S Watts, Third Sector Representative  
 Ms S Auld, Service User Public Partner (substituting for Ms L Lennie)  
 Ms L Blair, Scottish Care

### In Attendance:

J Valentine, Depute Chief Executive, Perth and Kinross Council;  
 S Hendry, A Taylor, L Gowans and D Stokoe (up to Item 3) (all Perth and Kinross Council); D Fraser, E Devine, D Mitchell, H Dougall, C Lamont (up to and including Item 4), and V Aitken (all Perth and Kinross Health and Social Care Partnership); Dr D Walker (NHS Tayside); and N Lumsden, C McNicol and J Mackie (Andys Man Club) (all up to Item 3).

### Apologies:

Mr S Hope, Staff Representative, Perth and Kinross Council

## 1. WELCOME AND APOLOGIES

Councillor Drysdale welcomed all those present to the meeting and apologies were noted as above.

## 2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Perth and Kinross Integration Joint Board Code of Conduct.

### **3. PRESENTATION – ANDY’S MAN CLUB**

The Board heard a presentation from Mr Nicol Lumsden, Lead Facilitator, along with other representatives from Andy’s Man Club, Perth. Each of the representatives shared with the Board their own personal story involving their own struggles with mental health and how the support of Andy’s Man Club has helped them.

Councillor Drysdale thanked Mr Lumsden and the other representatives from Andy’s Man Club on behalf of the Board for sharing with the Group their own personal stories and for their very informative presentation on the work of Andy’s Man Club and urged the media present to carry the message to a more public profile for the benefit of the whole community.

P KILPATRICK ARRIVED DURING THE ABOVE ITEM.

COUNCILLOR PURVES LEFT THE MEETING DURING THE ABOVE ITEM.

### **4. UPDATE ON REDESIGN OF COMMUNITY MENTAL HEALTH SERVICES AND SUPPORTS IN PERTH AND KINROSS**

There was submitted a report by the Head of Health (G/19/171) providing an update on the review of community mental health services and supports in Perth and Kinross.

C Lamont, Chair of the Mental Health and Wellbeing Strategy Group provided the Board with a slide-based presentation on the update of the redesign of Community Mental Health Services and Supports in Perth and Kinross.

Councillor McDade questioned the statistics in the consultation and engagement and referred to the figures detailed in the report which highlighted 60% of people not being satisfied with services and queried whether we have a detailed breakdown of locations. C Lamont advised that they have a full statistical breakdown of where individuals came from which highlights the issues around the access to services in the rural areas and offered to share this breakdown with Councillor McDade.

Councillor Drysdale stated that it was his ambition as the new Chair of the Integration Joint Board that at some point in 2020 he would like to hold a meeting of the Board at a location in Highland Perthshire.

P Kilpatrick made reference to adolescent mental health and self-harmers and queried what services are available in schools and which voluntary organisations specifically support adolescents. C Lamont advised that the recently reconvened Mental Health Strategy Group now have several different agencies / voluntary services represented at the Strategy Board including children and young people’s services and CAMHS. He further advised that the Scottish Government had recently made funding available across Scotland for children and adolescents with mental health issues which will enable staff to start looking to bring in additional link workers and key workers to provide more additional support to schools and other environments to help identify individuals earlier who may be at risk and also to help provide more health promotion around this issue. J Pepper, Chief Social Work

Officer further commented that the Scottish Government was also providing funding to each local authority to supply a counsellor within each secondary school and a strategy is currently in development within Education and Children's Services and across the Partnership.

Councillor Purves made reference to the development of the Community Mental Health and Wellbeing Strategy and Implementation Plan for Perth and Kinross and queried if there were any specific timescales in mind for when this would be presented to the Board for approval. In response C Lamont confirmed that they were currently finalising the information that has come back from the consultation exercises carried out with a view to a draft strategy being brought back to this Board by February/March 2020. He also confirmed that a draft Mental Health Improvement Plan developed by the Mental Health Alliance had already been produced.

Councillor McDade expressed concern around the timeline for bringing the new Community Mental Health and Wellbeing Strategy back before this Board for approval and made reference to the fact that the first meeting of the Board in 2020 is not scheduled to be held until early March. Councillor Drysdale confirmed that a discussion around future meetings of the Board was an item on today's agenda and would be discussed fully.

**Resolved:**

- (i) The contents of Report G/19/171 and the progress of the review of community mental health services and support be noted.
- (ii) The Chief Officer to present to the Integration Joint Board the Community Mental Health Strategy once produced.

COUNCILLOR PURVES ARRIVED BACK DURING THE ABOVE ITEM.

C LAMONT LEFT THE MEETING AT THIS POINT.

**5. MINUTE OF MEETING OF THE PERTH & KINROSS INTEGRATION JOINT BOARD OF 27 SEPTEMBER 2019**

The minute of meeting of the Perth and Kinross Integration Joint Board of 26 June 2019 was submitted and approved as a correct record, subject to the following correction being made to Item 3.4 – Inpatient Mental Health Budget 2019/20; 2021/22. An additional resolution (v) being added which states:

'It be agreed that nursing savings in relation to General Adult Psychiatry Rehabilitation and Acute Admission Beds at Murray Royal Hospital be taken on a non-recurring basis only in 2019/20 pending wider discussion around investment across wider pathways of care across Tayside. Therefore, the savings of £204k and £107k be agreed as non-recurring only'.

**6. ACTION POINTS UPDATE**

There was submitted and noted the action point update for the Perth and Kinross IJB as at 6 November 2019.

It be noted that in relation to Actions 119 and 120, it had been agreed that these be standing items on future agenda.

## **7. MATTERS ARISING**

There were no matters arising from the previous minute.

## **8. MEMBERSHIP UPDATE**

There was a verbal report by the Clerk to the Board updating the Board on the membership of both voting and non-voting members of the Board.

### **Resolved:**

- (i) It be noted that Councillor Eric Drysdale had been appointed Chair of the IJB by Perth and Kinross Council on 22 October 2019, and that Councillor John Duff had been appointed as a voting member from Perth and Kinross Council to replace Councillor Colin Stewart with effect from 23 November 2019.
- (ii) The appointment of Councillor Duff to the Audit and Performance Committee as a voting member from 23 November 2019 be approved.
- (iii) The Clerk to write to NHS Tayside in order to fill the vacancy on the Board for an additional GP representative.
- (iv) The reappointment of Allan Drummond as the NHS Tayside Staff Representative on the Integration Joint Board for a further three-year period be agreed.
- (v) The appointment of voting members to the Clinical, Care and Professional Governance Committee to be delegated to voting members for discussion following the meeting with a view to holding a meeting of the Committee as soon as possible.
- (vi) Arrangements for proxy members / substitutes / vacancies to be made more explicit as part of the next review of the Board's Standing Orders.

COUNCILLOR PURVES ASKED FOR HIS DISSENT TO BE RECORDED REGARDING HIS VIEW THAT THE STANDING ORDERS OF THE BOARD HAD BEEN DISAPPLIED AT THE MEETING IN RELATION TO THE USE OF A PROXY MEMBER BY PERTH AND KINROSS COUNCIL.

## **9. FINANCE AND GOVERNANCE**

### **9.1 2019/20 FINANCIAL POSITION**

There was submitted a report by the Chief Financial Officer (G/19/173) (1) providing an update on the year-end financial forecast based on actual expenditure for the 6 months to 30 September 2019; and (2) identifying risks which may impact on the financial forecast in future months.

### **Resolved:**

- (i) The 2019/20 forecast year-end overspend of £4.4m for the IJB be noted.
- (ii) It be noted that £1.1m of the £1.3m Financial Recovery Plan Actions approved by the IJB have been approved by Perth & Kinross Council, but are still under discussion with NHS Tayside. Application of these actions would reduce the forecast to £3.3m.
- (iii) The risks which may impact on the financial position in future months be noted.

- (iv) The work underway to develop a 3 Year Financial Plan across all services, including longer term service change to address financial sustainability, be noted.

COUNCILLOR PURVES LEFT THE MEETING DURING THE ABOVE ITEM.

## **10. DEVELOPING STRATEGIC OBJECTIVES**

### **10.1 CHIEF OFFICER STRATEGIC UPDATE**

There was submitted a report by the Chief Officer/Director – Integrated Health and Social Care (G/19/176) updating Board members on progress with key strategic developments and on intended future action.

#### **Resolved:**

The contents of Report G/19/176 and the following strategic updates be noted:

- (i) The Development of Perth and Kinross HSCP's Strategic Commissioning Plan;
- (ii) The joint inspection of Perth and Kinross Health and Social Care Partnership (HSCP) by the Care Inspectorate and Healthcare Improvement Scotland and subsequently developed Corporate Improvement Plan;
- (iii) The review of the Mental Health Alliance's Memorandum of Understanding.

## **11. CARERS AND YOUNG CARERS STRATEGY FOR 2019-2022**

There was submitted a report by Head of Adult Social Work and Social Care (G/19/174) presenting the Carers and Young Carers Strategy 2019-2022 as required by the Carers (Scotland) Act 2016, for consideration and direction by the Integration Joint Board.

B Benson suggested that it would be useful for members if arrangements could possibly be made for a speaker, potentially a young carer, to attend a future meeting of the Board in order to give a perspective of how the new strategy is helping to make a difference to their life.

#### **Resolved:**

- (i) The Strategy, to further improve outcomes for carers living and caring in Perth & Kinross, be approved, with directions to be issued to both NHS Tayside and Perth and Kinross Council as per Appendices 4 and 5 of Report G/19/174;
- (ii) The Chief Officer/Director – Integrated Health and Social Care to provide annual reports providing updates on performance on progress in delivering the Action Plan.

## **12. WINTER PLANNING 2019/2020**

There was submitted a report by Chief Officer/Director - Integrated Health and Social Care (G/19/175) informing Perth and Kinross Integrated Joint Board of the Winter Planning arrangements for NHS Tayside and Partner Organisations for 2019/20.

G Paterson advised the Board of a typographical error in the report on Page 139, Item 3 – Proposals, the figure in the first paragraph should read ‘£130,000’ and not ‘£13,000’.

In response to a question from B Benson on whether we have uptake targets for the flu vaccination set within other parts of the public sector similarly to how it is done NHS Tayside, Dr D Walker confirmed that unfortunately there was no uptake targets set for the public sector but would be keen to work closely with this Board with regards setting targets for future years.

In response to a question from P Kilpatrick on whether PKC provide the flu vaccination free of charge to all its employees, J Pepper confirmed that PKC does support its staff to get the flu vaccination, this is done by downloading a form from the Council’s intranet site which you can then take to a relevant local pharmacy where you can be immunized for free.

**Resolved:**

- (i) The Winter Plan, including the festive arrangements, which has been submitted to the Scottish Government, be endorsed.
- (ii) The cost pressures associated with service delivery required to meet winter demand within the context of ongoing patient flow challenges, be noted.
- (iii) The whole system collaborative approach taken in preparation for anticipated winter challenges, be noted.

**13. FUTURE IJB MEETING DATE 2019**

The Board agreed that due to the UK General Election date being set for Thursday 12 December 2019, it would be helpful to instruct the Clerk to seek an alternative date in December for the next meeting of the Board originally set as Wednesday 11 December 2019 at 2.00pm.

**14. IJB MEETING DATES 2020 (1.00PM - 4.00PM UNLESS OTHERWISE STATED)**

- Wednesday 4 March 2020
- Wednesday 29 April 2020
- Wednesday 24 June 2020
- Wednesday 23 September 2020 (2.00pm - 4.00pm)
- Wednesday 9 December 2020

**IJB BRIEFING/DEVELOPMENT SESSION DATES 2020 (1.00PM - 4.00PM)**

- Wednesday 8 April 2020
- Wednesday 13 May 2020
- Wednesday 19 August 2020
- Wednesday 28 October 2020

**Resolved:**

- (i) The above meeting dates be approved.
- (ii) The Clerk be instructed to find a suitable date for an additional meeting of the Board to be held at the end of January / beginning of February.

**PERTH & KINROSS COUNCIL**

**Strategic Policy & Resources Committee**

**29 January 2020**

**REVENUE BUDGET 2019/20 – MONITORING REPORT NUMBER 3**

**Report by Head of Finance (Report No. 20/22)**

**PURPOSE OF REPORT**

This report provides an update on progress with the 2019/20 General Fund Revenue Budget based upon the October 2019 ledger, updated for any subsequent known material movements, and the projected financial position of the Housing Revenue Account.

The total net projected under spend on the 2019/20 General Fund Management Budget is £295,000 (see Appendix 1).

**1. BACKGROUND / MAIN ISSUES**

- 1.1. This is the third report updating the Committee on progress with the 2019/20 Revenue Budget. Appendix 1 to this report summarises the current projected year end (outturn) position for each Service based upon the October 2019 ledger, updated for any subsequent known material movements.
- 1.2. The budget total reflected in Column 1 of Appendix 1 to this report is that approved by the Council in setting the 2019/20 Final Revenue Budget on 20 February 2019 (Report No. 19/46 refers). In addition, adjustments approved by the Strategic Policy & Resources Committee on 17 April, 11 September and 27 November 2019 (Report Nos. 19/110, 19/246 and 19/340 refer) are reflected in Appendix 1 (Column 2).
- 1.3. The Council's Financial Regulations allow Executive Directors to vire budgets up to £100,000 within their Service. Any virements between Services or more than £100,000 are either included in the body of the revenue monitoring report or in the appendices for approval.
- 1.4. This report details the latest projected outturns and proposed adjustments to the 2019/20 General Fund and Housing Revenue Account budgets.

**2. PROPOSALS**

**2.1 Service Budgets**

- 2.1.1 Details of variances against Service budgets are shown in Appendix 2 to this report with the most significant variances summarised below. The total net projected under spend on Service budgets, as set out in Appendix 1 to this report, is £2,152,000 which represents 0.75% of total net Service expenditure.

(In the corresponding report in February 2019, the projected under spend was £3,820,000 which represented 1.41% of total net Service expenditure).

2.1.2 The utilisation of Service under spends is considered throughout the financial year and may also be considered as part of the Revenue Budget strategy for future years.

2.1.3 **Education & Children's Services:** The projected outturn (excluding the Devolved School Management (DSM) and Pupil Equity Fund (PEF) budgets) is currently anticipated to be £994,000 less than budget – a movement of £994,000 from the position last reported to Committee.

2.1.4 Within this position are several projected over and under spends as follows -

- Staff costs (increase in projected under spend of £748,000) due to additional slippage across the Service.
- Property costs (increase in under spend of £290,000) due to a non-recurring reduction in Non-Domestic Rates for Bertha Park High School as it qualifies for relief in its first year of operation under the Business Growth Accelerator for new built premises.
- Residential Schools / Foster Care & Kinship Care (increase in net projected over spend of £43,000) due primarily, to changes in activity for this specialist care provision.
- Other net movements (Supplies & Services, Third Party Payments and Income) (increase in projected over spend of £1,000).

2.1.5 There is a projected under spend of £670,000 on Devolved School Management budgets (DSM) due, mainly, to staff slippage, educational materials and additional income. This includes the planned carry forwards that individual schools identify on an annual basis. It is anticipated that, in line with the approved DSM scheme, the eventual over and under spends will be carried forward into 2020/21. The budgets for the Devolved School Management scheme are allocated by financial year, whereas expenditure is incurred by academic year.

2.1.6 The projected carry forward of £670,000 represents 0.67% of the overall DSM budget.

2.1.7 At this stage of the academic year, expenditure from the Pupil Equity Fund is projected to be £556,000 less than the allocation from the Scottish Government of £1,667,400. In line with the terms of this funding, the final under spend will be carried forward to 2020/21 to meet future commitments. The budgets for the Pupil Equity Fund scheme are allocated by financial year, whereas expenditure is incurred by academic year.

2.1.8 In 2019/20, the Scottish Government accelerated the payment of ring-fenced funding to support Early Learning and Childcare. This meant that the Council received an additional £2,139,000 in the current financial year. In addition to the accelerated funding there is a small projected under spend of £57,000 due to slippage on the project.

2.1.9 In line with the conditions of this grant, the final under spend (currently projected at £2,196,000) will be carried forward in Reserves as part of the 2019/20 Annual Accounts for utilisation in future financial years.

2.1.10 **Housing & Environment:** The projected outturn is currently anticipated to be £1,041,000 less than budget, a movement of £1,097,000 from the position last reported to Committee.

2.1.11 This movement in the projected net over spend is made up as follows –

- Planning & Development (increase in projected under spend of £375,000) due to additional income from planning & building warrant income and slippage on the Community & Business Placemaking Fund, Micro Business Fund and Market Development Grants.
- Roads & Transport (net increase in projected under spend of £205,000) due to the rephasing of expenditure on the CCTV City Operations Centre (in line with ERDF funding) and traffic & network (in line with Sustrans funding), further savings on the flooding revenue budget, additional income and community transport. There is also a projected underspend on the flood reservoir remedial works. This is partially offset by a shortfall in income from fees charged to capital projects.
- Regulatory Services (increase in projected under spend of £160,000) due to savings from the Public Analyst Service, supplies & services and transport costs.
- Community Greenspace (increase in projected under spend of £45,000) due to a rephasing of public realm environmental enhancement works.
- Waste Strategy (increase in projected under spend of £50,000) due to slippage on the Eating Well, Living Well social enterprise project and under spends on supplies and services.
- Property (increase in projected under spend of £275,000) due, primarily, to further projected savings on energy and water costs.
- Service Wide Budgets, Housing, Business & Resources and Planning Commissioning (net increase in projected over spend of £13,000).

2.1.12 **Corporate and Democratic Services:** The projected outturn is currently anticipated to be £117,000 less than budget, a movement of £90,000 from the position last reported to Committee.

2.1.13 This movement in the projected over spend is made up as follows –

- Staff costs (increase in projected under spend of £80,000) due to increased staff turnover.
- Other net under spends across all Divisions (increase in projected net under spend of £10,000).

## 2.2 Movements in Funding

2.2.1 Since the 2019/20 Management Budget was updated by the Strategic Policy & Resources Committee on 27 November 2019 (Report No. 19/340 refers),

notification has been received of additional resources in the current financial year.

#### Scottish Government: Revenue Support Grant (£609,048)

- Teacher Induction Scheme 2019/20 £198,048 (Education & Children's Services - ECS)
- Additional Support for Learning £391,000 (ECS)
- Implementation of Barclay Review Recommendations £20,000 (Corporate & Democratic Services – CADS)

2.2.2 The Scottish Government has advised that the increase in funding of £609,048 will be made through a redetermination of the Council's Revenue Support Grant. It is, therefore, necessary to adjust the budgets for Education & Children's Services, Corporate & Democratic Services and Revenue Support Grant.

2.2.3 **ACTION:** The Committee is asked to approve the adjustments set out at 2.2.1 above. These adjustments are reflected in Appendix 1 (Column 3) to this report.

#### Other Funding (£1,030,813)

2.2.4 Other funding amounting to £1,030,813 will be paid outside the Revenue Support Grant mechanism as Other Grant income and is therefore cost neutral in terms of the budget summary. The detail of this other funding is set out in Appendix 3.

2.2.5 **ACTION:** The Committee is asked to note the receipt of £1,030,813 of additional resources, with this funding being reflected within Education & Children's Services as additional grant income. The current projected outturn assumes that all of these additional resources will be fully expended in 2019/20.

#### Contribution to/from Capital Fund

2.3.1 In line with the strategy for managing the Council's Capital Programme over the medium term (as reported to Council on 20 February 2019 (Report No. 19/47 refers)), it is recommended that the eventual over or under spend on Capital Financing Costs and Interest on Revenue Balances be transferred from or to the Capital Fund.

2.3.2 The latest monitoring indicates an increase in the projected outturn for capital financing costs (loan charges) of £44,000 and a projected increase in interest earned on balances of £60,000. Both of these updated projections reflect the most recent treasury management activity.

2.3.3 **ACTION:** The Committee is requested to approve the virement of £44,000 to the Capital Financing Costs (Loan Charges) Budget and £60,000 from Interest on Revenue Balances with a subsequent net increase of £16,000 in

the projected Contribution to the Capital Fund. These adjustments have been reflected in Appendix 1 (Column 4) to this report.

## 2.4 Movements in Reserves

### Transformation Programme (including Workforce Management and Organisational Change)

- 2.4.1 Approval is sought to adjust the budgets for several approved transformation projects as set out in Appendix 4 to reflect changes in the profile of expenditure.
- 2.4.2 **ACTION:** The Committee is asked to approve the transfer of £413,000 to Reserves from the Services listed in Appendix 4 to reflect revised expenditure profiles in relation to Transformation. These adjustments are reflected in Appendix 1 (Column 5) to this report and have no overall impact on the budgeted level of uncommitted Reserves.

### Perth & Kinross Offer

- 2.4.3 The 2019/20 Revenue Budget included an investment of £350,000 to take forward the Perth & Kinross Offer. The full amount will not be required in the current year. Approval is sought to transfer the projected under spend of £262,000 to an earmarked Reserve to be utilised in future financial years.
- 2.4.4 **ACTION:** The Committee is asked to transfer the transfer of £262,000 to an Earmarked Reserve for the Perth & Kinross Offer from Corporate & Democratic Services. This adjustment is reflected in Appendix 1 (Column 5) to this report and has no overall impact on the budgeted level of uncommitted Reserves.

### PH20

- 2.4.5 The 2019/20 Revenue Budget included £500,000 to work in partnership with Live Active Leisure to develop a stage one design and business operating model. The work on the design and operating model is progressing well but an element of the funding will now not be required until 2020/21. A full market appraisal to support the development of a business case/outline operating model for the proposed PH20 project has been completed in line with the Council's required deadlines, commissioned via HubCo South East. Outline designs for the project have also been developed. Work continues to complete the business case and develop the outline design to a stage enabling the Council to consider potential capital funding when setting the future capital programme later in 2020. An update briefing for all Councillors took place on 27 January 2020. On that basis, approval is sought to transfer £350,000 to an earmarked Reserve to be drawn down in 2020/21.
- 2.4.6 **ACTION:** The Committee is asked to approve the transfer of £350,000 to an Earmarked Reserves for the stage one design work and business operating model for PH20 from Corporate & Democratic Services. This adjustment is

reflected in Appendix 1 (Column 5) to this report and has no overall impact on the budgeted level of uncommitted Reserves.

### Culture

- 2.4.7 There is a projected under spend on the budget for developing the cultural offer across Perth and Kinross of £35,000 in the current financial year. Approval is sought to transfer this under spend to the earmarked Reserve for Culture which will be utilised in future financial years.
- 2.4.8 **ACTION:** The Committee is asked to approve the transfer of £35,000 to the Earmarked Reserve for Culture from Corporate & Democratic Services. This adjustment is reflected in Appendix 1 (Column 5) to this report and has no overall impact on the budgeted level of uncommitted Reserves.

### Local Action Partnerships

- 2.4.9 The projected outturns for Area Action Partnerships have been updated to show a projected under spend of £90,000 in the current financial year. This projected under spend is a consequence of a rephrasing of Area Action Partnership initiatives to support community engagement and will be required in future financial years.
- 2.4.10 **ACTION:** The Committee is asked to approve the transfer of £90,000 from Corporate & Democratic Services to the earmarked Reserve to support future expenditure on Community Action Partnerships. This adjustment is reflected in Appendix 1 (Column 5) to the report and has no overall impact on the budgeted level of uncommitted Reserves.

### Community Investment Fund

- 2.4.11 At its meeting on 27 November 2019, the Strategic Policy & Resources Committee considered a number of funding applications from the Community Investment Fund (Report No. 19/342 refers). The Committee agreed to provide funding of £329,189 across 11 of the Council's 12 wards based on recommendations from individual ward panels which were established through Local Action Partnerships.
- 2.4.12 **ACTION:** As funds have now been paid to approved projects, the Committee is asked to note the transfer of £329,189 to Corporate & Democratic Services from the earmarked Reserve for the Community Investment Fund. This adjustment is reflected in Appendix 1 (Column 5) to this report and has no overall impact on the budgeted level of uncommitted Reserves.

### Works Maintenance

- 2.4.13 The Strategic Policy & Resources Committee of 17 April 2019 approved a contribution of £1,250,000 towards remedial works at the North Muirton Flood Storage Reservoir (Report No. 19/110 refers). Based on current projections it is anticipated that the final costs will be less than the initial projection. It is

therefore proposed that £400,000 is returned to earmarked Reserves for future works.

- 2.4.14 **ACTION:** The Committee is asked to approve the transfer of £400,000 from Housing & Environment to the Earmarked Reserve for Works Maintenance to be utilised in future financial years. This adjustment is reflected in Appendix 1 (Column 5) to this report and has no overall impact on the budgeted level of uncommitted Reserves.

### **3. CORPORATE BUDGETS**

#### Health & Social Care - Perth & Kinross Integration Joint Board

- 3.1 The projected outturn for Health & Social Care is split between that which is delegated to Perth & Kinross Integration Joint Board (IJB) and that which remains with the Council. Full details of the projected outturn for Health & Social Care are set out in Appendix 5.
- 3.2 The most up to date revenue monitoring position for the IJB from the Chief Financial Officer sets out a gross projected over spend of £3,600,000 as at 30 November 2019. This reflects significant demand pressures across several areas and includes assumptions on the delivery of the recovery plan measures. The update by the Chief Financial Officer includes commentary on the reasons for the projected over spend as set out at Appendix 5. The forecast position for Social Care Services is now in line with the Financial Recovery Plan.
- 3.3 Under the terms of the approved Integration Scheme, Perth & Kinross Council is liable for £2,100,000 of the total projected over spend (£3,600,000) less the projected under spend on non-devolved adult care functions (£87,000). The net projected over spend of £2,013,000 on Health & Social Care is reflected in Appendix 1.

#### Contributions to Tayside Valuation Joint Board

- 3.4 The Treasurer of the Tayside Valuation Joint Board is currently projecting that expenditure will be in line with budget.

#### Unfunded Pension Costs

- 3.5 The latest projected outturn, based on current recharges from the Tayside Pension Fund, indicates an under spend of £11,000 which is reflected in Appendix 1. This is £26,000 less than previous reports and reflects the decision of Council on 18 December 2019 to pay the Real Living Wage to Council staff from November 2019.

#### **4. HOUSING REVENUE ACCOUNT (HRA)**

4.1 The Executive Director (Housing & Environment) is currently projecting a break-even position on the Housing Revenue Account. Within this projection the main variances are set out below.

- Administration (reduction in projected over spend of £182,000) due, primarily, to reduced loan charges and recharges from the General Fund.
- Income (reduction in projected over recovery of income of £70,000) due, primarily, to updated projections.

4.2 The net projected over spends described above result in an increase in the estimated contribution to Capital Financed from Current Revenue (CFCR) (£112,000) available for the HRA Capital Programme.

4.3 Full details of the movement against the HRA Revenue Budget are set out in Appendix 6.

#### **5. CONCLUSION AND RECOMMENDATIONS**

5.1. The total net projected under spend on the 2019/20 General Fund, as set out in Appendix 1 to this report, is £295,000.

5.2. Included within the overall position is a net projected over spend on health & social care of £2,013,000.

5.3. The Executive Director (Housing & Environment) is currently projecting a break-even position on the Housing Revenue Account in 2019/20.

5.4. The Committee is requested to:

- Note the contents of the report;
- Approve the adjustments to the 2019/20 Management Revenue Budget detailed in Appendices 1 to 4 and Section 2 & 3 above;
- Approve 2019/20 Service virements summarised in Appendices 2 and 6;
- Note the Health & Social Care projected outturn summarised in Paragraphs 3.1 to 3.4 and Appendix 5;
- Note the Housing Revenue Account projected outturn summarised in Section 4 above and Appendix 6.

#### **Author(s)**

| <b>Name</b>  | <b>Designation</b> | <b>Contact Details</b>                                           |
|--------------|--------------------|------------------------------------------------------------------|
| Scott Walker | Chief Accountant   | <a href="mailto:chxfinance@pkc.gov.uk">chxfinance@pkc.gov.uk</a> |

**Approved**

| <b>Name</b>       | <b>Designation</b>                                  | <b>Date</b>     |
|-------------------|-----------------------------------------------------|-----------------|
| Stewart Mackenzie | Head of Finance                                     | 17 January 2020 |
| Jim Valentine     | Depute Chief Executive<br>(Chief Operating Officer) | 17 January 2020 |

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### Corporate Plan

1.1 The Council's Corporate Plan 2018 – 2022 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

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

1.2 This report relates to all these objectives.

### 2. Resource Implications

#### Financial

2.1 There are no direct financial implications arising from this report other than those reported within the body of the main report.

### Workforce

- 2.2 There are no direct workforce implications arising from this report other than those reported within the body of the main report.

### Asset Management (land, property, IT)

- 2.3 There are no direct asset management implications arising from this report other than those reported within the body of the main report.

## **3 Assessments**

### Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) and has been assessed as **not relevant** for the purposes of EqIA.

### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

### Sustainability

- 3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions.
- 3.6 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

## **4. Consultation**

### Internal

- 4.1 The Executive Officer Team have been consulted in the preparation of this report.

## **2. BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

## **3. APPENDICES**

Appendix 1 – General Fund 2019/20 Revenue Budget - Summary  
Appendix 2 – General Fund 2019/20 Projected Outturn – Service Analysis  
Appendix 3 – Other Funding 2019/20  
Appendix 4 – Corporate Transformation Funding 2019/20  
Appendix 5 – Health & Social Care 2019/20 Projected Outturn  
Appendix 6 – Housing Revenue Account 2019/20 Projected Outturn

PERTH & KINROSS COUNCIL GENERAL FUND  
2019/20 REVENUE BUDGET - SUMMARY

APPENDIX 1

|                                                                                               | (1)                                                | (2)                                            | (3)                        | (4)       | (5)                         | (6)                                 | (7)                  | (8)                                        | (9)                                        |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------|----------------------------|-----------|-----------------------------|-------------------------------------|----------------------|--------------------------------------------|--------------------------------------------|
|                                                                                               | 2019/20<br>Council<br>Approved<br>Budget<br>Feb-19 | Previously<br>Approved<br>Adjustments<br>(Net) | Movements<br>in<br>Funding | Virements | Movements<br>in<br>Reserves | 2019/20<br>Revised<br>Mgt<br>Budget | Projected<br>Outturn | Variance<br>to<br>Revised<br>Mgt<br>Budget | Variance<br>to<br>Revised<br>Mgt<br>Budget |
| <i>Reference: Section in Report</i>                                                           | £'000                                              | £'000                                          | £'000                      | £'000     | £'000                       | £'000                               | £'000                | £'000                                      | %                                          |
| <b>SERVICE</b>                                                                                |                                                    |                                                |                            |           |                             |                                     |                      |                                            |                                            |
| <b>Education &amp; Children's Services</b>                                                    | 179,962                                            | 8,213                                          | 589                        |           |                             | 188,764                             | 187,770              | (994)                                      | (0.53%)                                    |
| <b>Housing &amp; Environment</b>                                                              | 68,449                                             | 56                                             |                            |           | (430)                       | 68,075                              | 67,034               | (1,041)                                    | (1.53%)                                    |
| <b>Corporate &amp; Democratic Services</b>                                                    | 31,666                                             | 831                                            | 20                         |           | (785)                       | 31,732                              | 31,615               | (117)                                      | (0.37%)                                    |
| <b>Sub - Total: Service Budgets</b>                                                           | <b>280,077</b>                                     | <b>9,100</b>                                   | <b>609</b>                 | <b>0</b>  | <b>(1,215)</b>              | <b>288,571</b>                      | <b>286,419</b>       | <b>(2,152)</b>                             | <b>(0.75%)</b>                             |
| <b>Corporate Budgets</b>                                                                      |                                                    |                                                |                            |           |                             |                                     |                      |                                            |                                            |
| Health & Social Care                                                                          | 51,804                                             | 3,503                                          |                            |           | (6)                         | 55,301                              | 57,314               | 2,013                                      | 3.64%                                      |
| Contribution to Valuation Joint Board                                                         | 1,171                                              | 77                                             |                            |           |                             | 1,248                               | 1,248                | 0                                          | 0.00%                                      |
| Capital Financing Costs                                                                       | 12,725                                             | 17                                             |                            | 44        |                             | 12,786                              | 12,786               | 0                                          | 0.00%                                      |
| Interest on Revenue Balances                                                                  | (200)                                              | 50                                             |                            | (60)      |                             | (210)                               | (210)                | 0                                          | 0.00%                                      |
| Net Contribution to/(from) Capital Fund                                                       | 1,626                                              | (67)                                           |                            | 16        |                             | 1,575                               | 1,575                | 0                                          | 0.00%                                      |
| Contribution to/(from) Insurance Fund                                                         | 200                                                |                                                |                            |           |                             | 200                                 | 200                  | 0                                          | 0.00%                                      |
| Contribution from Renewal and Repair Fund                                                     | 0                                                  | (20)                                           |                            |           |                             | (20)                                | (20)                 | 0                                          | 0.00%                                      |
| Trading Operations Surplus                                                                    | (350)                                              |                                                |                            |           |                             | (350)                               | (350)                | 0                                          | 0.00%                                      |
| Support Service External Income                                                               | (1,888)                                            |                                                |                            |           |                             | (1,888)                             | (1,888)              | 0                                          | 0.00%                                      |
| Un-Funded Pension Costs                                                                       | 1,595                                              |                                                |                            |           |                             | 1,595                               | 1,584                | (11)                                       | (0.69%)                                    |
| Apprenticeship Levy                                                                           | 680                                                |                                                |                            |           |                             | 680                                 | 735                  | 55                                         | 8.09%                                      |
| Council Tax Reduction Scheme                                                                  | 6,200                                              |                                                |                            |           |                             | 6,200                               | 6,200                | 0                                          | 0.00%                                      |
| Discretionary Relief                                                                          | 150                                                |                                                |                            |           |                             | 150                                 | 150                  | 0                                          | 0.00%                                      |
| <b>Net Expenditure (General Fund)</b>                                                         | <b>353,790</b>                                     | <b>12,660</b>                                  | <b>609</b>                 | <b>0</b>  | <b>(1,221)</b>              | <b>365,838</b>                      | <b>365,743</b>       | <b>(95)</b>                                | <b>(0.03%)</b>                             |
| <b>Financed By:</b>                                                                           |                                                    |                                                |                            |           |                             |                                     |                      |                                            |                                            |
| Revenue Support Grant                                                                         | (186,275)                                          | (7,785)                                        | (609)                      |           |                             | (194,669)                           | (194,669)            | 0                                          | 0.00%                                      |
| Ring Fenced Grant                                                                             | (10,531)                                           | (47)                                           |                            |           |                             | (10,578)                            | (10,578)             | 0                                          | 0.00%                                      |
| Non Domestic Rate Income                                                                      | (56,590)                                           |                                                |                            |           |                             | (56,590)                            | (56,590)             | 0                                          | 0.00%                                      |
| Council Tax Income                                                                            | (89,468)                                           |                                                |                            |           |                             | (89,468)                            | (89,668)             | (200)                                      | (0.22%)                                    |
| Capital Grant                                                                                 | (1,600)                                            | (109)                                          |                            |           |                             | (1,709)                             | (1,709)              | 0                                          | 0.00%                                      |
| <b>Total Financing</b>                                                                        | <b>(344,464)</b>                                   | <b>(7,941)</b>                                 | <b>(609)</b>               | <b>0</b>  | <b>0</b>                    | <b>(353,014)</b>                    | <b>(353,214)</b>     | <b>(200)</b>                               | <b>(0.06%)</b>                             |
| <b>Financed from/(returned to) Reserves<br/>including use of Budget Flexibility (£3.232m)</b> | <b>9,326</b>                                       | <b>4,719</b>                                   | <b>0</b>                   | <b>0</b>  | <b>(1,221)</b>              | <b>12,824</b>                       | <b>12,529</b>        | <b>(295)</b>                               |                                            |



**PERTH & KINROSS COUNCIL - GENERAL FUND 2019/20 PROJECTED OUTTURN - SERVICE ANALYSIS**  
**(Based on Expenditure to 31 October 2019)**

| SERVICE                                    | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|-------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Education &amp; Children's Services</b> |                   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Total                                      | (994)             |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                            |                   | (370)             | <b>Devolved School Management (DSM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                            |                   |                   | <b>Staff Costs</b><br>Teachers salaries are projected to under spend by £2,040,000 due to staff turnover. Single Status staff are projected to under spend by £695,000 also due to staff turnover. This is offset by a slippage target for 2019/20 of £2,056,000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                            |                   | (175)             | <b>Supplies &amp; Services</b><br>Projected under spend on educational materials which will be carried forward into the 2020/21 academic school year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                            |                   | (125)             | <b>Income</b><br>Projected additional income which offsets expenditure on staff costs included above for secondments and Scottish Qualifications Agency work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                            |                   | 670               | The projected DSM carry forward for 2019/20 is £670,000 which is a reduction of £396,000 on the balance brought forward from 2018/19. This level of carry forward represents approximately 0.67% of the overall DSM budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                            |                   | (556)             | <b>Pupil Equity Fund</b><br>The majority of schools within Perth and Kinross Council have been allocated a share of £1,667,400 of Pupil Equity Funding from the Scottish Government as a ring fenced grant as well as £639,000 that has been carried forward from financial year 2018/19. The funding covers the school academic year (i.e. 1 July 2019 to 30 June 2020) and at this stage in the academic year it is projected that £556,000 will be carried forward to 2020/21.                                                                                                                                                                                                                                                                                               |
|                                            |                   | 556               | Projected carry forward of Pupil Equity Funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            |                   | (2,196)           | <b>Early Learning &amp; Childcare 1140 Expansion Funding</b><br>There is a projected underspend on the Early Learning & Childcare funding from the Scottish Government for the implementation of 1140 hours in 2019/20 of £2,196,000. This is a ring-fenced grant with any underspend carried forward into the 2020/21 financial year. The underspend mainly arises due to the phasing of the grant in 2019/2020 being £2,139,000 more than the Council's costed implementation plan when submitted to the Scottish Government. The funding will be used in 2020/21 for the following areas; Upgrade internal furniture to support quality learning environments, nursery outdoor provision, IT resources to support staffing and support the children's experience in nursery. |
|                                            |                   | 2,196             | Projected carry forward of early learning & childcare funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                            |                   | (1,042)           | <b>Other Education &amp; Children's Services Sectors:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                            |                   |                   | <b>Staff Costs</b><br>This projected under spend is made up of movements across all sectors and cost centres and is after recognising a slippage target of £1,212,000. This also allows for £131,000 of mobile working transformation savings that have not yet been identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            |                   | (317)             | <b>Property Costs</b><br>Projected under spend on Investment in Learning Unitary Charge due to deductions from the contract. (£27,000) and on non domestic rates for the Bertha Park High School following the award of Business Growth Accelerator relief which is available for 12 months (£290,000).                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                            |                   | 55                | <b>Supplies and Services</b><br>Projected over spend due to additional expenditure on legal fees in relation to kinship care (£35,000) and mobile phones for social work staff due to General Data Protection Regulation requirements (£20,000).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            |                   | 198               | <b>Home to School Transport</b><br>Projected over spend due to additional demand on Additional Support Need e.g. young people transferring to external placements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**PERTH & KINROSS COUNCIL - GENERAL FUND 2019/20 PROJECTED OUTTURN - SERVICE ANALYSIS**  
**(Based on Expenditure to 31 October 2019)**

| SERVICE | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------|-------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                   | (104)             | <p><b>Third Party Payments</b><br/>           There is a projected under spend on partner provider payments (£150,000) due to a reduced number of children enrolled in this setting, within continuing care (£62,000) and on service level agreements (£11,000). This is partially offset by a projected over spend due to increased self directed support costs within Children, Young People &amp; Families (£30,000) and Throughcare &amp; Aftercare (£89,000).</p> |
|         |                   | 95                | <p><b>Residential Schools/Foster Care and Kinship Care:</b><br/>           The budget for young people with Additional Support Needs (ASN) who are educated outwith the Council's mainstream school provision is projected to over spend in the current financial year based on the number of known placements at this time.</p>                                                                                                                                       |
|         |                   | (352)             | <p>The budget for young people with complex behavioural issues which includes a number of pupils placed within residential schools is projected to under spend based on current activity levels.</p>                                                                                                                                                                                                                                                                   |
|         |                   | 316               | <p>Based on the latest demand information, there is a projected over spend on foster care (£249,000) and kinship care (£67,000).</p>                                                                                                                                                                                                                                                                                                                                   |
|         |                   | 157               | <p><b>Income</b><br/>           Projected shortfall on income of £157,000. The main areas are as follows; Shortfall on internal recharge to grants £137,000; reduced income from paid School Meals £105,000 numbers are currently projecting a 5% decrease compared to budget. Part of the decrease is down less trading days in 2019/2020, offset by income for Unaccompanied Asylum Seeking Children (£81,000) and Wellbank House (£4,000).</p>                      |

**PERTH & KINROSS COUNCIL - GENERAL FUND 2019/20 PROJECTED OUTTURN - SERVICE ANALYSIS**  
**(Based on Expenditure to 31 October 2019)**

| SERVICE                                 | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------|-------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Housing &amp; Environment</u></b> |                   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Total                                   | (1,041)           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         |                   |                   | <b><u>Service-Wide Budgets</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         |                   | 340               | Projected shortfall in achievement of residual corporate procurement savings target. £1.085m savings have already been generated from targeted reductions in price across a range of supplies, services and commodities. Short term funding has been secured through the revenue budget process to identify and target potential areas for further savings but progress has been delayed due to staff turnover. Alternative arrangements for resourcing this piece of work are being pursued as a matter of priority. |
|                                         |                   | 500               | Projected non- achievement of Service staff slippage target of £1.2m.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         |                   | 100               | Projected shortfall in achievement of current year Corporate Property Asset Management Review transformation project savings target relating to the rationalisation of the property estate. Approximately £955,000 of the £1.295m savings target in 19/20 has already been achieved with work continuing on options for generating the balance of savings.                                                                                                                                                            |
|                                         |                   | (50)              | Slippage on short-term procurement funding to deliver remaining Corporate procurement savings target                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         |                   |                   | <b><u>Planning &amp; Development</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                         |                   | 50                | Projected consultancy and legal costs relating to the examination stage of the Local Development Plan.                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                         |                   | 75                | Projected non-achievement of target for generating income from and sponsorship of Council-run events.                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         |                   | 50                | Net operating cost of River Tay boat trip programme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         |                   | (150)             | Projected additional income from planning applications and building warrants                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                         |                   | (160)             | Projected under spend on the Community and Business Placemaking Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         |                   | (40)              | Projected under spend on the Micro Business Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                         |                   | (25)              | Projected under spend on Market Development Grants                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         |                   |                   | <b><u>Roads &amp; Transport</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                         |                   | (430)             | Projected under spend on Flooding revenue budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         |                   | (90)              | Projected saving on street lighting energy costs due to the continued impact of the LED replacement programme.                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         |                   | 150               | Projected shortfall in staff recharge to Capital projects                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         |                   | (120)             | Rephasing of CCTV City Operations Centre project expenditure in line with ERDF funding                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                         |                   | (50)              | Slippage on traffic staff budget to provide match-funding with Sustrans for a joint Project Officer post from 2020/21                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         |                   | (15)              | Slippage on community transport initiatives                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         |                   | (40)              | Projected additional income from statutory road closures and site notices                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         |                   | (400)             | Projected saving on North Muirton Flood Reservoir remedial works                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                         |                   | 400               | Transfer to ear-marked Reserve for Works Maintenance                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         |                   |                   | <b><u>Parking</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         |                   | (300)             | Projected additional income from on and off street parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         |                   | 300               | Contribution to Car Park Reserve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         |                   |                   | <b><u>Regulatory Services</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         |                   | (110)             | Projected under spend on public analyst costs                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                         |                   | (50)              | Projected under spend on supplies and services and transport costs                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         |                   |                   | <b><u>Operations &amp; Fleet Management</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         |                   | (190)             | Projected savings on loan charges based on planned vehicle replacement programme.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         |                   |                   | <b><u>Community Greenspace</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         |                   | (234)             | Additional income following refund from HM Revenues and Customs.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                         |                   | 117               | Transfer to earmarked Reserve for future investment in North Inch Golf Course                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                         |                   | (45)              | Slippage on public realm environmental enhancement works                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**PERTH & KINROSS COUNCIL - GENERAL FUND 2019/20 PROJECTED OUTTURN - SERVICE ANALYSIS**  
**(Based on Expenditure to 31 October 2019)**

| SERVICE | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|-------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                   |                   | <p><b><u>Waste Strategy</u></b><br/>           (35) Slippage on Eating Well, Living Well social enterprise project<br/>           (15) Projected under spend on supplies and services</p> <p><b><u>Housing</u></b><br/>           (10) Projected under spend in staff costs due to reduced recharges from the HRA to the Housing General Fund (£71,000), plus over-recovery of income across a range of activities (£12,000). These projected under spends are partly offset by an over spend within non-staff budgets (£46,000), an over spend within Gypsy Travellers Sites due to planned maintenance works and other repairs (£13,000) and an over spend on loan charges for RIO House (£14,000).</p> <p><b><u>Business &amp; Resources</u></b><br/>           (3) Accelerated delivery of approved 2020/21 savings (£7,000) plus a projected under spend in staff costs (£31,000) offset by an under-recovery of income as a result of reduced recharges to the HRA due to staff slippage (£35,000).</p> <p><b><u>Planning &amp; Commissioning</u></b><br/>           (86) Accelerated delivery of approved 2020/21 savings (£15,000), staff slippage (£67,000) and a small over-recovery of income (£4,000).</p> <p><b><u>Property</u></b><br/>           (400) Projected saving on energy costs based on current budget position and favourable contract procurement<br/>           (25) Delay in progressing feasibility study for Tulloch Community Centre<br/>           (50) Projected saving on water costs</p> |

PERTH & KINROSS COUNCIL - GENERAL FUND 2019/20 PROJECTED OUTTURN - SERVICE ANALYSIS  
(Based on Expenditure to 31 October 2019)

| SERVICE                                           | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                             |
|---------------------------------------------------|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Corporate &amp; Democratic Services</u></b> |                   |                   |                                                                                                                                                                          |
| Total                                             | (117)             |                   |                                                                                                                                                                          |
|                                                   |                   | 63                | <b><u>Core Costs</u></b><br>Projected over spend due to slippage on the delivery of approved savings.                                                                    |
|                                                   |                   | 59                | <b><u>Legal Services</u></b><br>Non achievement of staff slippage at this time.                                                                                          |
|                                                   |                   | 15                | Projected net over spend on other costs across the Division.                                                                                                             |
|                                                   |                   | 5                 | <b><u>Finance</u></b><br>Projected net over spend primarily due to non achievement of staff slippage at this time.                                                       |
|                                                   |                   | (74)              | <b><u>Human Resources</u></b><br>Staff slippage in excess of target.                                                                                                     |
|                                                   |                   | (53)              | <b><u>Strategic Commissioning &amp; Organisational Development</u></b><br>Staff slippage in excess of target.                                                            |
|                                                   |                   | (68)              | <b><u>Cultural and Community Services</u></b><br>Various net projected under spends across staff costs, supplies and services, third party payments and transport costs. |
|                                                   |                   | 143               | <b><u>Revenues &amp; Benefits and Customer Service Centre</u></b><br>Increased demand for payments from Welfare Fund / Crisis Grants                                     |
|                                                   |                   | (99)              | Net projected under spends across the function                                                                                                                           |
|                                                   |                   | (108)             | Increased performance in relation to Housing Benefit Overpayments                                                                                                        |
| <b>TOTAL</b>                                      | <b>(2,152)</b>    |                   |                                                                                                                                                                          |



**Other Funding**

| <b>Education &amp; Children's Services</b>                                                                       |                   |
|------------------------------------------------------------------------------------------------------------------|-------------------|
| Scottish Government – Tayside Regional Improvement Collaborative                                                 | £679,106          |
| Scottish Government – Scottish Attainment Challenge – Care Experienced Children and Young People Funding 2019/20 | £242,400          |
| European Social Fund – Westbank Project                                                                          | £109,307          |
|                                                                                                                  |                   |
| <b>TOTAL</b>                                                                                                     | <b>£1,030,813</b> |



## Corporate Transformation Projects

|                                             |                   |
|---------------------------------------------|-------------------|
| <b>Housing &amp; Environment</b>            |                   |
| Sponsorship & Stakeholder Strategy          | £(30,000)         |
| <b>Corporate &amp; Democratic Services</b>  |                   |
| Modernising Performance Reporting           | £(80,000)         |
| Corporate Digital Services & MyAccount      | £(139,000)        |
| Mobile Working                              | £(158,000)        |
| <b>Health &amp; Social Care Partnership</b> |                   |
| Communities First                           | £(6,000)          |
| <b>TOTAL</b>                                | <b>£(413,000)</b> |



HEALTH AND SOCIAL CARE - 2019/20 PROJECTED OUTTURN  
(Based on Expenditure to 30 November 2019)

| SERVICE                                                              | Variance<br>£'000 | Variance<br>£'000 | Summary of Service Variances                                                                                                                                                       |
|----------------------------------------------------------------------|-------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Perth &amp; Kinross Health &amp; Social Care Partnership</b>      |                   |                   |                                                                                                                                                                                    |
| Approved Budget Deficit                                              |                   | 4,100             | 2019/20 Financial Plan Budget deficit approved by the IJB                                                                                                                          |
| Core Health & Social Care Services                                   |                   |                   |                                                                                                                                                                                    |
| - Nursing overspend across POA/MFE/Community Hospital Inpatient Beds |                   | 800               | Increase in beds above funded level in Medicine for the Elderly. In other areas dependency levels, vacancies covered by supplementary staffing and staff costs above funded level. |
| - Care Home Placements/Internal Care Home Provision                  |                   | 900               | Higher than anticipated demand for commissioned placements as well as a shortfall in income for Internal Care Homes.                                                               |
| - Step Up/Interim beds                                               |                   | 200               | Use of step up beds for which there is no budget.                                                                                                                                  |
| - Savings plans behind trajectory                                    |                   | 200               | Slippage in savings across a number of areas.                                                                                                                                      |
| - Learning Disability/Mental Health Complex Care Packages            |                   | 500               | Increase in number of service users and in the costs of existing packages.                                                                                                         |
| - Income from charging                                               |                   | (300)             | Over-recovery of income                                                                                                                                                            |
| - Under spend on ring fenced investments                             |                   | (800)             | Slippage in the use of ring fenced investment.                                                                                                                                     |
| - Other                                                              |                   | (1,500)           | In year opportunities identified as part of early financial recovery activity as well as unplanned vacancies.                                                                      |
| Prescribing                                                          |                   | (700)             | Item and price growth lower than plan.                                                                                                                                             |
| General Medical Services/Family Health Services                      |                   | 200               | Cost of 2C practices across Tayside spread across all 3 HSCP's                                                                                                                     |
| Inpatient Mental Health ( PKIJB share)                               |                   | 200               | Increased pay costs.                                                                                                                                                               |
| Other Hosted Services ( PKIJB share)                                 |                   | (200)             | Delays in recruitment                                                                                                                                                              |
| <b>TOTAL PERTH &amp; KINROSS INTEGRATED JOINT BOARD</b>              |                   | <b>3,600</b>      |                                                                                                                                                                                    |
| <b>RISK SHARE UNDER CURRENT ARRANGEMENT</b>                          |                   | <b>1,500</b>      | <b>NHS Tayside</b>                                                                                                                                                                 |
|                                                                      |                   | <b>2,100</b>      | <b>Perth &amp; Kinross Council</b>                                                                                                                                                 |
| <b>OTHER ADULT SOCIAL CARE</b>                                       |                   |                   |                                                                                                                                                                                    |
|                                                                      |                   | 4                 | <b>Mental Health Officers</b><br>Projected over spend on staff costs due to slippage targets not being met                                                                         |
|                                                                      |                   | 5                 | <b>Forensic Team</b><br>Miscellaneous projected over spends                                                                                                                        |
|                                                                      |                   | 68                | <b>Assessment &amp; Charging</b><br>Increased staff costs                                                                                                                          |
|                                                                      |                   | (68)              | <b>Business Systems</b><br>Miscellaneous projected under spends including staff slippage.                                                                                          |
|                                                                      |                   | (35)              | <b>Finance</b><br>Slippage on staffing costs due to delays in recruitment                                                                                                          |
|                                                                      |                   | (61)              | <b>Policy, Contracts and Commissioning</b><br>Slippage in excess of budgeted levels                                                                                                |
| <b>TOTAL OTHER ADULT SOCIAL CARE</b>                                 |                   | <b>(87)</b>       |                                                                                                                                                                                    |



**PERTH & KINROSS COUNCIL - HOUSING REVENUE ACCOUNT 2019/20 PROJECTED OUTTURN**  
**(Based on Expenditure to 31 October 2019)**

| £'000 | Summary of Service Variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 625   | <p><b>Repairs &amp; Improvements</b><br/>           Due to a proactive approach to ensuring the best use of stock to meet housing need, voids continue to increase. This is an impact of the success of Home First, the increased supply of properties due to new builds and the buyback scheme. Productivity continues to improve with the internal trades teams carrying out approximately 90% of non-specialist repairs. This has resulted in a projected over spend on stock purchases (£380,000), external voids (£113,000) based on the committed spend to date and external repairs &amp; maintenance (£84,000). In addition over spends are projected with disturbance payments (£40,000), a shortfall in income for outsourced kitchen and bathroom renewals (£126,000), staff costs as a result of not meeting slippage targets, additional Electricians approved last financial year and standby and overtime within trades (£15,000). These projected over spends are partially offset by a projected under spend within Garages and Lock-ups (£60,000) and increased income for recoverable charges in external voids (£73,000).</p> |
| (6)   | <p><b>Letham, North &amp; South</b><br/>           There is a projected under spend on staff costs due to additional staff slippage (£32,000) which is partially offset by sheriff officer fees (£24,000) and non-staff costs (£2,000).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (21)  | <p><b>Perth City and Specialist</b><br/>           Additional staff slippage (£42,000), reduced disturbance payments (£10,000) and additional income (£13,000) partially offset by expenditure on non-staff budgets (£44,000) including additional property costs relating to a dispersed alarm maintenance contracts within sheltered housing complexes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3     | <p><b>Housing Management</b><br/>           There is a projected over spend on staff costs across this area of activity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 75    | <p><b>Administration</b><br/>           Projected over spend on loan charges (£38,000) and recharges to the Housing Revenue Account (£100,000) partially offset by a reduction in recharges to the General Fund (£35,000) and projected under spend on non-staff budgets (£28,000).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| (332) | <p><b>Income</b><br/>           Projected increase in income across the Housing Revenue Account (£122,000), a reduction in the level of bad debt provision required (£250,000) partially offset by reduced interest on revenue balances (£25,000) and void rent loss (£15,000).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (344) | <p><b>Capital Financed from Current Revenue</b><br/>           As a result of the projected net over spends highlighted above, this is the reduction in the amount available to invest in the HRA capital programme from the Revenue Budget.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 0     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



**PERTH AND KINROSS COUNCIL**

**Strategic Policy and Resources Committee**

**29 January 2020**

**COMPOSITE CAPITAL BUDGET 2019/29 & HOUSING INVESTMENT PROGRAMME  
2019/24 – MONITORING REPORT NUMBER 3**

**Report by Head of Finance (Report No. 20/23)**

**PURPOSE OF REPORT**

This report provides a summary position to date for the 10 year Composite Capital Programme for 2019/20 to 2028/29 and the 5 year Housing Investment Programme 2019/20 to 2023/24 and seeks approval for adjustments to the programmes.

**1. BACKGROUND / MAIN ISSUES**

- 1.1 At the meeting on 27 November 2019, this Committee approved a ten-year gross Composite Capital Budget for 2019/20 to 2028/29 totalling £632,297,000 and a five year gross Housing Investment Programme for 2019/20 to 2023/24 totalling £69,487,000 (report 19/341 refers).
- 1.2 This report advises of expenditure to 31 December 2019 and the latest estimate of the projected outturn for each of the years to 2028/29 for the Composite Programme and to 2023/24 for the Housing Investment Programme.
- 1.3 The Capital Programme Exceptions Report (Appendix IV) provides summary information on the latest position for individual projects reported within Sections 3 and 4.

**2. COMPOSITE CAPITAL PROGRAMME – GROSS CAPITAL RESOURCES**

- 2.1 The current estimated total gross capital resources (which includes movements in Capital Receipts, Capital Grants, Contributions and the Borrowing Requirement) available over the ten years 2019/20 to 2028/29 amount to £633,516,000. Movements from the revised Composite Capital Budget approved on 27 November 2019 are summarised in the table below, and the constituent elements for each year are shown at Appendix I.

|                | <b>Total Composite Gross Capital Resources</b> |                             |                 |
|----------------|------------------------------------------------|-----------------------------|-----------------|
|                | <b>Approved<br/>27 Nov 2019</b>                | <b>Current<br/>Estimate</b> | <b>Movement</b> |
|                | <b>£'000</b>                                   | <b>£'000</b>                | <b>£'000</b>    |
| <b>2019/20</b> | 69,424                                         | 61,924                      | (7,500)         |
| <b>2020/21</b> | 110,448                                        | 104,107                     | (6,341)         |
| <b>2021/22</b> | 153,295                                        | 155,321                     | 2,026           |
| <b>2022/23</b> | 115,993                                        | 128,964                     | 12,971          |
| <b>2023/24</b> | 46,373                                         | 46,373                      | 0               |
| <b>2024/25</b> | 29,798                                         | 29,798                      | 0               |
| <b>2025/26</b> | 29,658                                         | 29,658                      | 0               |
| <b>2026/27</b> | 26,772                                         | 26,772                      | 0               |
| <b>2027/28</b> | 24,643                                         | 24,666                      | 23              |
| <b>2028/29</b> | 25,893                                         | 25,933                      | 40              |
| <b>Total</b>   | <b>632,297</b>                                 | <b>633,516</b>              | <b>1,219</b>    |

2.2 The movement in the total Gross Resources for the 10 years 2019/20 to 2028/29 shown above can be summarised as follows:

|                                                          | <b>£'000</b> |
|----------------------------------------------------------|--------------|
| Net Increase in estimated Capital Receipts (Section 2.3) | 88           |
| Increase in Resources c/f to future years (Section 2.3)  | (85)         |
| Increase in Third Party Contributions (Section 2.4)      | 1,043        |
| Increase in Borrowing Requirement (Section 2.5)          | 173          |
| <b>Increase in Gross Capital Resources (Section 2.1)</b> | <b>1,219</b> |

2.3 Following a review of Capital receipts, primarily in respect of the **Commercial Property Programme**, the overall level of anticipated receipts has increased by £88,000, £85,000 of which requires to be carried forward into future years.

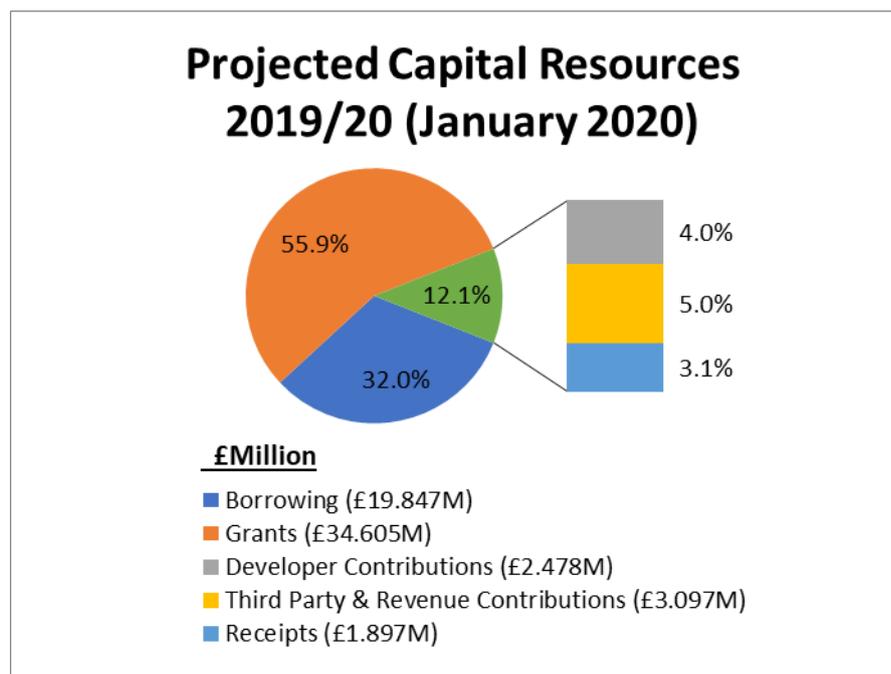
2.4 **Third Party Contributions** overall have increased by £1,043,000 in respect of the Low Carbon & Active Travel Transport Hub programme (£1,060,000, Section 3.3.4), offset by a reduction in Smart Waste grant (£17,000, Section 3.3.5). There has also been some re-profiling of anticipated Tay Cities Deal contributions on the Cultural Attraction programme (Section 3.5.2), however this remains subject to confirmation. There are no movements in **Revenue Contributions** or **Developer Contributions**.

2.5 The projected **Borrowing Requirement** in 2019/20, which is effectively the balancing item for resources, is £19,997,000. This is £3,398,000 lower than the Borrowing Requirement approved by this Committee on 27 November 2019. The total Borrowing Requirement in the subsequent years 2020/21 to 2028/29 has increased by £3,571,000 to £347,779,000, resulting in an overall increase of £173,000 across the whole ten year programme.

2.6 All movements in the Borrowing Requirement are shown in the Proposed Budget Adjustment column within Appendix II, and are summarised in the table below:

|                                                                                                           | <b>2019/20</b> | <b>2020/21</b> | <b>2021/22</b> | <b>Later Years</b> | <b>Total</b> |
|-----------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|--------------------|--------------|
|                                                                                                           | <b>£'000</b>   | <b>£'000</b>   | <b>£'000</b>   | <b>£'000</b>       | <b>£'000</b> |
| Increase in Waste Equipment Purchases Prudential Borrowing Programme (Paragraph 3.3.5)                    | 191            | 0              | 0              | 0                  | <b>191</b>   |
| Reduction in Smart Waste Prudential Borrowing (Paragraph 3.3.5)                                           | (18)           | 0              | 0              | 0                  | <b>(18)</b>  |
| Adjustments to the borrowing requirement from movements in capital expenditure and receipts (Appendix II) | (3,721)        | (9,052)        | (261)          | 13,034             | <b>0</b>     |
| <b>Increase/(Decrease) in Borrowing Requirement</b>                                                       | <b>(3,548)</b> | <b>(9,052)</b> | <b>(261)</b>   | <b>13,034</b>      | <b>173</b>   |

2.7 The chart below shows the Capital Resources required to fund the 2019/20 Composite Capital Programme following the proposed budget adjustments detailed in this report.



### 3. COMPOSITE CAPITAL PROGRAMME – EXPENDITURE

#### 3.1 Total Expenditure and Proposed Budget Adjustments to the Current Programme

3.1.1 Total expenditure (net of specific grants and contributions) to 31 December 2019 on the Composite Capital Programme amounts to £26,403,000 (52% of the revised budget). This is detailed at Appendix II and can be summarised as follows:

|                                                                    | <b>Expenditure<br/>to 31 Dec<br/>2019<br/>£'000</b> |
|--------------------------------------------------------------------|-----------------------------------------------------|
| Education & Children's Services - expenditure                      | 8,159                                               |
| Education & Children's Services - Early Learning & Childcare grant | (5,600)                                             |
| Housing & Environment                                              | 22,418                                              |
| Health and Social Care                                             | 200                                                 |
| Corporate & Democratic Services                                    | 1,226                                               |
| <b>Total</b>                                                       | <b>26,403</b>                                       |

3.1.2 A comprehensive monitoring exercise has been carried out, which is detailed at Appendix II. The most significant features are discussed below.

#### 3.2 Education and Children's Services

3.2.1 The Executive Director (Education & Children's Services) has reviewed the programme for their Service and proposes the following budget adjustments.

3.2.2 As previously reported to the Property Sub-Committee on 21 October 2019 (Report 19/288 refers), due to issues relating to the B listed building at Longforgan Primary School a revised cashflow and schedule of works has been received from the contractor in relation to the upgrade project. It

is proposed to realign the budget in line with this revised schedule of works by moving £1,330,000 from 2019/20 into 2020/21, with the project scheduled for completion in July 2020.

3.2.3 Within the Perth High School Replacement project, it is proposed to move £400,000 from 2019/20 and reprofile the budget in future years in line with the latest anticipated project delivery. The new school remains on track for completion in August 2023.

3.2.4 Within the Investment in the Learning Estate programme, it is proposed to accelerate £63,000 from 2020/21 to 2019/20 in order to undertake additional accessibility works identified at various sites. In addition, as the Early Learning and Childcare expansion programme continues to progress, the following adjustments are proposed: -

- Move £300,000 of the contingency budget from 2019/20 to 2020/21 in relation to the Letham Primary School Upgrade project to allow for any risks as the works progress.
- Move £250,000 from 2019/20 to 2020/21 within the Inchtute Primary School Upgrade programme in order to realign the budget with the latest spend profile.

3.2.5 Whilst resources continue to be prioritised towards delivering the Early Learning and Childcare expansion programme, it is proposed to move £270,000 from 2019/20 to 2020/21 within the Technology Upgrades programme.

3.2.6 External building fabric upgrades have been scheduled for Perth Academy in this financial year and as a result, it is proposed to accelerate £300,000 from 2020/21 to 2019/20 in order to fund the works.

### **3.3 Housing & Environment**

3.3.1 The Executive Director (Housing & Environment) has reviewed the programme for their Service and proposes various budget adjustments, the most significant of which are described below.

3.3.2 Within the Traffic & Road Safety programme, trials of new 20 mph signs will commence in March 2020, with full roll-out of the programme anticipated to start in 2020/21. Consequently, it is proposed to move £131,000 to 2020/21. It is proposed to move £88,000 on the Strathmore Cycle Network to 2020/21, in line with the latest anticipated programme for this community-led project. It is also proposed to move £176,000 from the Dunkeld Golf Course culvert and £35,000 from the Brioch Road, Crieff projects from 2019/20 to 2020/21.

3.3.3 As a result of a bid to Sustainable Transport Scotland (Sustrans) for the Dunkeld Road, Perth Cycle Path, several projects within the Place-making programme have been delayed pending the outcome of the bid. Accordingly, these projects have been reprofiled over 2020/21 and 2021/22. With some works on the Perth and Kinross Lighting Action Plan project being related to these Place-making projects, it is further proposed

to move £294,000 of the Lighting Action Plan budget from 2019/20 into future years in line with the revised programme.

- 3.3.4 The installation of a sustainable support system, utilising batteries and renewable energy for an expanded provision of Electric Vehicle (EV) Chargers at Broxden is the first phase of the Low Carbon & Active Travel Transport Hub programme which is funded through the Tay Cities Deal and European Regional Development Fund (ERDF) grant. As the ERDF element of the funding requires to be applied by December 2020, it is proposed to include the project in the Capital Budget to ensure that it can be progressed timeously, accepting that Tay Cities Deal funding is still “at risk” until the Deal is formally signed by the UK and Scottish Governments. The total cost of the project is £1,060,000 and has been included in 2020/21 within Appendix II, together with contributions of £636,000 from the Tay Cities Deal and £424,000 from the ERDF.
- 3.3.5 Within the Prudential Borrowing programme, there is a net adjustment of £18,000 in relation to the Smart Waste project, which includes a reduction in European Regional Development Fund (ERDF) grant of £17,000, together with £191,000 of expenditure on the purchase of additional commercial waste equipment as previously approved by the Executive Sub-Committee on 15 May 2019.
- 3.3.6 All the above proposed adjustments, together with other small movements, have been reflected in Appendices I and II.

### **3.4 Health & Social Care**

- 3.4.1 Within the Health & Social Care programme, as a result of a reduction in projected expenditure on the Occupational Therapy Equipment budget in the current year, the Chief Officer has proposed to move £29,000 of the budget to Office Refurbishment works in Pullar House to allow the Moving & Handling team to relocate from Beechgrove.

### **3.5 Corporate & Democratic Services**

- 3.5.1 The Depute Chief Executive (Chief Operating Officer) has reviewed the programme for their Service and proposes the budget adjustments described below.

#### **Cultural Attraction Projects**

- 3.5.2 Following the calling of a UK Parliamentary Election in December 2019 and the resultant delay in the signing of the Tay Cities Deal, a revised cash flow and programme of works for the City Hall Redevelopment project has been developed in consultation with the Tay Cities Deal Programme Office. Financial close on the project is now anticipated in Spring 2020 and project completion in late 2022. It is, therefore, proposed to realign the budget and the projected Tay Cities Deal grant funding in line with the latest revised cash flow estimates and programme of works. These movements have been reflected in Appendix II in this report.

## Information Systems & Technology

- 3.5.3 Following a review of the Customer Service Centre priorities, it is proposed to move a total of £146,000 within the Customer Service Centre from 2019/20 into future years across the programme.
- 3.5.4 Within the School Audio Visual programme, it is proposed to rephase £700,000 for audio visual upgrade works from 2019/20 to 2020/21 due to the requirement for significant areas of work to be undertaken out of hours and during school holiday periods. As a consequence, it is also proposed to move £89,000 of scheduled IT Infrastructure WiFi works from 2019/20 to 2020/21.

## Other Projects

- 3.5.5 It is proposed to move £1,200,000 from 2019/20 to 2020/21 in relation to the Letham Wellbeing Hub project pending the outcome of a bid for additional external funding from the Scottish Government.
- 3.5.6 All the above proposed adjustments, together with other small movements affecting future years, have been reflected in Appendices I and II.

## 4. HOUSING INVESTMENT PROGRAMME

- 4.1 The current estimated total expenditure, net of contributions, on the Housing Investment Programme over the 5 years 2019/20 to 2023/24 remains unchanged at £69,487,000, although there are movements within individual years of the programme as set out below and detailed in Appendix III:

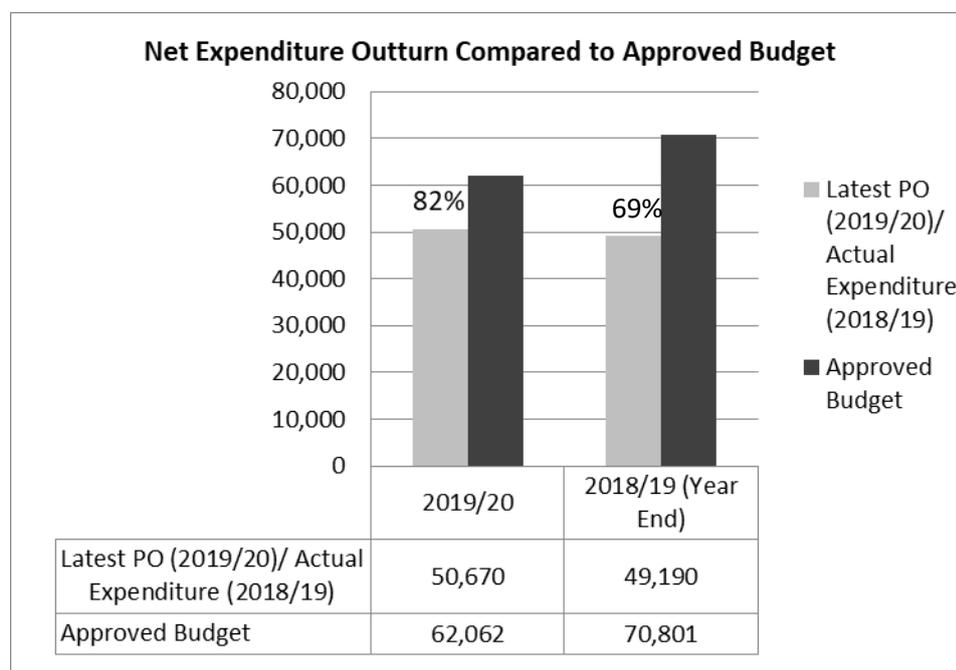
|                | <b>Approved<br/>27 Nov 2019</b> | <b>Current<br/>Estimate</b> | <b>Movement</b> |
|----------------|---------------------------------|-----------------------------|-----------------|
|                | <b>£'000</b>                    | <b>£'000</b>                | <b>£'000</b>    |
| <b>2019/20</b> | 14,003                          | 15,807                      | 1,804           |
| <b>2020/21</b> | 16,944                          | 15,140                      | (1,804)         |
| <b>2021/22</b> | 5,933                           | 5,933                       | 0               |
| <b>2022/23</b> | 8,917                           | 8,917                       | 0               |
| <b>2023/24</b> | 23,690                          | 23,690                      | 0               |
| <b>Total</b>   | <b>69,487</b>                   | <b>69,487</b>               | <b>0</b>        |

- 4.2 Net expenditure to 31 December 2019 on the programme amounts to £10,224,000 (65% of the revised budget). The Executive Director (Housing & Environment) has reviewed the Housing Investment Programme and proposes the following budget adjustments.
- 4.3 On the new house building programme, construction is progressing well at Huntingtower, and as a result of the finalisation of the land purchase agreement and revised payment schedule, it is proposed to draw down £2,003,000 from the Future Developments budget in 2020/21 to cover the final overall cost of the project. Of this total amount, £1,274,000 has been profiled in 2019/20 and £729,000 in 2020/21.

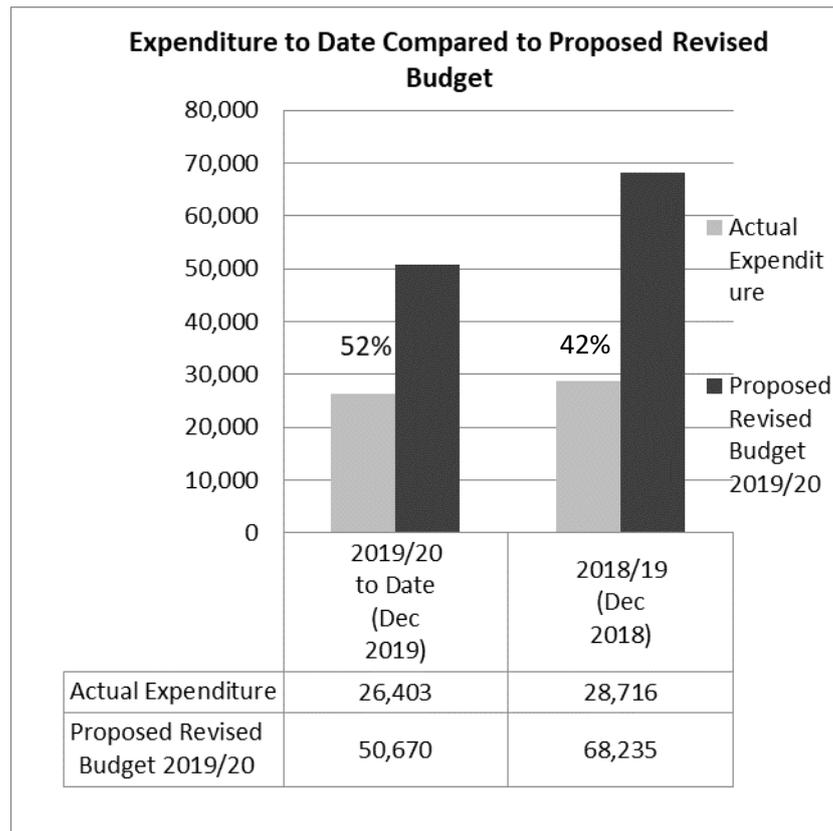
- 4.4 There has been 27 properties purchased through the buy-back scheme this financial year. In order to meet the cost of these properties, it is proposed to increase the budget by accelerating a further £530,000 of expenditure on the Council House Buy-Back programme to 2019/20 from 2020/21.
- 4.5 It is proposed to transfer £80,000 from the Major Adaptations budget to the Bathroom Modernisation programme in 2019/20 as a result of increased client demand. In addition, it is proposed to move £13,000 from the Shops & Offices budget to Greyfriars Hostel in 2019/20 to meet additional works relating to the boiler flues.
- 4.6 The latest Housing Revenue budget monitoring for 2019/20 shows an increase of £199,000 in Capital Financed from Current Revenue (CFCR) to £1,799,000. As a consequence, there is a corresponding reduction in the amount of borrowing required for the programme.

## 5. BUDGET OVERVIEW

- 5.1 The 10 year Composite Capital Budget has been reviewed and updated to reflect the latest monitoring position. The current projected 2019/20 net expenditure outturn for the Composite Capital Programme represents 82% of the 2019/20 budget approved by Council on 20 February 2019 (ref 19/47 refers):

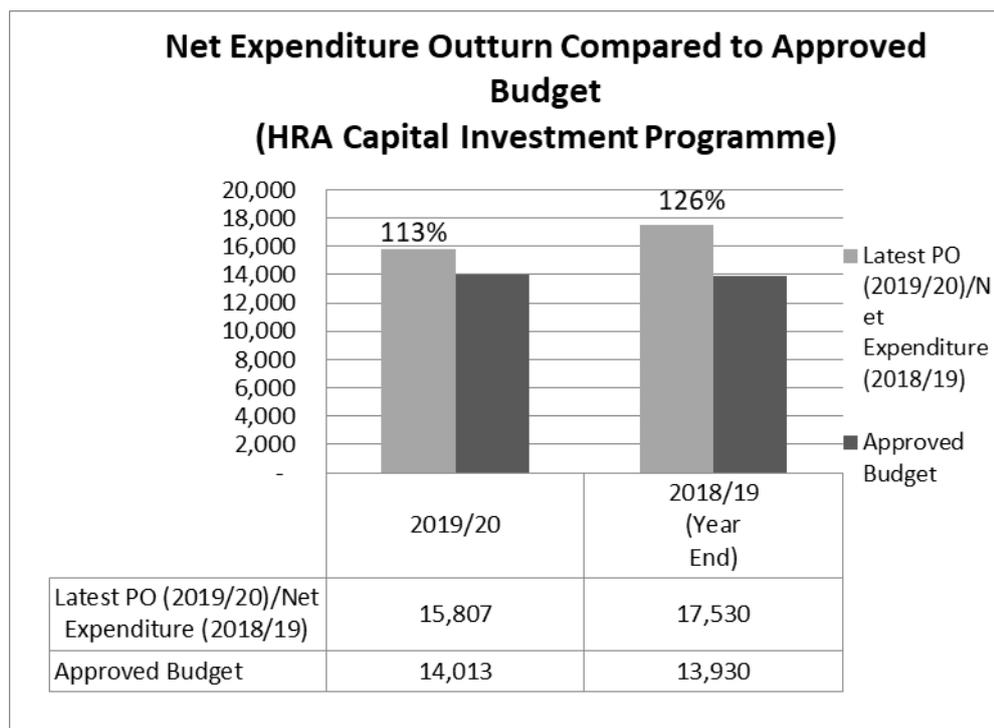


- 5.2 Actual net expenditure to 31 December 2019 on the programme represents 52% of the proposed revised 2019/20 budget:

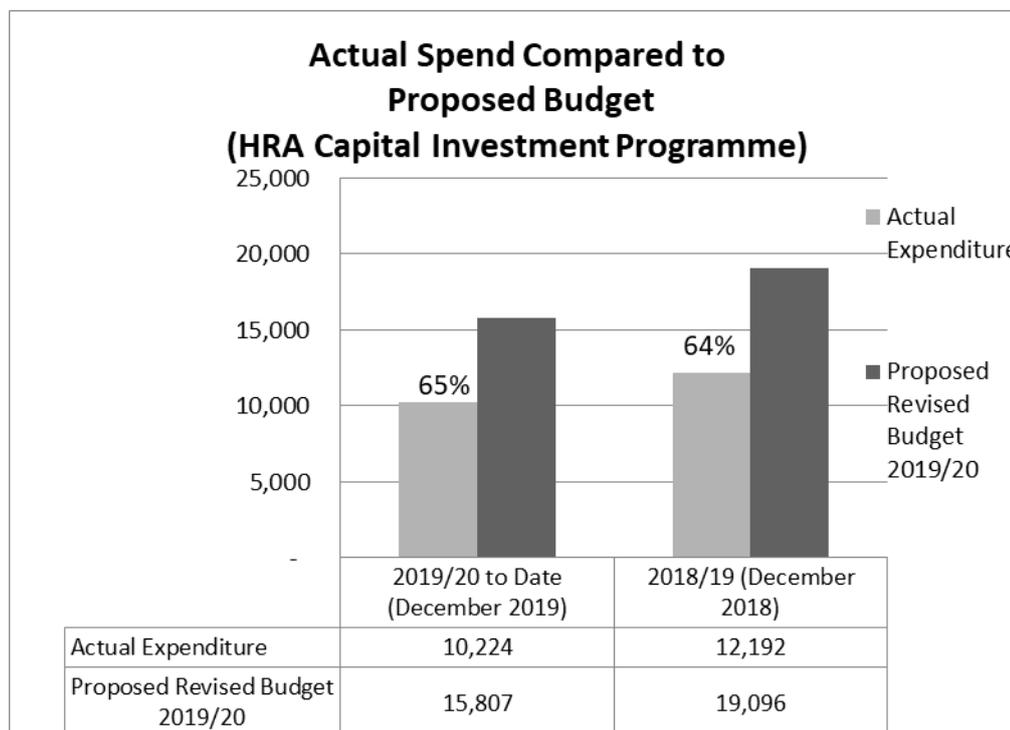


5.3 Movements in net expenditure on the Composite Capital Programme and the subsequent impact upon the Council's Borrowing Requirement will continue to be managed through the Council's Treasury function.

5.4 The current projected net expenditure outturn for the Housing Investment Programme represents 113% of the 2019/20 budget approved by the Housing and Communities Committee in January 2019:



5.5 Actual net expenditure at 31 December 2019 on the Housing Investment Programme represents 65% of the proposed revised 2019/20 budget:



5.6 This report sets out revised projected expenditure and proposed budget movements on a number of Capital projects and programmes. As detailed in paragraphs 2.5 and 2.6, the estimated borrowing requirement on the 10 year Composite Programme has increased by £173,000. Proposed movements on the Housing Investment Programme are detailed at Section 4, with the borrowing requirement over the 5 year programme reducing by £199,000 from the position approved by the Committee on 27 November 2019 (Report 19/341 refers).

## 6. RECOMMENDATIONS

6.1 It is recommended that the Committee:

- (i) Note the contents of this report.
- (ii) Approve the proposed budget adjustments to the 10 year Composite Capital Budget 2019/20 to 2028/29 set out in Sections 2 and 3 of this report and summarised at Appendices I and II.
- (iii) Approve the proposed budget adjustments to the Housing Investment Programme Budget 2019/20 to 2023/24 set out in Section 4 of this report and summarised at Appendix III.

**Author(s)**

| <b>Name</b>   | <b>Designation</b> | <b>Contact Details</b>                                           |
|---------------|--------------------|------------------------------------------------------------------|
| John Jennings | Senior Accountant  | <a href="mailto:CHXFinance@pkc.gov.uk">CHXFinance@pkc.gov.uk</a> |

**Approved**

| <b>Name</b>       | <b>Designation</b>                                 | <b>Date</b>     |
|-------------------|----------------------------------------------------|-----------------|
| Jim Valentine     | Depute Chief Executive and Chief Operating Officer | 17 January 2020 |
| Stewart MacKenzie | Head of Finance                                    | 17 January 2020 |

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### Corporate Plan

1.1 The Council's Corporate Plan 2018 – 2023 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

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

1.2 This report relates to all of these objectives.

### 2. Resource Implications

#### Financial

2.1 There are no direct financial implications arising from this report other than those reported within the body of the main report.

### Workforce

- 2.2 There are no direct workforce implications arising from this report other than those reported within the body of the main report.

### Asset Management (land, property, IT)

- 2.3 There are no direct asset management implications arising from this report other than those reported within the body of the main report.

## **3 Assessments**

### Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) and has been assessed as **not relevant** for the purposes of EqIA.

### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

### Sustainability

- 3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions.
- 3.6 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

## **4. Consultation**

### Internal

- 4.1 The Chief Executive and the Executive Directors have been consulted in the preparation of this report.

## **2. BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

## **3. APPENDICES**

- Appendix I – Composite Capital Programme - Estimated Capital Resources 2019/20 to 2028/29
- Appendix II – Composite Capital Programme - Summary of Capital Resources and Expenditure 2019/20 to 2028/29
- Appendix III – HRA Capital Investment Programme – Summary of Capital Resources and Expenditure 2019/20 to 2023/24
- Appendix IV – Capital Programme Exceptions Report 2019/20



**PERTH AND KINROSS COUNCIL**  
**COMPOSITE CAPITAL PROGRAMME**  
*Estimated Capital Resources 2019/20 to 2028/29*

|                                                              | Capital Resources<br>2019/20<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2020/21<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2021/22<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2022/23<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2023/24<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2024/25<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2025/26<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2026/27<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2027/28<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>2028/29<br>(£'000)<br>Revised<br>Budget | Capital Resources<br>TOTAL<br>(£'000)<br>Revised<br>Budget |
|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------|
| <b>Capital Grants</b>                                        |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                            |
| Cycling, Walking & Safer Streets (CWSS)                      | 247                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 200                                                          | 2,047                                                      |
| Early Learning & Childcare                                   | 5,600                                                        | 3,800                                                        | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 9,400                                                      |
| Town Centre Fund                                             | 1,983                                                        | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 1,983                                                      |
| Perth Transport Futures - CTRLR                              | 0                                                            | 11,000                                                       | 29,000                                                       | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 40,000                                                     |
| General Capital Grant                                        | 26,775                                                       | 25,638                                                       | 17,483                                                       | 14,452                                                       | 14,000                                                       | 14,000                                                       | 14,000                                                       | 14,000                                                       | 14,000                                                       | 14,000                                                       | 168,348                                                    |
| <b>Total Capital Grants</b>                                  | <b>34,605</b>                                                | <b>40,638</b>                                                | <b>46,683</b>                                                | <b>14,652</b>                                                | <b>14,200</b>                                                | <b>14,200</b>                                                | <b>14,200</b>                                                | <b>14,200</b>                                                | <b>14,200</b>                                                | <b>14,200</b>                                                | <b>221,778</b>                                             |
| <b>General Capital Receipts</b>                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                            |
| General Fund - Capital Receipts                              | 640                                                          | 487                                                          | 178                                                          | 550                                                          | 250                                                          | 250                                                          | 250                                                          | 250                                                          | 250                                                          | 250                                                          | 3,355                                                      |
| General Fund - Housing Receipts                              | 8                                                            | 3                                                            | 4                                                            | 4                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 19                                                         |
| General Fund - Ring Fenced Receipts                          | 327                                                          | 285                                                          | 286                                                          | 260                                                          | 300                                                          | 300                                                          | 300                                                          | 300                                                          | 300                                                          | 300                                                          | 2,958                                                      |
| <b>Total General Capital Receipts</b>                        | <b>975</b>                                                   | <b>775</b>                                                   | <b>468</b>                                                   | <b>814</b>                                                   | <b>550</b>                                                   | <b>550</b>                                                   | <b>550</b>                                                   | <b>550</b>                                                   | <b>550</b>                                                   | <b>550</b>                                                   | <b>6,332</b>                                               |
| <b>Commercial Property Receipts</b>                          |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                            |
| Capital Receipts brought-forward                             | 2,577                                                        | 2,664                                                        | 1,835                                                        | 1,724                                                        | 2,154                                                        | 1,959                                                        | 2,059                                                        | 2,059                                                        | 2,059                                                        | 2,059                                                        | 2,577                                                      |
| Commercial Property Capital Receipts                         | 1,009                                                        | 858                                                          | 184                                                          | 725                                                          | 100                                                          | 100                                                          | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 2,976                                                      |
| Capital Receipts carried-forward                             | (2,664)                                                      | (1,835)                                                      | (1,724)                                                      | (2,154)                                                      | (1,959)                                                      | (2,059)                                                      | (2,059)                                                      | (2,059)                                                      | (2,059)                                                      | (2,059)                                                      | (2,059)                                                    |
| <b>Total Commercial Property Receipts Applied</b>            | <b>922</b>                                                   | <b>1,687</b>                                                 | <b>295</b>                                                   | <b>295</b>                                                   | <b>295</b>                                                   | <b>0</b>                                                     | <b>0</b>                                                     | <b>0</b>                                                     | <b>0</b>                                                     | <b>0</b>                                                     | <b>3,494</b>                                               |
| <b>Contributions</b>                                         |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                            |
| Third Party Contributions                                    | 2,806                                                        | 7,771                                                        | 2,341                                                        | 9                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 12,927                                                     |
| Developer Contributions                                      | 2,478                                                        | 1,810                                                        | 2,010                                                        | 2,020                                                        | 2,100                                                        | 2,100                                                        | 2,100                                                        | 2,100                                                        | 2,100                                                        | 2,100                                                        | 20,918                                                     |
| Revenue Budget Contributions                                 | 291                                                          | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 0                                                            | 291                                                        |
| <b>Total Contributions</b>                                   | <b>5,575</b>                                                 | <b>9,581</b>                                                 | <b>4,351</b>                                                 | <b>2,029</b>                                                 | <b>2,100</b>                                                 | <b>2,100</b>                                                 | <b>2,100</b>                                                 | <b>2,100</b>                                                 | <b>2,100</b>                                                 | <b>2,100</b>                                                 | <b>34,136</b>                                              |
| <b>Capital Borrowing Requirement</b>                         | <b>19,847</b>                                                | <b>51,426</b>                                                | <b>103,524</b>                                               | <b>111,174</b>                                               | <b>29,228</b>                                                | <b>12,948</b>                                                | <b>12,808</b>                                                | <b>9,922</b>                                                 | <b>7,816</b>                                                 | <b>9,083</b>                                                 | <b>367,776</b>                                             |
| <b>TOTAL CAPITAL RESOURCES/<br/>GROSS BUDGET EXPENDITURE</b> | <b>61,924</b>                                                | <b>104,107</b>                                               | <b>155,321</b>                                               | <b>128,964</b>                                               | <b>46,373</b>                                                | <b>29,798</b>                                                | <b>29,658</b>                                                | <b>26,772</b>                                                | <b>24,666</b>                                                | <b>25,933</b>                                                | <b>633,516</b>                                             |

**PERTH AND KINROSS COUNCIL**  
**COMPOSITE CAPITAL PROGRAMME**  
*Estimated Capital Resources 2019/20 to 2028/29*

APPENDIX I

**Movements in Resources from Approved Budget - 27 November 2019**

|                                               | Revised<br>Budget<br>2019/20<br>£'000 | Revised<br>Budget<br>2020/21<br>£'000 | Revised<br>Budget<br>2021/22<br>£'000 | Revised<br>Budget<br>2022/23<br>£'000 | Revised<br>Budget<br>2023/24<br>£'000 | Revised<br>Budget<br>2024/25<br>£'000 | Revised<br>Budget<br>2025/26<br>£'000 | Revised<br>Budget<br>2026/27<br>£'000 | Revised<br>Budget<br>2027/28<br>£'000 | Revised<br>Budget<br>2028/29<br>£'000 | Revised<br>Budget<br>TOTAL<br>£'000 |
|-----------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Increase/(Decrease) in:                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                     |
| Capital Receipts - General Fund               | 13                                    | 0                                     | (13)                                  | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Capital Receipts - Commercial Property        | 195                                   | (110)                                 | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 85                                  |
| Capital Receipts - Housing Receipts           | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Capital Receipts - Ring Fenced                | 3                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 3                                   |
| Capital Grants:                               |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                     |
| Cycling, Walking & Safer Streets (CWSS)       | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Early Learning & Childcare                    | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Town Centre Fund                              | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| General Capital Grant                         | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Third Party Contributions                     | (3,968)                               | 2,711                                 | 2,300                                 | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 1,043                               |
| Revenue Contributions                         | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Developer Contributions                       | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                     | 0                                   |
| Resources b/f                                 | 0                                     | 195                                   | 85                                    | 85                                    | 85                                    | 85                                    | 85                                    | 85                                    | 85                                    | 85                                    | 0                                   |
| Resources c/f to future years                 | (195)                                 | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                  | (85)                                |
| Borrowing Requirement                         | (3,548)                               | (9,052)                               | (261)                                 | 12,971                                | 0                                     | 0                                     | 0                                     | 0                                     | 23                                    | 40                                    | 173                                 |
| <b>Total Increase/(Decrease) in Resources</b> | <b>(7,500)</b>                        | <b>(6,341)</b>                        | <b>2,026</b>                          | <b>12,971</b>                         | <b>0</b>                              | <b>0</b>                              | <b>0</b>                              | <b>0</b>                              | <b>23</b>                             | <b>40</b>                             | <b>1,219</b>                        |
| Approved Resources 27 November 2019           | 69,424                                | 110,448                               | 153,295                               | 115,993                               | 46,373                                | 29,798                                | 29,658                                | 26,772                                | 24,643                                | 25,893                                | 632,297                             |
| <b>Revised Resources</b>                      | <b>61,924</b>                         | <b>104,107</b>                        | <b>155,321</b>                        | <b>128,964</b>                        | <b>46,373</b>                         | <b>29,798</b>                         | <b>29,658</b>                         | <b>26,772</b>                         | <b>24,666</b>                         | <b>25,933</b>                         | <b>633,516</b>                      |

**PERTH AND KINROSS COUNCIL**  
**COMPOSITE CAPITAL PROGRAMME**  
**SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29**

|                                                                                               | Approved Budget<br>11-Sep-19<br>2019/20<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>(£'000) | Revised Budget<br>Report 3<br>2019/20<br>(£'000) | Actuals to<br>31-Dec-19<br>2019/20<br>(£'000) | Projected<br>Outturn<br>2019/20<br>(£'000) | Approved Budget<br>11-Sep-19<br>2020/21<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 3<br>2020/21<br>(£'000) | Approved Budget<br>11-Sep-19<br>2021/22<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 3<br>2021/22<br>(£'000) |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------|--------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| EDUCATION AND CHILDREN'S SERVICES                                                             | 13,569                                             | (2,187)                                                         | 11,382                                           | 2,559                                         | 11,382                                     | 35,673                                             | (7,522)                                                         | 28,151                                           | 59,985                                             | (1,550)                                                         | 58,435                                           |
| HOUSING & ENVIRONMENT                                                                         | 38,784                                             | (1,459)                                                         | 37,325                                           | 22,418                                        | 37,325                                     | 40,121                                             | 300                                                             | 40,421                                           | 45,464                                             | 1,332                                                           | 46,796                                           |
| HEALTH AND SOCIAL CARE                                                                        | 328                                                | 0                                                               | 328                                              | 200                                           | 328                                        | 569                                                | 0                                                               | 569                                              | 370                                                | 0                                                               | 370                                              |
| CORPORATE AND DEMOCRATIC SERVICES                                                             | 1,524                                              | 111                                                             | 1,635                                            | 1,226                                         | 1,635                                      | 13,740                                             | (1,830)                                                         | 11,910                                           | 17,949                                             | (56)                                                            | 17,893                                           |
| <b>TOTAL NET EXPENDITURE</b>                                                                  | <b>54,205</b>                                      | <b>(3,535)</b>                                                  | <b>50,670</b>                                    | <b>26,403</b>                                 | <b>50,670</b>                              | <b>90,103</b>                                      | <b>(9,052)</b>                                                  | <b>81,051</b>                                    | <b>123,768</b>                                     | <b>(274)</b>                                                    | <b>123,494</b>                                   |
| <small>(NET OF GRANTS, REVENUE AND 3RD PARTY CONTRIBUTIONS, AND RING FENCED RECEIPTS)</small> |                                                    |                                                                 |                                                  |                                               |                                            |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |
| GENERAL CAPITAL GRANT                                                                         | (26,775)                                           | 0                                                               | (26,775)                                         | (21,363)                                      | (26,775)                                   | (25,638)                                           | 0                                                               | (25,638)                                         | (17,483)                                           | 0                                                               | (17,483)                                         |
| DEVELOPER CONTRIBUTIONS                                                                       | (2,478)                                            | 0                                                               | (2,478)                                          | 0                                             | (2,478)                                    | (1,810)                                            | 0                                                               | (1,810)                                          | (2,010)                                            | 0                                                               | (2,010)                                          |
| CAPITAL RECEIPTS                                                                              | (1,449)                                            | (208)                                                           | (1,657)                                          | (773)                                         | (1,657)                                    | (1,458)                                            | 110                                                             | (1,348)                                          | (379)                                              | 13                                                              | (366)                                            |
| ANNUAL BORROWING REQUIREMENT                                                                  | <b>23,503</b>                                      | <b>(3,743)</b>                                                  | <b>19,760</b>                                    | <b>4,267</b>                                  | <b>19,760</b>                              | <b>61,197</b>                                      | <b>(8,942)</b>                                                  | <b>52,255</b>                                    | <b>103,896</b>                                     | <b>(261)</b>                                                    | <b>103,635</b>                                   |
| CAPITAL RECEIPTS BROUGHT FORWARD                                                              | (2,577)                                            | 0                                                               | (2,577)                                          | (2,577)                                       | (2,577)                                    | (2,469)                                            | (195)                                                           | (2,664)                                          | (1,750)                                            | (85)                                                            | (1,835)                                          |
| CAPITAL RECEIPTS CARRIED FORWARD                                                              | 2,469                                              | 195                                                             | 2,664                                            | 2,654                                         | 2,664                                      | 1,750                                              | 85                                                              | 1,835                                            | 1,639                                              | 85                                                              | 1,724                                            |
| <b>TOTAL NET BORROWING REQUIREMENT</b>                                                        | <b>23,395</b>                                      | <b>(3,548)</b>                                                  | <b>19,847</b>                                    | <b>4,344</b>                                  | <b>19,847</b>                              | <b>60,478</b>                                      | <b>(9,052)</b>                                                  | <b>51,426</b>                                    | <b>103,785</b>                                     | <b>(261)</b>                                                    | <b>103,524</b>                                   |

**PERTH AND KINROSS COUNCIL  
COMPOSITE CAPITAL PROGRAMME  
SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29**

APPENDIX II

|                                                                                | Approved Budget<br>11-Sep-19<br>2022/23<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 3<br>2022/23<br>(£'000) | Approved Budget<br>11-Sep-19<br>2023/24<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 3<br>2023/24<br>(£'000) | Approved Budget<br>11-Sep-19<br>2024/25<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2024/25<br>(£'000) | Revised Budget<br>Report 3<br>2024/25<br>(£'000) | Approved Budget<br>11-Sep-19<br>2025/26<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2025/26<br>(£'000) | Revised Budget<br>Report 3<br>2025/26<br>(£'000) |
|--------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| EDUCATION AND CHILDREN'S SERVICES                                              | 30,823                                             | 11,259                                                          | 42,082                                           | 12,950                                             | 0                                                               | 12,950                                           | 4,650                                              | 0                                                               | 4,650                                            | 4,650                                              | 0                                                               | 4,650                                            |
| HOUSING & ENVIRONMENT                                                          | 79,397                                             | 0                                                               | 79,397                                           | 29,105                                             | 0                                                               | 29,105                                           | 21,161                                             | 0                                                               | 21,161                                           | 20,485                                             | 0                                                               | 20,485                                           |
| HEALTH AND SOCIAL CARE                                                         | 320                                                | 0                                                               | 320                                              | 320                                                | 0                                                               | 320                                              | 320                                                | 0                                                               | 320                                              | 320                                                | 0                                                               | 320                                              |
| CORPORATE AND DEMOCRATIC SERVICES                                              | 4,984                                              | 1,712                                                           | 6,696                                            | 3,498                                              | 0                                                               | 3,498                                            | 3,167                                              | 0                                                               | 3,167                                            | 3,703                                              | 0                                                               | 3,703                                            |
| <b>TOTAL NET EXPENDITURE</b>                                                   | <b>115,524</b>                                     | <b>12,971</b>                                                   | <b>128,495</b>                                   | <b>45,873</b>                                      | <b>0</b>                                                        | <b>45,873</b>                                    | <b>29,298</b>                                      | <b>0</b>                                                        | <b>29,298</b>                                    | <b>29,158</b>                                      | <b>0</b>                                                        | <b>29,158</b>                                    |
| (NET OF GRANTS, REVENUE AND 3RD PARTY CONTRIBUTIONS, AND RING FENCED RECEIPTS) |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |
| GENERAL CAPITAL GRANT                                                          | (14,452)                                           | 0                                                               | (14,452)                                         | (14,000)                                           | 0                                                               | (14,000)                                         | (14,000)                                           | 0                                                               | (14,000)                                         | (14,000)                                           | 0                                                               | (14,000)                                         |
| DEVELOPER CONTRIBUTIONS                                                        | (2,020)                                            | 0                                                               | (2,020)                                          | (2,100)                                            | 0                                                               | (2,100)                                          | (2,100)                                            | 0                                                               | (2,100)                                          | (2,100)                                            | 0                                                               | (2,100)                                          |
| CAPITAL RECEIPTS                                                               | (1,279)                                            | 0                                                               | (1,279)                                          | (350)                                              | 0                                                               | (350)                                            | (350)                                              | 0                                                               | (350)                                            | (250)                                              | 0                                                               | (250)                                            |
| ANNUAL BORROWING REQUIREMENT                                                   | <b>97,773</b>                                      | <b>12,971</b>                                                   | <b>110,744</b>                                   | <b>29,423</b>                                      | <b>0</b>                                                        | <b>29,423</b>                                    | <b>12,848</b>                                      | <b>0</b>                                                        | <b>12,848</b>                                    | <b>12,808</b>                                      | <b>0</b>                                                        | <b>12,808</b>                                    |
| CAPITAL RECEIPTS BROUGHT FORWARD                                               | (1,639)                                            | (85)                                                            | (1,724)                                          | (2,069)                                            | (85)                                                            | (2,154)                                          | (1,874)                                            | (85)                                                            | (1,959)                                          | (1,974)                                            | (85)                                                            | (2,059)                                          |
| CAPITAL RECEIPTS CARRIED FORWARD                                               | 2,069                                              | 85                                                              | 2,154                                            | 1,874                                              | 85                                                              | 1,959                                            | 1,974                                              | 85                                                              | 2,059                                            | 1,974                                              | 85                                                              | 2,059                                            |
| <b>TOTAL NET BORROWING REQUIREMENT</b>                                         | <b>98,203</b>                                      | <b>12,971</b>                                                   | <b>111,174</b>                                   | <b>29,228</b>                                      | <b>0</b>                                                        | <b>29,228</b>                                    | <b>12,948</b>                                      | <b>0</b>                                                        | <b>12,948</b>                                    | <b>12,808</b>                                      | <b>0</b>                                                        | <b>12,808</b>                                    |

**PERTH AND KINROSS COUNCIL**  
**COMPOSITE CAPITAL PROGRAMME**  
**SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29**

|                                                                                               | Approved Budget<br>11-Sep-19<br>2026/27<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2026/27<br>(£'000) | Revised Budget<br>Report 3<br>2026/27<br>(£'000) | Approved Budget<br>11-Sep-19<br>2027/28<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2027/28<br>(£'000) | Revised Budget<br>Report 3<br>2027/28<br>(£'000) | Approved Budget<br>11-Sep-19<br>2028/29<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2028/29<br>(£'000) | Revised Budget<br>Report 3<br>2028/29<br>(£'000) | Revised Budget<br>Report 3<br>TOTAL<br>(£'000) |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|
| EDUCATION AND CHILDREN'S SERVICES                                                             | 4,650                                              | 0                                                               | 4,650                                            | 4,823                                              | 0                                                               | 4,823                                            | 4,500                                              | 0                                                               | 4,500                                            | 176,273                                        |
| HOUSING & ENVIRONMENT                                                                         | 18,419                                             | 0                                                               | 18,419                                           | 16,216                                             | 0                                                               | 16,216                                           | 18,226                                             | 0                                                               | 18,226                                           | 327,551                                        |
| HEALTH AND SOCIAL CARE                                                                        | 320                                                | 0                                                               | 320                                              | 320                                                | 0                                                               | 320                                              | 320                                                | 0                                                               | 320                                              | 3,507                                          |
| CORPORATE AND DEMOCRATIC SERVICES                                                             | 2,883                                              | 0                                                               | 2,883                                            | 2,784                                              | 23                                                              | 2,807                                            | 2,347                                              | 40                                                              | 2,387                                            | 56,579                                         |
| <b>TOTAL NET EXPENDITURE</b>                                                                  | <b>26,272</b>                                      | <b>0</b>                                                        | <b>26,272</b>                                    | <b>24,143</b>                                      | <b>23</b>                                                       | <b>24,166</b>                                    | <b>25,393</b>                                      | <b>40</b>                                                       | <b>25,433</b>                                    | <b>563,910</b>                                 |
| <small>(NET OF GRANTS, REVENUE AND 3RD PARTY CONTRIBUTIONS, AND RING FENCED RECEIPTS)</small> |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |                                                    |                                                                 |                                                  |                                                |
| GENERAL CAPITAL GRANT                                                                         | (14,000)                                           | 0                                                               | (14,000)                                         | (14,000)                                           | 0                                                               | (14,000)                                         | (14,000)                                           | 0                                                               | (14,000)                                         | (168,348)                                      |
| DEVELOPER CONTRIBUTIONS                                                                       | (2,100)                                            | 0                                                               | (2,100)                                          | (2,100)                                            | 0                                                               | (2,100)                                          | (2,100)                                            | 0                                                               | (2,100)                                          | (20,918)                                       |
| CAPITAL RECEIPTS                                                                              | (250)                                              | 0                                                               | (250)                                            | (250)                                              | 0                                                               | (250)                                            | (250)                                              | 0                                                               | (250)                                            | (6,350)                                        |
| ANNUAL BORROWING REQUIREMENT                                                                  | 9,922                                              | 0                                                               | 9,922                                            | 7,793                                              | 23                                                              | 7,816                                            | 9,043                                              | 40                                                              | 9,083                                            | 368,294                                        |
| CAPITAL RECEIPTS BROUGHT FORWARD                                                              | (1,974)                                            | (85)                                                            | (2,059)                                          | (1,974)                                            | (85)                                                            | (2,059)                                          | (1,974)                                            | (85)                                                            | (2,059)                                          | (2,577)                                        |
| CAPITAL RECEIPTS CARRIED FORWARD                                                              | 1,974                                              | 85                                                              | 2,059                                            | 1,974                                              | 85                                                              | 2,059                                            | 1,974                                              | 85                                                              | 2,059                                            | 2,059                                          |
| <b>TOTAL NET BORROWING REQUIREMENT</b>                                                        | <b>9,922</b>                                       | <b>0</b>                                                        | <b>9,922</b>                                     | <b>7,793</b>                                       | <b>23</b>                                                       | <b>7,816</b>                                     | <b>9,043</b>                                       | <b>40</b>                                                       | <b>9,083</b>                                     | <b>367,776</b>                                 |

|                                                          | Revised Budget<br>Report 2<br>2019/20<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>(£'000) | Revised Budget<br>Report 3<br>2019/20<br>(£'000) | Actual to<br>31-Dec-19<br>2019/20<br>(£'000) | Projected<br>Outturn<br>2019/20<br>(£'000) | Revised Budget<br>Report 2<br>2020/21<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 2<br>2021/22<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 2<br>2022/23<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 2<br>2023/24<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 2<br>2024/25<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2024/25<br>(£'000) | Revised Budget<br>Report 3<br>2024/25<br>(£'000) |
|----------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| <b>EDUCATION AND CHILDREN'S SERVICES</b>                 |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Arts Strategy Phase 1 - Redevelopment of Perth Theatre   | 13                                               |                                                                 | 13                                               |                                              | 13                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| MIS - Procurement & Integration                          | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 49                                               |                                                                 | 49                                               | 55                                               |                                                                 | 55                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Blairgowrie Recreation Centre - Replacement              | 400                                              |                                                                 | 400                                              | 9                                            | 400                                        | 4,000                                            |                                                                 | 4,000                                            | 10,483                                           |                                                                 | 10,483                                           | 183                                              |                                                                 | 183                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Schools Modernisation Programme</b>                   |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Investment in the Learning Estate                        | 400                                              | 63                                                              | 463                                              | 288                                          | 463                                        | 2,714                                            | (63)                                                            | 2,651                                            | 7,814                                            |                                                                 | 7,814                                            | 6,930                                            |                                                                 | 6,930                                            | 4,650                                            |                                                                 | 4,650                                            | 4,650                                            |                                                                 | 4,650                                            |
| Third Party Contribution                                 | (56)                                             |                                                                 | (56)                                             | (56)                                         | (56)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Pitcairn Primary School Upgrade Project                  | 825                                              |                                                                 | 825                                              | 680                                          | 825                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Longforgan Primary School Upgrade Project                | 5,330                                            | (1,330)                                                         | 4,000                                            | 1,684                                        | 4,000                                      | 500                                              | 1,330                                                           | 1,830                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Early Learning & Childcare                               | 1,892                                            |                                                                 | 1,892                                            | 603                                          | 1,892                                      | 986                                              |                                                                 | 986                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Scottish Government Grant                                | (5,600)                                          |                                                                 | (5,600)                                          | (5,600)                                      | (5,600)                                    | (3,800)                                          |                                                                 | (3,800)                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| - Letham Primary School Upgrade Project                  | 3,483                                            | (300)                                                           | 3,183                                            | 2,195                                        | 3,183                                      | 1,474                                            | 300                                                             | 1,774                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| - Oakbank Primary School Upgrade Project                 | 543                                              |                                                                 | 543                                              | 220                                          | 543                                        | 508                                              |                                                                 | 508                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| - St.Ninians Primary School Upgrade Project              | 1,474                                            |                                                                 | 1,474                                            | 1,162                                        | 1,474                                      | 32                                               |                                                                 | 32                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| - Rattray Primary School Upgrade Project                 | 250                                              |                                                                 | 250                                              | 72                                           | 250                                        | 3,000                                            |                                                                 | 3,000                                            | 208                                              |                                                                 | 208                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| - Inchture Primary School Upgrade Project                | 1,149                                            | (250)                                                           | 899                                              | 359                                          | 899                                        | 569                                              | 250                                                             | 819                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Blackford Primary School (Developer Contribution)        | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Kinross Primary School Upgrade Project                   | 175                                              |                                                                 | 175                                              | 100                                          | 175                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Tulloch Primary School Upgrade Project                   | 122                                              |                                                                 | 122                                              | 0                                            | 122                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| North/West Perth - New Primary School                    | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                |                                                                 | 0                                                | 500                                              |                                                                 | 500                                              | 8,500                                            |                                                                 | 8,500                                            | 5,350                                            |                                                                 | 5,350                                            | 0                                                |                                                                 | 0                                                |
| North Muirton/Balhouseie Primary Schools Replacement     | 400                                              |                                                                 | 400                                              | 0                                            | 400                                        | 4,000                                            |                                                                 | 4,000                                            | 10,000                                           |                                                                 | 10,000                                           | 1,600                                            |                                                                 | 1,600                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Technology Upgrades                                      | 481                                              | (270)                                                           | 211                                              | 188                                          | 211                                        | 620                                              | 270                                                             | 890                                              | 675                                              |                                                                 | 675                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth Academy - Refurbishments & Sports Facilities       | 500                                              | 300                                                             | 800                                              | 481                                          | 800                                        | 3,962                                            | (300)                                                           | 3,662                                            | 6,000                                            |                                                                 | 6,000                                            | 3,085                                            |                                                                 | 3,085                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth Grammar School - Upgrade Programme Phase 3         | 144                                              |                                                                 | 144                                              | 87                                           | 144                                        | 3,750                                            |                                                                 | 3,750                                            | 2,700                                            |                                                                 | 2,700                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth High School - Internal Services & Refurbishment    | 103                                              |                                                                 | 103                                              | 56                                           | 103                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth High School - New School Investment                | 1,541                                            | (400)                                                           | 1,141                                            | 31                                           | 1,141                                      | 13,309                                           | (9,309)                                                         | 4,000                                            | 21,550                                           | (1,550)                                                         | 20,000                                           | 10,525                                           | 11,259                                                          | 21,784                                           | 2,950                                            |                                                                 | 2,950                                            | 0                                                |                                                                 | 0                                                |
| <b>TOTAL: EDUCATION AND CHILDREN'S SERVICES</b>          | <b>13,569</b>                                    | <b>(2,187)</b>                                                  | <b>11,382</b>                                    | <b>2,559</b>                                 | <b>11,382</b>                              | <b>35,673</b>                                    | <b>(7,522)</b>                                                  | <b>28,151</b>                                    | <b>59,985</b>                                    | <b>(1,550)</b>                                                  | <b>58,435</b>                                    | <b>30,823</b>                                    | <b>11,259</b>                                                   | <b>42,082</b>                                    | <b>12,950</b>                                    | <b>0</b>                                                        | <b>12,950</b>                                    | <b>4,650</b>                                     | <b>0</b>                                                        | <b>4,650</b>                                     |
| <b>HOUSING &amp; ENVIRONMENT</b>                         |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| <b>Traffic &amp; Road Safety</b>                         |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Road Safety Initiatives (20mph Zones etc..)              | 620                                              |                                                                 | 620                                              | 302                                          | 620                                        | 227                                              |                                                                 | 227                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              |
| Third Party Contribution                                 | (130)                                            |                                                                 | (130)                                            | (90)                                         | (130)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Road Safety Initiatives                                  | 684                                              |                                                                 | 684                                              | 248                                          | 684                                        | 47                                               |                                                                 | 47                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Schools Road Safety Measures                             | 170                                              |                                                                 | 170                                              | 48                                           | 170                                        | 480                                              |                                                                 | 480                                              | 350                                              |                                                                 | 350                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| 20mph Signage Programme                                  | 301                                              | (131)                                                           | 170                                              | 0                                            | 170                                        | 0                                                | 131                                                             | 131                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Cycling Walking & Safer Streets (CWSS)                   | 257                                              |                                                                 | 257                                              | 133                                          | 257                                        | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              |
| Scottish Government Grant - CWSS                         | (247)                                            |                                                                 | (247)                                            |                                              | (247)                                      | (200)                                            |                                                                 | (200)                                            | (200)                                            |                                                                 | (200)                                            | (200)                                            |                                                                 | (200)                                            | (200)                                            |                                                                 | (200)                                            | (200)                                            |                                                                 | (200)                                            |
| Third Party Contribution                                 | (10)                                             |                                                                 | (10)                                             |                                              | (10)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Car Parking Investment                                   | 128                                              |                                                                 | 128                                              | 1                                            | 128                                        | 315                                              |                                                                 | 315                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Revenue Contribution                                     | (84)                                             |                                                                 | (84)                                             |                                              | (84)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Car Parking Investment - Pitlochry                       | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 150                                              |                                                                 | 150                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Strathmore Cycle Network                                 | 100                                              | (88)                                                            | 12                                               | 5                                            | 12                                         | 0                                                | 88                                                              | 88                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                         | <b>1,789</b>                                     | <b>(219)</b>                                                    | <b>1,570</b>                                     | <b>647</b>                                   | <b>1,570</b>                               | <b>1,219</b>                                     | <b>219</b>                                                      | <b>1,438</b>                                     | <b>500</b>                                       | <b>0</b>                                                        | <b>500</b>                                       | <b>150</b>                                       | <b>0</b>                                                        | <b>150</b>                                       | <b>200</b>                                       | <b>0</b>                                                        | <b>200</b>                                       | <b>200</b>                                       | <b>0</b>                                                        | <b>200</b>                                       |
| <b>Asset Management - Roads &amp; Lighting</b>           |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Structural Maintenance                                   | 13,318                                           | (23)                                                            | 13,295                                           | 10,706                                       | 13,295                                     | 9,958                                            |                                                                 | 9,958                                            | 9,958                                            |                                                                 | 9,958                                            | 10,242                                           |                                                                 | 10,242                                           | 10,080                                           |                                                                 | 10,080                                           | 9,700                                            |                                                                 | 9,700                                            |
| Third Party Contribution                                 | (915)                                            |                                                                 | (915)                                            | (127)                                        | (915)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Street Lighting Renewals - Upgrading/Unlit Areas         | 174                                              |                                                                 | 174                                              | 90                                           | 174                                        | 150                                              |                                                                 | 150                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Traffic Signal Renewals - Upgrading                      | 271                                              |                                                                 | 271                                              | 191                                          | 271                                        | 175                                              |                                                                 | 175                                              | 130                                              |                                                                 | 130                                              | 70                                               |                                                                 | 70                                               | 40                                               |                                                                 | 40                                               | 120                                              |                                                                 | 120                                              |
| Unadopted Roads & Footways (Match Funding)               | 15                                               |                                                                 | 15                                               | 0                                            | 15                                         | 62                                               |                                                                 | 62                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contributions                                | (6)                                              |                                                                 | (6)                                              |                                              | (6)                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Footways                                                 | 527                                              |                                                                 | 527                                              | 293                                          | 527                                        | 435                                              |                                                                 | 435                                              | 435                                              |                                                                 | 435                                              | 435                                              |                                                                 | 435                                              | 435                                              |                                                                 | 435                                              | 435                                              |                                                                 | 435                                              |
| Investment in Local Footpaths                            | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 100                                              |                                                                 | 100                                              | 100                                              |                                                                 | 100                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Road Safety Barriers                                     | 56                                               |                                                                 | 56                                               | 0                                            | 56                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution                                 | (18)                                             |                                                                 | (18)                                             |                                              | (18)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Pedestrian Gritters                                      | 31                                               |                                                                 | 31                                               | 0                                            | 31                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                         | <b>13,453</b>                                    | <b>(23)</b>                                                     | <b>13,430</b>                                    | <b>11,153</b>                                | <b>13,430</b>                              | <b>10,880</b>                                    | <b>0</b>                                                        | <b>10,880</b>                                    | <b>10,623</b>                                    | <b>0</b>                                                        | <b>10,623</b>                                    | <b>10,747</b>                                    | <b>0</b>                                                        | <b>10,747</b>                                    | <b>10,555</b>                                    | <b>0</b>                                                        | <b>10,555</b>                                    | <b>10,255</b>                                    | <b>0</b>                                                        | <b>10,255</b>                                    |
| <b>Asset Management - Bridges</b>                        |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Bridge Refurbishment Programme                           | 16                                               |                                                                 | 16                                               | 0                                            | 16                                         | 847                                              |                                                                 | 847                                              | 690                                              |                                                                 | 690                                              | 690                                              |                                                                 | 690                                              | 690                                              |                                                                 | 690                                              | 690                                              |                                                                 | 690                                              |
| West of Fearnan Culvert                                  | 5                                                |                                                                 | 5                                                | 5                                            | 5                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Dalhenzean Culvert                                       | 39                                               |                                                                 | 39                                               | 1                                            | 39                                         | 254                                              |                                                                 | 254                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Dunkeld Golf Course                                      | 228                                              | (176)                                                           | 52                                               | 2                                            | 52                                         | 0                                                | 176                                                             | 176                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Vehicular Bridge Parapets Programme - Assess & Upgrade   | 60                                               |                                                                 | 60                                               | 1                                            | 60                                         | 57                                               |                                                                 | 57                                               | 38                                               |                                                                 | 38                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Old Perth Bridge - Strengthening                         | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 166                                              |                                                                 | 166                                              | 10                                               |                                                                 | 10                                               | 10                                               |                                                                 | 10                                               | 170                                              |                                                                 | 170                                              | 2,219                                            |                                                                 | 2,219                                            |
| Perth Queens Bridge - Strengthening                      | 30                                               |                                                                 | 30                                               | 0                                            | 30                                         | 160                                              |                                                                 | 160                                              | 196                                              |                                                                 | 196                                              | 10                                               |                                                                 | 10                                               | 10                                               |                                                                 | 10                                               | 60                                               |                                                                 | 60                                               |
| <b>Sub-Total</b>                                         | <b>378</b>                                       | <b>(176)</b>                                                    | <b>202</b>                                       | <b>9</b>                                     | <b>202</b>                                 | <b>1,484</b>                                     | <b>176</b>                                                      | <b>1,660</b>                                     | <b>934</b>                                       | <b>0</b>                                                        | <b>934</b>                                       | <b>710</b>                                       | <b>0</b>                                                        | <b>710</b>                                       | <b>870</b>                                       | <b>0</b>                                                        | <b>870</b>                                       | <b>2,969</b>                                     | <b>0</b>                                                        | <b>2,969</b>                                     |
| <b>Improvement Schemes</b>                               |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| A9/A85 Road Junction Improvements                        | 985                                              |                                                                 | 985                                              | 16                                           | 985                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth Transport Futures                                  | 1,443                                            |                                                                 | 1,443                                            | 824                                          | 1,443                                      | 11,075                                           |                                                                 | 11,075                                           | 35,190                                           |                                                                 | 35,190                                           | 57,455                                           |                                                                 | 57,455                                           | 9,000                                            |                                                                 | 9,000                                            | 0                                                |                                                                 | 0                                                |
| Scottish Government Grant                                | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | (11,000)                                         |                                                                 | (11,000)                                         | (29,000)                                         |                                                                 | (29,000)                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| A977 Upgrades                                            | 184                                              |                                                                 | 184                                              | 41                                           | 184                                        | 87                                               |                                                                 | 87                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Brioch Road, Crieff - Road Realignment & Safety Measures | 397                                              | (35)                                                            | 362                                              | 363                                          | 362                                        | 0                                                | 35                                                              | 35                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution (Developers)                    | (195)                                            |                                                                 | (195)                                            |                                              | (195)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                         | <b>2,814</b>                                     | <b>(35)</b>                                                     | <b>2,779</b>                                     | <b>1,244</b>                                 | <b>2,779</b>                               | <b>162</b>                                       | <b>35</b>                                                       | <b>197</b>                                       | <b>6,190</b>                                     | <b>0</b>                                                        | <b>6,190</b>                                     | <b>57,455</b>                                    | <b>0</b>                                                        | <b>57,455</b>                                    | <b>9,000</b>                                     | <b>0</b>                                                        | <b>9,000</b>                                     | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |

|                                                                     | Revised Budget<br>Report 2<br>2019/20<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>(£'000) | Revised Budget<br>Report 3<br>2019/20<br>(£'000) | Actual to<br>31-Dec-19<br>2019/20<br>(£'000) | Projected<br>Outturn<br>2019/20<br>(£'000) | Revised Budget<br>Report 2<br>2020/21<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 2<br>2021/22<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 2<br>2022/23<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 2<br>2023/24<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 2<br>2024/25<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2024/25<br>(£'000) | Revised Budget<br>Report 3<br>2024/25<br>(£'000) |
|---------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| <b>Rural Flood Mitigation Schemes</b>                               |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Almondbank Flood Protection Scheme                                  | 95                                               |                                                                 | 95                                               | 95                                           | 95                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Comrie Flood Prevention Scheme                                      | 941                                              |                                                                 | 941                                              | 69                                           | 941                                        | 11,611                                           |                                                                 | 11,611                                           | 12,008                                           |                                                                 | 12,008                                           | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Milnathort Flood Prevention Scheme                                  | 161                                              |                                                                 | 161                                              | 43                                           | 161                                        | 705                                              |                                                                 | 705                                              | 939                                              |                                                                 | 939                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| South Kinross Flood Prevention                                      | 279                                              |                                                                 | 279                                              | 70                                           | 279                                        | 188                                              |                                                                 | 188                                              | 1,888                                            |                                                                 | 1,888                                            | 965                                              |                                                                 | 965                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Scone Flood Prevention                                              | 159                                              |                                                                 | 159                                              |                                              | 159                                        | 524                                              |                                                                 | 524                                              | 30                                               |                                                                 | 30                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                    | <b>1,635</b>                                     | <b>0</b>                                                        | <b>1,635</b>                                     | <b>277</b>                                   | <b>1,635</b>                               | <b>13,028</b>                                    | <b>0</b>                                                        | <b>13,028</b>                                    | <b>14,865</b>                                    | <b>0</b>                                                        | <b>14,865</b>                                    | <b>965</b>                                       | <b>0</b>                                                        | <b>965</b>                                       | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>Rural Initiatives</b>                                            |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Conservation of Built Heritage                                      | 1,004                                            |                                                                 | 1,004                                            | 686                                          | 1,004                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution                                            | (100)                                            |                                                                 | (100)                                            |                                              | (100)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                    | <b>904</b>                                       | <b>0</b>                                                        | <b>904</b>                                       | <b>686</b>                                   | <b>904</b>                                 | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>Perth &amp; Kinross Place-making</b>                             |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Mill Street Environmental Improvements                              | 127                                              |                                                                 | 127                                              |                                              | 127                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| St Paul's Church                                                    | 1,663                                            |                                                                 | 1,663                                            | 976                                          | 1,663                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth City Centre Golden Route (Rail Station)                       | 497                                              | (497)                                                           | 0                                                | 6                                            | 0                                          | 0                                                |                                                                 | 0                                                | 0                                                | 497                                                             | 497                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Green Network Routes                                                | 115                                              | (115)                                                           | 0                                                | 0                                            | 0                                          | 0                                                |                                                                 | 0                                                | 0                                                | 115                                                             | 115                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| City Greening                                                       | 87                                               |                                                                 | 87                                               | 86                                           | 87                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Tay Street, Perth                                                   | 170                                              | (170)                                                           | 0                                                | 0                                            | 0                                          | 500                                              | 170                                                             | 670                                              | 1,200                                            |                                                                 | 1,200                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Mill St, Perth (Phase 3) - Shared Space at Bus Station              | 50                                               | (50)                                                            | 0                                                | 0                                            | 0                                          | 550                                              | (550)                                                           | 0                                                | 0                                                | 600                                                             | 600                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| South Street, Perth - Transport Hub                                 | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                |                                                                 | 0                                                | 200                                              |                                                                 | 200                                              | 740                                              |                                                                 | 740                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth & Kinross Lighting Action Plan                                | 1,089                                            | (294)                                                           | 795                                              | 553                                          | 795                                        | 1,030                                            | 174                                                             | 1,204                                            | 1,077                                            | 120                                                             | 1,197                                            | 673                                              |                                                                 | 673                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                    | <b>3,798</b>                                     | <b>(1,126)</b>                                                  | <b>2,672</b>                                     | <b>1,621</b>                                 | <b>2,672</b>                               | <b>2,080</b>                                     | <b>(206)</b>                                                    | <b>1,874</b>                                     | <b>2,477</b>                                     | <b>1,332</b>                                                    | <b>3,809</b>                                     | <b>1,413</b>                                     | <b>0</b>                                                        | <b>1,413</b>                                     | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>Other Planning Projects</b>                                      |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Creative Exchange (former St. John's Primary School)                | 1,997                                            |                                                                 | 1,997                                            | 1,723                                        | 1,997                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution                                            | (182)                                            |                                                                 | (182)                                            |                                              | (182)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Town Centre - Regeneration & Economic Improvements                  | 1,983                                            |                                                                 | 1,983                                            |                                              | 1,983                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Scottish Government Grant                                           | (1,983)                                          |                                                                 | (1,983)                                          |                                              | (1,983)                                    | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Low Carbon Transport & Active Travel Hub - Broxden EV Charge        | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                | 1,060                                                           | 1,060                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution - ERDF                                     | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                | (424)                                                           | (424)                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution - Tay Cities Deal                          | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                | (636)                                                           | (636)                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                    | <b>1,815</b>                                     | <b>0</b>                                                        | <b>1,815</b>                                     | <b>1,723</b>                                 | <b>1,815</b>                               | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>Community Greenspace</b>                                         |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Play Areas - Improvements Implementation Strategy                   | 656                                              | (48)                                                            | 608                                              | 311                                          | 608                                        | 150                                              | 48                                                              | 198                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              |
| Third Party Contribution                                            | (44)                                             |                                                                 | (44)                                             |                                              | (44)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| 3G Pitch, Blairgowrie                                               | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 500                                              | 500                                              |                                                                 | 500                                              | 0                                                |                                                                 | 0                                                |
| Countryside Sites                                                   | 10                                               |                                                                 | 10                                               | 10                                           | 10                                         | 151                                              |                                                                 | 151                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Community Greenspace Sites                                          | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 361                                              | (36)                                                            | 325                                              | 361                                              |                                                                 | 361                                              | 361                                              |                                                                 | 361                                              | 361                                              |                                                                 | 361                                              | 361                                              |                                                                 | 361                                              |
| Small Parks                                                         | 18                                               | 36                                                              | 54                                               | 40                                           | 54                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Community Greenspace Bridges                                        | 2                                                |                                                                 | 2                                                | 19                                           | 2                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Core Path Implementation                                            | 26                                               | (14)                                                            | 12                                               | 13                                           | 12                                         | 0                                                | 14                                                              | 14                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Pitlochry Recreation Park                                           | 2                                                |                                                                 | 2                                                | 2                                            | 2                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution                                            | (1)                                              |                                                                 | (1)                                              |                                              | (1)                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Alyth Environmental Improvements                                    | 106                                              |                                                                 | 106                                              | 7                                            | 106                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contributions                                           | (1)                                              |                                                                 | (1)                                              |                                              | (1)                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Air Quality Improvements                                            | 0                                                |                                                                 | 0                                                | 0                                            | 0                                          | 100                                              |                                                                 | 100                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Premier Parks                                                       | 48                                               |                                                                 | 48                                               | 9                                            | 48                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| The Knock                                                           | 1                                                |                                                                 | 1                                                | 1                                            | 1                                          | 84                                               |                                                                 | 84                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Kinnoull Hill                                                       | 1                                                |                                                                 | 1                                                | 1                                            | 1                                          | 104                                              |                                                                 | 104                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Countryside Access                                                  | 2                                                |                                                                 | 2                                                | 2                                            | 2                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Cemetery Extensions                                                 | 184                                              | (50)                                                            | 134                                              | 6                                            | 134                                        | 179                                              | 50                                                              | 229                                              | 100                                              |                                                                 | 100                                              | 100                                              |                                                                 | 100                                              | 100                                              |                                                                 | 100                                              | 100                                              |                                                                 | 100                                              |
| <b>Sub-Total</b>                                                    | <b>1,010</b>                                     | <b>(76)</b>                                                     | <b>934</b>                                       | <b>407</b>                                   | <b>934</b>                                 | <b>1,129</b>                                     | <b>76</b>                                                       | <b>1,205</b>                                     | <b>611</b>                                       | <b>0</b>                                                        | <b>611</b>                                       | <b>611</b>                                       | <b>0</b>                                                        | <b>611</b>                                       | <b>1,111</b>                                     | <b>0</b>                                                        | <b>1,111</b>                                     | <b>611</b>                                       | <b>0</b>                                                        | <b>611</b>                                       |
| <b>Support Services</b>                                             |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| <b>PC Replacement &amp; IT Upgrades</b>                             |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Hardware                                                            | 26                                               |                                                                 | 26                                               | 10                                           | 26                                         | 20                                               |                                                                 | 20                                               | 20                                               |                                                                 | 20                                               | 20                                               |                                                                 | 20                                               | 20                                               |                                                                 | 20                                               | 20                                               |                                                                 | 20                                               |
| Licenses                                                            | 238                                              |                                                                 | 238                                              | 97                                           | 238                                        | 30                                               |                                                                 | 30                                               | 30                                               |                                                                 | 30                                               | 32                                               |                                                                 | 32                                               | 120                                              |                                                                 | 120                                              | 120                                              |                                                                 | 120                                              |
| Corporate Programme Management System                               | 0                                                | 23                                                              | 23                                               | 5                                            | 23                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                    | <b>264</b>                                       | <b>23</b>                                                       | <b>287</b>                                       | <b>112</b>                                   | <b>287</b>                                 | <b>50</b>                                        | <b>0</b>                                                        | <b>50</b>                                        | <b>50</b>                                        | <b>0</b>                                                        | <b>50</b>                                        | <b>52</b>                                        | <b>0</b>                                                        | <b>52</b>                                        | <b>140</b>                                       | <b>0</b>                                                        | <b>140</b>                                       | <b>140</b>                                       | <b>0</b>                                                        | <b>140</b>                                       |
| <b>Property Services</b>                                            |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| DDA Adaptation & Alteration Works Programme                         | 328                                              |                                                                 | 328                                              | 67                                           | 328                                        | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              |
| Property Compliance Works Programme                                 | 616                                              |                                                                 | 616                                              | 324                                          | 616                                        | 680                                              |                                                                 | 680                                              | 680                                              |                                                                 | 680                                              | 692                                              |                                                                 | 692                                              | 650                                              |                                                                 | 650                                              | 650                                              |                                                                 | 650                                              |
| Capital Improvement Projects Programme                              | 2,647                                            |                                                                 | 2,647                                            | 1,520                                        | 2,647                                      | 2,000                                            |                                                                 | 2,000                                            | 1,900                                            |                                                                 | 1,900                                            | 1,900                                            |                                                                 | 1,900                                            | 1,900                                            |                                                                 | 1,900                                            | 1,900                                            |                                                                 | 1,900                                            |
| Fire Audit Works - Robert Douglas Memorial school                   | 38                                               |                                                                 | 38                                               |                                              | 38                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Pitlochry High School - Upgrade Programme                           | 1,343                                            |                                                                 | 1,343                                            | 924                                          | 1,343                                      | 400                                              |                                                                 | 400                                              | 400                                              |                                                                 | 400                                              | 401                                              |                                                                 | 401                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Salix Energy Efficiency Programme                                   | 39                                               |                                                                 | 39                                               | 42                                           | 39                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution (Salix)                                    | (12)                                             |                                                                 | (12)                                             |                                              | (12)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Revenue Contribution (CEEF)                                         | (27)                                             |                                                                 | (27)                                             | (27)                                         | (27)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub Total</b>                                                    | <b>4,972</b>                                     | <b>0</b>                                                        | <b>4,972</b>                                     | <b>2,850</b>                                 | <b>4,972</b>                               | <b>3,280</b>                                     | <b>0</b>                                                        | <b>3,280</b>                                     | <b>3,180</b>                                     | <b>0</b>                                                        | <b>3,180</b>                                     | <b>3,193</b>                                     | <b>0</b>                                                        | <b>3,193</b>                                     | <b>2,750</b>                                     | <b>0</b>                                                        | <b>2,750</b>                                     | <b>2,750</b>                                     | <b>0</b>                                                        | <b>2,750</b>                                     |
| <b>Commercial Property Investment Programme</b>                     |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| North Muirton Industrial Estate - Site Servicing & Provision of Uni | 189                                              |                                                                 | 189                                              | 11                                           | 189                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Western Edge, Kinross - Site Servicing                              | 37                                               |                                                                 | 37                                               | 15                                           | 37                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Additional Infrastructure Investment - Broxden                      |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |

|                                                                                | Revised Budget<br>Report 2<br>2019/20<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>(£'000) | Revised Budget<br>Report 3<br>2019/20<br>(£'000) | Actual to<br>31-Dec-19<br>2019/20<br>(£'000) | Projected<br>Outturn<br>2019/20<br>(£'000) | Revised Budget<br>Report 2<br>2020/21<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 3<br>2020/21<br>(£'000) | Revised Budget<br>Report 2<br>2021/22<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 3<br>2021/22<br>(£'000) | Revised Budget<br>Report 2<br>2022/23<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 3<br>2022/23<br>(£'000) | Revised Budget<br>Report 2<br>2023/24<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 3<br>2023/24<br>(£'000) | Revised Budget<br>Report 2<br>2024/25<br>(£'000) | Proposed Budget<br>Adjustment<br>Report 3<br>2024/25<br>(£'000) | Revised Budget<br>Report 3<br>2024/25<br>(£'000) |
|--------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|----------------------------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| <b>Creative Industries Land/Advance Units</b>                                  | 250                                              |                                                                 | 250                                              | 250                                          | 250                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Rural Business Units Programme                                                 | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 664                                              |                                                                 | 664                                              | 295                                              |                                                                 | 295                                              | 295                                              |                                                                 | 295                                              | 295                                              |                                                                 | 295                                              | 0                                                |                                                                 | 0                                                |
| Eco-Hub Manufacturing Facility                                                 | 400                                              |                                                                 | 400                                              |                                              | 400                                        | 1,023                                            |                                                                 | 1,023                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub-Total</b>                                                               | <b>922</b>                                       | <b>0</b>                                                        | <b>922</b>                                       | <b>276</b>                                   | <b>922</b>                                 | <b>1,687</b>                                     | <b>0</b>                                                        | <b>1,687</b>                                     | <b>295</b>                                       | <b>0</b>                                                        | <b>295</b>                                       | <b>295</b>                                       | <b>0</b>                                                        | <b>295</b>                                       | <b>295</b>                                       | <b>0</b>                                                        | <b>295</b>                                       | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>Prudential Borrowing Projects</b>                                           |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Wheeled Bin Replacement Programme - Domestic Bins                              | 193                                              |                                                                 | 193                                              | 113                                          | 193                                        | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              | 200                                              |                                                                 | 200                                              |
| Wheeled Bin Replacement Programme - Commercial Bins                            | 15                                               |                                                                 | 15                                               | 16                                           | 15                                         | 12                                               |                                                                 | 12                                               | 12                                               |                                                                 | 12                                               | 18                                               |                                                                 | 18                                               | 20                                               |                                                                 | 20                                               | 20                                               |                                                                 | 20                                               |
| Recycling Containers, Oil Banks & Battery Banks Replacement P                  | 79                                               | 3                                                               | 82                                               | 89                                           | 82                                         | 42                                               |                                                                 | 42                                               | 46                                               |                                                                 | 46                                               | 62                                               |                                                                 | 62                                               | 65                                               |                                                                 | 65                                               | 65                                               |                                                                 | 65                                               |
| Capital Receipts - Disposals                                                   | 0                                                | (3)                                                             | (3)                                              | (7)                                          | (3)                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Litter Bins                                                                    | 16                                               |                                                                 | 16                                               | 11                                           | 16                                         | 11                                               |                                                                 | 11                                               | 11                                               |                                                                 | 11                                               | 25                                               |                                                                 | 25                                               | 25                                               |                                                                 | 25                                               | 50                                               |                                                                 | 50                                               |
| Smart Cities - Smart Waste                                                     | 229                                              | (35)                                                            | 194                                              | 17                                           | 194                                        | 151                                              |                                                                 | 151                                              | 103                                              |                                                                 | 103                                              | 21                                               |                                                                 | 21                                               | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution (ERDF)                                                | (91)                                             | 17                                                              | (74)                                             | (60)                                         | (74)                                       | (60)                                             |                                                                 | (60)                                             | (41)                                             |                                                                 | (41)                                             | (9)                                              |                                                                 | (9)                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Waste Equipment                                                                | 0                                                | 191                                                             | 191                                              |                                              | 191                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Vehicle Replacement Programme                                                  | 3,243                                            |                                                                 | 3,243                                            | 683                                          | 3,243                                      | 2,850                                            |                                                                 | 2,850                                            | 2,862                                            |                                                                 | 2,862                                            | 2,601                                            |                                                                 | 2,601                                            | 3,000                                            |                                                                 | 3,000                                            | 3,000                                            |                                                                 | 3,000                                            |
| Capital Receipts - Vehicle Disposals                                           | (324)                                            |                                                                 | (324)                                            | (166)                                        | (324)                                      | (285)                                            |                                                                 | (285)                                            | (286)                                            |                                                                 | (286)                                            | (260)                                            |                                                                 | (260)                                            | (300)                                            |                                                                 | (300)                                            | (300)                                            |                                                                 | (300)                                            |
| Energy Conservation & Carbon Reduction Programme                               | 150                                              |                                                                 | 150                                              | 107                                          | 150                                        | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              | 150                                              |                                                                 | 150                                              |
| Crematorium - Memorial Garden Enhancement                                      | 25                                               |                                                                 | 25                                               | 12                                           | 25                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Crematorium - Abatement Works                                                  | 41                                               |                                                                 | 41                                               |                                              | 41                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Street Lighting Renewal - LED & Column Replacement                             | 847                                              |                                                                 | 847                                              | 433                                          | 847                                        | 774                                              |                                                                 | 774                                              | 971                                              |                                                                 | 971                                              | 998                                              |                                                                 | 998                                              | 1,024                                            |                                                                 | 1,024                                            | 1,051                                            |                                                                 | 1,051                                            |
| Smart Cities - Intelligent Street Lighting                                     | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution (CIF)                                                 | (13)                                             |                                                                 | (13)                                             | (72)                                         | (13)                                       | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth Harbour - Dredging                                                       | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 0                                                |                                                                 | 0                                                | 711                                              |                                                                 | 711                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Almondbank Flood Mitigation                                                    | 600                                              |                                                                 | 600                                              | 177                                          | 600                                        | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Land Purchase & Development                                                    | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 1,000                                            |                                                                 | 1,000                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Technology & Innovation Incubator Units                                        | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 0                                                |                                                                 | 0                                                | 1,000                                            |                                                                 | 1,000                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub Total</b>                                                               | <b>5,010</b>                                     | <b>173</b>                                                      | <b>5,183</b>                                     | <b>1,413</b>                                 | <b>5,183</b>                               | <b>4,845</b>                                     | <b>0</b>                                                        | <b>4,845</b>                                     | <b>5,739</b>                                     | <b>0</b>                                                        | <b>5,739</b>                                     | <b>3,806</b>                                     | <b>0</b>                                                        | <b>3,806</b>                                     | <b>4,184</b>                                     | <b>0</b>                                                        | <b>4,184</b>                                     | <b>4,236</b>                                     | <b>0</b>                                                        | <b>4,236</b>                                     |
| <b>Housing Projects</b>                                                        |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Gypsy Travellers Site Improvement Works                                        | 20                                               |                                                                 | 20                                               |                                              | 20                                         | 277                                              |                                                                 | 277                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Sub Total</b>                                                               | <b>20</b>                                        | <b>0</b>                                                        | <b>20</b>                                        | <b>0</b>                                     | <b>20</b>                                  | <b>277</b>                                       | <b>0</b>                                                        | <b>277</b>                                       | <b>0</b>                                         | <b>0</b>                                                        | <b>0</b>                                         |
| <b>TOTAL: HOUSING &amp; ENVIRONMENT</b>                                        | <b>38,784</b>                                    | <b>(1,459)</b>                                                  | <b>37,325</b>                                    | <b>22,418</b>                                | <b>37,325</b>                              | <b>40,121</b>                                    | <b>300</b>                                                      | <b>40,421</b>                                    | <b>45,464</b>                                    | <b>1,332</b>                                                    | <b>46,796</b>                                    | <b>79,397</b>                                    | <b>0</b>                                                        | <b>79,397</b>                                    | <b>29,105</b>                                    | <b>0</b>                                                        | <b>29,105</b>                                    | <b>21,161</b>                                    | <b>0</b>                                                        | <b>21,161</b>                                    |
| <b>Health &amp; Social Care</b>                                                |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Occupational Therapy Equipment                                                 | 250                                              | (29)                                                            | 221                                              | 154                                          | 221                                        | 250                                              |                                                                 | 250                                              | 250                                              |                                                                 | 250                                              | 250                                              |                                                                 | 250                                              | 250                                              |                                                                 | 250                                              | 250                                              |                                                                 | 250                                              |
| Moving & Handling Office Refurbishment                                         | 0                                                | 29                                                              | 29                                               |                                              | 29                                         | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Software Licences                                                              | 76                                               |                                                                 | 76                                               | 46                                           | 76                                         | 90                                               |                                                                 | 90                                               | 120                                              |                                                                 | 120                                              | 70                                               |                                                                 | 70                                               | 70                                               |                                                                 | 70                                               | 70                                               |                                                                 | 70                                               |
| Developing Supported Tenancies                                                 | 0                                                |                                                                 | 0                                                |                                              | 0                                          | 229                                              |                                                                 | 229                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Refurbish & Extend Lewis Place Day Care Centre for Older Peop                  | 2                                                |                                                                 | 2                                                |                                              | 2                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>TOTAL: HEALTH &amp; SOCIAL CARE</b>                                         | <b>328</b>                                       | <b>0</b>                                                        | <b>328</b>                                       | <b>200</b>                                   | <b>328</b>                                 | <b>569</b>                                       | <b>0</b>                                                        | <b>569</b>                                       | <b>370</b>                                       | <b>0</b>                                                        | <b>370</b>                                       | <b>320</b>                                       | <b>0</b>                                                        | <b>320</b>                                       | <b>320</b>                                       | <b>0</b>                                                        | <b>320</b>                                       | <b>320</b>                                       | <b>0</b>                                                        | <b>320</b>                                       |
| <b>CORPORATE AND DEMOCRATIC SERVICES</b>                                       |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| <b>City Centre Developments - Cultural Attractions</b>                         |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Perth City Hall                                                                | 2,100                                            | (1,705)                                                         | 395                                              | 280                                          | 395                                        | 8,700                                            | (2,049)                                                         | 6,651                                            | 10,100                                           | 2,169                                                           | 12,269                                           | 395                                              | 1,585                                                           | 1,980                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Revenue Contribution                                                           | (180)                                            |                                                                 | (180)                                            |                                              | (180)                                      | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Perth Museum & Art Gallery (PMAG)                                              | 50                                               |                                                                 | 50                                               | 31                                           | 50                                         | 182                                              |                                                                 | 182                                              | 2,614                                            |                                                                 | 2,614                                            | 504                                              |                                                                 | 504                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Collections Centre                                                             | 41                                               |                                                                 | 41                                               | 6                                            | 41                                         | 5,939                                            |                                                                 | 5,939                                            | 500                                              |                                                                 | 500                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Third Party Contribution (Tay Cities Deal)                                     | (5,000)                                          | 3,951                                                           | (1,049)                                          |                                              | (1,049)                                    | (5,000)                                          | (1,651)                                                         | (6,651)                                          | 0                                                | (2,300)                                                         | (2,300)                                          | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Community Planning</b>                                                      |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| Letham Wellbeing Hub                                                           | 1,236                                            | (1,200)                                                         | 36                                               |                                              | 36                                         | 0                                                | 1,200                                                           | 1,200                                            | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Information Systems &amp; Technology</b>                                    |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| ICT Infrastructure & Replacement and Upgrade Programme                         | 1,439                                            | (89)                                                            | 1,350                                            | 354                                          | 1,350                                      | 2,370                                            | 89                                                              | 2,459                                            | 2,639                                            |                                                                 | 2,639                                            | 3,284                                            |                                                                 | 3,284                                            | 3,428                                            |                                                                 | 3,428                                            | 2,903                                            |                                                                 | 2,903                                            |
| School Audio-Visual (AV) Equipment Replacement Programme                       | 1,358                                            | (700)                                                           | 658                                              | 359                                          | 658                                        | 849                                              | 700                                                             | 1,549                                            | 520                                              |                                                                 | 520                                              | 495                                              |                                                                 | 495                                              | 30                                               |                                                                 | 30                                               | 224                                              |                                                                 | 224                                              |
| Swift Social Work System Replacement                                           | 294                                              |                                                                 | 294                                              | 159                                          | 294                                        | 604                                              | (202)                                                           | 402                                              | 1,536                                            | 75                                                              | 1,611                                            | 266                                              | 127                                                             | 393                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| Council Contact Centre                                                         | 186                                              | (146)                                                           | 40                                               | 37                                           | 40                                         | 96                                               | 83                                                              | 179                                              | 40                                               |                                                                 | 40                                               | 40                                               |                                                                 | 40                                               | 40                                               |                                                                 | 40                                               | 40                                               |                                                                 | 40                                               |
| <b>TOTAL: CORPORATE AND DEMOCRATIC SERVICES</b>                                | <b>1,524</b>                                     | <b>111</b>                                                      | <b>1,635</b>                                     | <b>1,226</b>                                 | <b>1,635</b>                               | <b>13,740</b>                                    | <b>(1,830)</b>                                                  | <b>11,910</b>                                    | <b>17,949</b>                                    | <b>(56)</b>                                                     | <b>17,893</b>                                    | <b>4,984</b>                                     | <b>1,712</b>                                                    | <b>6,696</b>                                     | <b>3,498</b>                                     | <b>0</b>                                                        | <b>3,498</b>                                     | <b>3,167</b>                                     | <b>0</b>                                                        | <b>3,167</b>                                     |
| <b>TOTAL COMPOSITE NET EXPENDITURE</b>                                         | <b>54,205</b>                                    | <b>(3,535)</b>                                                  | <b>50,670</b>                                    | <b>26,403</b>                                | <b>50,670</b>                              | <b>90,103</b>                                    | <b>(9,052)</b>                                                  | <b>81,051</b>                                    | <b>123,768</b>                                   | <b>(274)</b>                                                    | <b>123,494</b>                                   | <b>115,524</b>                                   | <b>12,971</b>                                                   | <b>128,495</b>                                   | <b>45,873</b>                                    | <b>0</b>                                                        | <b>45,873</b>                                    | <b>29,298</b>                                    | <b>0</b>                                                        | <b>29,298</b>                                    |
| (NET OF GRANTS, REVENUE AND 3RD PARTY CONTRIBUTIONS, AND RING FENCED RECEIPTS) |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| <b>CAPITAL RECEIPTS</b>                                                        |                                                  |                                                                 |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |
| General Capital Grant - Scottish Government                                    | (26,775)                                         |                                                                 | (26,775)                                         | (21,363)                                     | (26,775)                                   | (25,638)                                         |                                                                 | (25,638)                                         | (17,483)                                         |                                                                 | (17,483)                                         | (14,452)                                         |                                                                 | (14,452)                                         | (14,000)                                         |                                                                 | (14,000)                                         | (14,000)                                         |                                                                 | (14,000)                                         |
| Developer Contributions                                                        | (2,478)                                          |                                                                 | (2,478)                                          |                                              | (2,478)                                    | (1,810)                                          |                                                                 | (1,810)                                          | (2,010)                                          |                                                                 | (2,010)                                          | (2,020)                                          |                                                                 | (2,020)                                          | (2,100)                                          |                                                                 | (2,100)                                          | (2,100)                                          |                                                                 | (2,100)                                          |
| General Fund - Capital Receipts/Disposal                                       | (627)                                            | (13)                                                            | (640)                                            | (418)                                        | (640)                                      | (487)                                            | 0                                                               | (487)                                            | (191)                                            | 13                                                              | (178)                                            | (550)                                            |                                                                 | (550)                                            | (250)                                            |                                                                 | (250)                                            | (250)                                            | 0                                                               | (250)                                            |
| Commercial Property - Capital Receipts/Disposal                                | (814)                                            | (195)                                                           | (1,009)                                          | (353)                                        | (1,009)                                    | (968)                                            | 110                                                             | (858)                                            | (184)                                            | 0                                                               | (184)                                            | (725)                                            |                                                                 | (725)                                            | (100)                                            |                                                                 | (100)                                            | (100)                                            | 0                                                               | (100)                                            |
| General Fund Housing Receipts                                                  | (8)                                              | 0                                                               | (8)                                              | (2)                                          | (8)                                        | (3)                                              |                                                                 | (3)                                              | (4)                                              |                                                                 | (4)                                              | (4)                                              |                                                                 | (4)                                              | 0                                                |                                                                 | 0                                                | 0                                                |                                                                 | 0                                                |
| <b>Total: Capital Receipts</b>                                                 | <b>(30,702)</b>                                  | <b>(208)</b>                                                    | <b>(30,910)</b>                                  | <b>(22,136)</b>                              | <b>(30,910)</b>                            | <b>(28,906)</b>                                  | <b>110</b>                                                      | <b>(28,796)</b>                                  | <b>(19,872)</b>                                  | <b>13</b>                                                       | <b>(19,859)</b>                                  | <b>(17,751)</b>                                  | <b>0</b>                                                        | <b>(17,751)</b>                                  | <b>(16,450)</b>                                  | <b>0</b>                                                        | <b>(16,450)</b>                                  | <b>(16,450)</b>                                  | <b>0</b>                                                        | <b>(16,450)</b>                                  |
| <b>Annual Composite Borrowing Requirement</b>                                  | <b>23,503</b>                                    | <b>(3,743)</b>                                                  | <b>19,760</b>                                    | <b>4,267</b>                                 | <b>19,760</b>                              | <b>61,197</b>                                    | <b>(8,942)</b>                                                  | <b>52,255</b>                                    | <b>103,896</b>                                   | <b>(261)</b>                                                    | <b>103,635</b>                                   | <b>97,773</b>                                    | <b>12,971</b>                                                   | <b>110,744</b>                                   | <b>29,423</b>                                    | <b>0</b>                                                        | <b>29,423</b>                                    | <b>12,848</b>                                    | <b>0</b>                                                        | <b>12,848</b>                                    |
| <b>CAPITAL RECEIPTS BROUGHT FORWARD</b>                                        | <b>(2,577)</b>                                   | <b>0</b>                                                        | <b>(2,577)</b>                                   | <b>(2,577)</b>                               | <b>(2,577)</b>                             | <b>(2,469)</b>                                   | <b>(195)</b>                                                    | <b>(2,664)</b>                                   | <b>(1,750)</b>                                   | <b>(85)</b>                                                     | <b>(1,835)</b>                                   | <b>(1,639)</b>                                   | <b>(85)</b>                                                     | <b>(1,724)</b>                                   | <b>(2,069)</b>                                   | <b>(85)</b>                                                     | <b>(2,154)</b>                                   | <b>(1,874)</b>                                   | <b>(85)</b>                                                     | <b>(1,959)</b>                                   |
| <b>CAPITAL RECEIPTS CARRIED FORWARD</b>                                        | <b>2,469</b>                                     | <b>195</b>                                                      |                                                  |                                              |                                            |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |                                                  |                                                                 |                                                  |

PERTH AND KINROSS COUNCIL  
COMPOSITE CAPITAL PROGRAMME  
SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29

|                                                          | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget |
|----------------------------------------------------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|
|                                                          | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 3       |
|                                                          | 2025/26        | 2025/26                    | 2025/26        | 2026/27        | 2026/27                    | 2026/27        | 2027/28        | 2027/28                    | 2027/28        | 2028/29        | 2028/29                    | 2028/29        | TOTAL          |
|                                                          | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        |
| <b>EDUCATION AND CHILDREN'S SERVICES</b>                 |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Arts Strategy Phase 1 - Redevelopment of Perth Theatre   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 13             |
| MIS - Procurement & Integration                          | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 104            |
| Blairgowrie Recreation Centre - Replacement              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 15,066         |
| <b>Schools Modernisation Programme</b>                   |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Investment in the Learning Estate                        | 4,650          |                            | 4,650          | 4,650          |                            | 4,650          | 4,650          |                            | 4,650          | 4,500          |                            | 4,500          | 45,608         |
| Third Party Contribution                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (56)           |
| Pitcairn Primary School Upgrade Project                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 825            |
| Longforgan Primary School Upgrade Project                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 5,830          |
| Early Learning & Childcare                               | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2,878          |
| Scottish Government Grant                                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (9,400)        |
| - Letham Primary School Upgrade Project                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 4,957          |
| - Oakbank Primary School Upgrade Project                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,051          |
| - St.Ninians Primary School Upgrade Project              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,506          |
| - Rattray Primary School Upgrade Project                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 3,458          |
| - Inchture Primary School Upgrade Project                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,718          |
| Blackford Primary School (Developer Contribution)        | 0              |                            | 0              | 0              |                            | 0              | 173            |                            | 173            | 0              |                            | 0              | 173            |
| Kinross Primary School Upgrade Project                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 175            |
| Tulloch Primary School Upgrade Project                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 122            |
| North/West Perth - New Primary School                    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 14,350         |
| North Muirton/Balhouseie Primary Schools Replacement     | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 16,000         |
| Technology Upgrades                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,776          |
| Perth Academy - Refurbishments & Sports Facilities       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 13,547         |
| Perth Grammar School - Upgrade Programme Phase 3         | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 6,594          |
| Perth High School - Internal Services & Refurbishment    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 103            |
| Perth High School - New School Investment                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 49,875         |
| <b>TOTAL: EDUCATION AND CHILDREN'S SERVICES</b>          | <b>4,650</b>   | <b>0</b>                   | <b>4,650</b>   | <b>4,650</b>   | <b>0</b>                   | <b>4,650</b>   | <b>4,823</b>   | <b>0</b>                   | <b>4,823</b>   | <b>4,500</b>   | <b>0</b>                   | <b>4,500</b>   | <b>176,273</b> |
| <b>HOUSING &amp; ENVIRONMENT</b>                         |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| <b>Traffic &amp; Road Safety</b>                         |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Road Safety Initiatives (20mph Zones etc..)              | 200            |                            | 200            | 200            |                            | 200            | 200            |                            | 200            | 100            |                            | 100            | 2,247          |
| Third Party Contribution                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (130)          |
| Road Safety Initiatives                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 731            |
| Schools Road Safety Measures                             | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,000          |
| 20mph Signage Programme                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 301            |
| Cycling Walking & Safer Streets (CWSS)                   | 200            |                            | 200            | 200            |                            | 200            | 200            |                            | 200            | 200            |                            | 200            | 2,057          |
| Scottish Government Grant - CWSS                         | (200)          |                            | (200)          | (200)          |                            | (200)          | (200)          |                            | (200)          | (200)          |                            | (200)          | (2,047)        |
| Third Party Contribution                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (10)           |
| Car Parking Investment                                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 443            |
| Revenue Contribution                                     | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (84)           |
| Car Parking Investment - Pitlochry                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 150            |
| Strathmore Cycle Network                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 100            |
| <b>Sub-Total</b>                                         | <b>200</b>     | <b>0</b>                   | <b>200</b>     | <b>200</b>     | <b>0</b>                   | <b>200</b>     | <b>200</b>     | <b>0</b>                   | <b>200</b>     | <b>100</b>     | <b>0</b>                   | <b>100</b>     | <b>4,758</b>   |
| <b>Asset Management - Roads &amp; Lighting</b>           |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Structural Maintenance                                   | 9,700          |                            | 9,700          | 9,800          |                            | 9,800          | 7,500          |                            | 7,500          | 9,800          |                            | 9,800          | 100,033        |
| Third Party Contribution                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (915)          |
| Street Lighting Renewals - Upgrading/Unlit Areas         | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 324            |
| Traffic Signal Renewals - Upgrading                      | 36             |                            | 36             | 19             |                            | 19             | 2              |                            | 2              | 0              |                            | 0              | 863            |
| Unadopted Roads & Footways (Match Funding)               | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 77             |
| Third Party Contributions                                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (6)            |
| Footways                                                 | 435            |                            | 435            | 435            |                            | 435            | 435            |                            | 435            | 435            |                            | 435            | 4,442          |
| Investment in Local Footpaths                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 200            |
| Road Safety Barriers                                     | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 56             |
| Third Party Contribution                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (18)           |
| Pedestrian Gritters                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 31             |
| <b>Sub-Total</b>                                         | <b>10,171</b>  | <b>0</b>                   | <b>10,171</b>  | <b>10,254</b>  | <b>0</b>                   | <b>10,254</b>  | <b>7,937</b>   | <b>0</b>                   | <b>7,937</b>   | <b>10,235</b>  | <b>0</b>                   | <b>10,235</b>  | <b>105,087</b> |
| <b>Asset Management - Bridges</b>                        |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Bridge Refurbishment Programme                           | 690            |                            | 690            | 690            |                            | 690            | 690            |                            | 690            | 740            |                            | 740            | 6,433          |
| West of Fearnan Culvert                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 5              |
| Dalhenzean Culvert                                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 293            |
| Dunkeld Golf Course                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 228            |
| Vehicular Bridge Parapets Programme - Assess & Upgrade   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 155            |
| Old Perth Bridge - Strengthening                         | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2,575          |
| Perth Queens Bridge - Strengthening                      | 2,163          |                            | 2,163          | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2,629          |
| <b>Sub-Total</b>                                         | <b>2,853</b>   | <b>0</b>                   | <b>2,853</b>   | <b>690</b>     | <b>0</b>                   | <b>690</b>     | <b>690</b>     | <b>0</b>                   | <b>690</b>     | <b>740</b>     | <b>0</b>                   | <b>740</b>     | <b>12,318</b>  |
| <b>Improvement Schemes</b>                               |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| A9/A85 Road Junction Improvements                        | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 985            |
| Perth Transport Futures                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 114,163        |
| Scottish Government Grant                                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (40,000)       |
| A977 Upgrades                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 271            |
| Brioch Road, Crieff - Road Realignment & Safety Measures | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 397            |
| Third Party Contribution (Developers)                    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (195)          |
| <b>Sub-Total</b>                                         | <b>0</b>       | <b>0</b>                   | <b>0</b>       | <b>75,621</b>  |

PERTH AND KINROSS COUNCIL  
COMPOSITE CAPITAL PROGRAMME  
SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29

|                                                                     | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget | Proposed Budget Adjustment | Revised Budget | Revised Budget |
|---------------------------------------------------------------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|----------------------------|----------------|----------------|
|                                                                     | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 2       | Report 3                   | Report 3       | Report 3       |
|                                                                     | 2025/26        | 2025/26                    | 2025/26        | 2026/27        | 2026/27                    | 2026/27        | 2027/28        | 2027/28                    | 2027/28        | 2028/29        | 2028/29                    | 2028/29        | TOTAL          |
|                                                                     | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        | (£'000)                    | (£'000)        | (£'000)        |
| <b>Rural Flood Mitigation Schemes</b>                               |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Almondbank Flood Protection Scheme                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 95             |
| Comrie Flood Prevention Scheme                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 24,560         |
| Milnathort Flood Prevention Scheme                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,805          |
| South Kinross Flood Prevention                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 3,320          |
| Scone Flood Prevention                                              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 713            |
| <b>Sub-Total</b>                                                    | <b>0</b>       | <b>0</b>                   | <b>0</b>       | <b>30,493</b>  |
| <b>Rural Initiatives</b>                                            |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Conservation of Built Heritage                                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,004          |
| Third Party Contribution                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (100)          |
| <b>Sub-Total</b>                                                    | <b>0</b>       | <b>0</b>                   | <b>0</b>       | <b>904</b>     |
| <b>Perth &amp; Kinross Place-making</b>                             |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Mill Street Environmental Improvements                              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 127            |
| St Paul's Church                                                    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,663          |
| Perth City Centre Golden Route (Rail Station)                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 497            |
| Green Network Routes                                                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 115            |
| City Greening                                                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 87             |
| Tay Street, Perth                                                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,870          |
| Mill St, Perth (Phase 3) - Shared Space at Bus Station              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 600            |
| South Street, Perth - Transport Hub                                 | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 940            |
| Perth & Kinross Lighting Action Plan                                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 3,869          |
| <b>Sub-Total</b>                                                    | <b>0</b>       | <b>0</b>                   | <b>0</b>       | <b>9,768</b>   |
| <b>Other Planning Projects</b>                                      |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Creative Exchange (former St. John's Primary School)                | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,997          |
| Third Party Contribution                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (182)          |
| Town Centre - Regeneration & Economic Improvements                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,983          |
| Scottish Government Grant                                           | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (1,983)        |
| Low Carbon Transport & Active Travel Hub - Broxden EV Charge        | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 1,060          |
| Third Party Contribution - ERDF                                     | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (424)          |
| Third Party Contribution - Tay Cities Deal                          | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (636)          |
| <b>Sub-Total</b>                                                    | <b>0</b>       | <b>0</b>                   | <b>0</b>       | <b>1,815</b>   |
| <b>Community Greenspace</b>                                         |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Play Areas - Improvements Implementation Strategy                   | 150            |                            | 150            | 150            |                            | 150            | 150            |                            | 135            | 135            |                            | 135            | 1,991          |
| Third Party Contribution                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (44)           |
| 3G Pitch, Blairgowrie                                               | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 500            |
| Countryside Sites                                                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 161            |
| Community Greenspace Sites                                          | 361            |                            | 361            | 361            |                            | 361            | 361            |                            | 365            | 365            |                            | 365            | 3,217          |
| Small Parks                                                         | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 54             |
| Community Greenspace Bridges                                        | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2              |
| Core Path Implementation                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 26             |
| Pitlochry Recreation Park                                           | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2              |
| Third Party Contribution                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (1)            |
| Alyth Environmental Improvements                                    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 106            |
| Third Party Contributions                                           | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (1)            |
| Air Quality Improvements                                            | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 100            |
| Premier Parks                                                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 48             |
| The Knock                                                           | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 85             |
| Kinnoull Hill                                                       | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 105            |
| Countryside Access                                                  | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2              |
| Cemetery Extensions                                                 | 100            |                            | 100            | 100            |                            | 100            | 100            |                            | 75             | 75             |                            | 75             | 1,138          |
| <b>Sub-Total</b>                                                    | <b>611</b>     | <b>0</b>                   | <b>611</b>     | <b>611</b>     | <b>0</b>                   | <b>611</b>     | <b>611</b>     | <b>0</b>                   | <b>575</b>     | <b>0</b>       | <b>575</b>                 | <b>575</b>     | <b>7,491</b>   |
| <b>Support Services</b>                                             |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| <b>PC Replacement &amp; IT Upgrades</b>                             |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| Hardware                                                            | 20             |                            | 20             | 20             |                            | 20             | 20             |                            | 0              | 0              |                            | 0              | 186            |
| Licenses                                                            | 120            |                            | 120            | 120            |                            | 120            | 120            |                            | 120            | 120            |                            | 120            | 1,050          |
| Corporate Programme Management System                               | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 23             |
| <b>Sub-Total</b>                                                    | <b>140</b>     | <b>0</b>                   | <b>140</b>     | <b>140</b>     | <b>0</b>                   | <b>140</b>     | <b>140</b>     | <b>0</b>                   | <b>120</b>     | <b>0</b>       | <b>120</b>                 | <b>120</b>     | <b>1,259</b>   |
| <b>Property Services</b>                                            |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| DDA Adaptation & Alteration Works Programme                         | 200            |                            | 200            | 200            |                            | 200            | 200            |                            | 150            | 150            |                            | 150            | 2,078          |
| Property Compliance Works Programme                                 | 650            |                            | 650            | 650            |                            | 650            | 650            |                            | 600            | 600            |                            | 600            | 6,518          |
| Capital Improvement Projects Programme                              | 1,900          |                            | 1,900          | 1,900          |                            | 1,900          | 2,000          |                            | 1,900          | 1,900          |                            | 1,900          | 19,947         |
| Fire Audit Works - Robert Douglas Memorial school                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 38             |
| Pitlochry High School - Upgrade Programme                           | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 2,544          |
| Salix Energy Efficiency Programme                                   | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 39             |
| Third Party Contribution (Salix)                                    | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (12)           |
| Revenue Contribution (CEEF)                                         | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | (27)           |
| <b>Sub Total</b>                                                    | <b>2,750</b>   | <b>0</b>                   | <b>2,750</b>   | <b>2,750</b>   | <b>0</b>                   | <b>2,750</b>   | <b>2,850</b>   | <b>0</b>                   | <b>2,650</b>   | <b>0</b>       | <b>2,650</b>               | <b>2,650</b>   | <b>31,125</b>  |
| <b>Commercial Property Investment Programme</b>                     |                |                            |                |                |                            |                |                |                            |                |                |                            |                |                |
| North Muirton Industrial Estate - Site Servicing & Provision of Uni | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 189            |
| Western Edge, Kinross - Site Servicing                              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 37             |
| Additional Infrastructure Investment - Broxden                      | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 0              |                            | 0              | 46             |

PERTH AND KINROSS COUNCIL  
COMPOSITE CAPITAL PROGRAMME  
SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2028/29

|                                                                      | Revised Budget<br>Report 2<br>2025/26<br>(£'000) | Proposed Budget Adjustment<br>Report 3<br>2025/26<br>(£'000) | Revised Budget<br>Report 3<br>2025/26<br>(£'000) | Revised Budget<br>Report 2<br>2026/27<br>(£'000) | Proposed Budget Adjustment<br>Report 3<br>2026/27<br>(£'000) | Revised Budget<br>Report 3<br>2026/27<br>(£'000) | Revised Budget<br>Report 2<br>2027/28<br>(£'000) | Proposed Budget Adjustment<br>Report 3<br>2027/28<br>(£'000) | Revised Budget<br>Report 3<br>2027/28<br>(£'000) | Revised Budget<br>Report 2<br>2028/29<br>(£'000) | Proposed Budget Adjustment<br>Report 3<br>2028/29<br>(£'000) | Revised Budget<br>Report 3<br>2028/29<br>(£'000) | Revised Budget<br>Report 3<br>TOTAL<br>(£'000) |
|----------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|
| Creative Industries Land/Advance Units                               | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 250                                            |
| Rural Business Units Programme                                       | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 1,549                                          |
| Eco-Hub Manufacturing Facility                                       | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 1,423                                          |
| <b>Sub-Total</b>                                                     | <b>0</b>                                         | <b>0</b>                                                     | <b>0</b>                                         | <b>3,494</b>                                   |
| <b>Prudential Borrowing Projects</b>                                 |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| Wheeled Bin Replacement Programme - Domestic Bins                    | 200                                              |                                                              | 200                                              | 200                                              |                                                              | 200                                              | 200                                              |                                                              | 200                                              | 200                                              |                                                              | 200                                              | 1,993                                          |
| Wheeled Bin Replacement Programme - Commercial Bins                  | 20                                               |                                                              | 20                                               | 20                                               |                                                              | 20                                               | 20                                               |                                                              | 20                                               | 20                                               |                                                              | 20                                               | 177                                            |
| Recycling Containers, Oil Banks & Battery Banks Replacement P        | 65                                               |                                                              | 65                                               | 65                                               |                                                              | 65                                               | 65                                               |                                                              | 65                                               | 65                                               |                                                              | 65                                               | 622                                            |
| Capital Receipts - Disposals                                         | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (3)                                            |
| Litter Bins                                                          | 50                                               |                                                              | 50                                               | 50                                               |                                                              | 50                                               | 50                                               |                                                              | 50                                               | 50                                               |                                                              | 50                                               | 338                                            |
| Smart Cities - Smart Waste                                           | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 469                                            |
| Third Party Contribution (ERDF)                                      | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (184)                                          |
| Waste Equipment                                                      | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 191                                            |
| Vehicle Replacement Programme                                        | 3,000                                            |                                                              | 3,000                                            | 3,000                                            |                                                              | 3,000                                            | 3,000                                            |                                                              | 3,000                                            | 3,000                                            |                                                              | 3,000                                            | 29,556                                         |
| Capital Receipts - Vehicle Disposals                                 | (300)                                            |                                                              | (300)                                            | (300)                                            |                                                              | (300)                                            | (300)                                            |                                                              | (300)                                            | (300)                                            |                                                              | (300)                                            | (2,955)                                        |
| Energy Conservation & Carbon Reduction Programme                     | 150                                              |                                                              | 150                                              | 150                                              |                                                              | 150                                              | 150                                              |                                                              | 150                                              | 150                                              |                                                              | 150                                              | 1,500                                          |
| Crematorium - Memorial Garden Enhancement                            | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 25                                             |
| Crematorium - Abatement Works                                        | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 41                                             |
| Street Lighting Renewal - LED & Column Replacement                   | 575                                              |                                                              | 575                                              | 589                                              |                                                              | 589                                              | 603                                              |                                                              | 603                                              | 621                                              |                                                              | 621                                              | 8,053                                          |
| Smart Cities - Intelligent Street Lighting                           | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                              |
| Third Party Contribution (CIF)                                       | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (13)                                           |
| Perth Harbour - Dredging                                             | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 711                                            |
| Almondbank Flood Mitigation                                          | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 600                                            |
| Land Purchase & Development                                          | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 1,000                                          |
| Technology & Innovation Incubator Units                              | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 1,000                                          |
| <b>Sub Total</b>                                                     | <b>3,760</b>                                     | <b>0</b>                                                     | <b>3,760</b>                                     | <b>3,774</b>                                     | <b>0</b>                                                     | <b>3,774</b>                                     | <b>3,788</b>                                     | <b>0</b>                                                     | <b>3,788</b>                                     | <b>3,806</b>                                     | <b>0</b>                                                     | <b>3,806</b>                                     | <b>43,121</b>                                  |
| <b>Housing Projects</b>                                              |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| Gypsy Travellers Site Improvement Works                              | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 297                                            |
| <b>Sub Total</b>                                                     | <b>0</b>                                         | <b>0</b>                                                     | <b>0</b>                                         | <b>297</b>                                     |
| <b>TOTAL: HOUSING &amp; ENVIRONMENT</b>                              | <b>20,485</b>                                    | <b>0</b>                                                     | <b>20,485</b>                                    | <b>18,419</b>                                    | <b>0</b>                                                     | <b>18,419</b>                                    | <b>16,216</b>                                    | <b>0</b>                                                     | <b>16,216</b>                                    | <b>18,226</b>                                    | <b>0</b>                                                     | <b>18,226</b>                                    | <b>327,551</b>                                 |
| <b>Health &amp; Social Care</b>                                      |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| Occupational Therapy Equipment                                       | 250                                              |                                                              | 250                                              | 250                                              |                                                              | 250                                              | 250                                              |                                                              | 250                                              | 250                                              |                                                              | 250                                              | 2,471                                          |
| Moving & Handling Office Refurbishment                               | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 29                                             |
| Software Licences                                                    | 70                                               |                                                              | 70                                               | 70                                               |                                                              | 70                                               | 70                                               |                                                              | 70                                               | 70                                               |                                                              | 70                                               | 776                                            |
| Developing Supported Tenancies                                       | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 229                                            |
| Refurbish & Extend Lewis Place Day Care Centre for Older Peop        | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 2                                              |
| <b>TOTAL: HEALTH &amp; SOCIAL CARE</b>                               | <b>320</b>                                       | <b>0</b>                                                     | <b>320</b>                                       | <b>3,507</b>                                   |
| <b>CORPORATE AND DEMOCRATIC SERVICES</b>                             |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| <u>City Centre Developments - Cultural Attractions</u>               |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| Perth City Hall                                                      | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 21,295                                         |
| Revenue Contribution                                                 | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (180)                                          |
| Perth Museum & Art Gallery (PMAG)                                    | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 3,350                                          |
| Collections Centre                                                   | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 6,480                                          |
| Third Party Contribution (Tay Cities Deal)                           | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (10,000)                                       |
| <u>Community Planning</u>                                            |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| Letham Wellbeing Hub                                                 | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 1,236                                          |
| <u>Information Systems &amp; Technology</u>                          |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| ICT Infrastructure & Replacement and Upgrade Programme               | 3,538                                            |                                                              | 3,538                                            | 2,478                                            |                                                              | 2,478                                            | 2,637                                            |                                                              | 2,637                                            | 2,312                                            |                                                              | 2,312                                            | 27,028                                         |
| School Audio-Visual (AV) Equipment Replacement Programme             | 125                                              |                                                              | 125                                              | 365                                              |                                                              | 365                                              | 130                                              |                                                              | 130                                              | 35                                               |                                                              | 35                                               | 4,131                                          |
| Swift Social Work System Replacement                                 | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 2,700                                          |
| Council Contact Centre                                               | 40                                               |                                                              | 40                                               | 40                                               |                                                              | 40                                               | 17                                               | 23                                                           | 40                                               | 0                                                | 40                                                           | 40                                               | 539                                            |
| <b>TOTAL: CORPORATE AND DEMOCRATIC SERVICES</b>                      | <b>3,703</b>                                     | <b>0</b>                                                     | <b>3,703</b>                                     | <b>2,883</b>                                     | <b>0</b>                                                     | <b>2,883</b>                                     | <b>2,784</b>                                     | <b>23</b>                                                    | <b>2,807</b>                                     | <b>2,347</b>                                     | <b>40</b>                                                    | <b>2,387</b>                                     | <b>56,579</b>                                  |
| <b>TOTAL COMPOSITE NET EXPENDITURE</b>                               | <b>29,158</b>                                    | <b>0</b>                                                     | <b>29,158</b>                                    | <b>26,272</b>                                    | <b>0</b>                                                     | <b>26,272</b>                                    | <b>24,143</b>                                    | <b>23</b>                                                    | <b>24,166</b>                                    | <b>25,393</b>                                    | <b>40</b>                                                    | <b>25,433</b>                                    | <b>563,910</b>                                 |
| (NET OF GRANTS, REVENUE AND 3RD PARTY CONTRIBUTIONS, AND RING FENCE) |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| <b>CAPITAL RECEIPTS</b>                                              |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                  |                                                              |                                                  |                                                |
| General Capital Grant - Scottish Government                          | (14,000)                                         |                                                              | (14,000)                                         | (14,000)                                         |                                                              | (14,000)                                         | (14,000)                                         |                                                              | (14,000)                                         | (14,000)                                         |                                                              | (14,000)                                         | (168,348)                                      |
| Developer Contributions                                              | (2,100)                                          |                                                              | (2,100)                                          | (2,100)                                          |                                                              | (2,100)                                          | (2,100)                                          |                                                              | (2,100)                                          | (2,100)                                          |                                                              | (2,100)                                          | (20,918)                                       |
| General Fund - Capital Receipts/Disposal                             | (250)                                            | 0                                                            | (250)                                            | (250)                                            | 0                                                            | (250)                                            | (250)                                            | 0                                                            | (250)                                            | (250)                                            | 0                                                            | (250)                                            | (3,355)                                        |
| Commercial Property - Capital Receipts/Disposal                      | 0                                                | 0                                                            | 0                                                | 0                                                | 0                                                            | 0                                                | 0                                                | 0                                                            | 0                                                | 0                                                | 0                                                            | 0                                                | (2,976)                                        |
| General Fund Housing Receipts                                        | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | 0                                                |                                                              | 0                                                | (19)                                           |
| <b>Total: Capital Receipts</b>                                       | <b>(16,350)</b>                                  | <b>0</b>                                                     | <b>(16,350)</b>                                  | <b>(195,616)</b>                               |
| <b>Annual Composite Borrowing Requirement</b>                        | <b>12,808</b>                                    | <b>0</b>                                                     | <b>12,808</b>                                    | <b>9,922</b>                                     | <b>0</b>                                                     | <b>9,922</b>                                     | <b>7,793</b>                                     | <b>23</b>                                                    | <b>7,816</b>                                     | <b>9,043</b>                                     | <b>40</b>                                                    | <b>9,083</b>                                     | <b>368,294</b>                                 |
| <b>CAPITAL RECEIPTS BROUGHT FORWARD</b>                              | <b>(1,974)</b>                                   | <b>(85)</b>                                                  | <b>(2,059)</b>                                   | <b>(2,577)</b>                                 |
| <b>CAPITAL RECEIPTS CARRIED FORWARD</b>                              | <b>1,974</b>                                     | <b>85</b>                                                    | <b>2,059</b>                                     | <b>2,059</b>                                   |
| <b>TOTAL NET COMPOSITE BORROWING REQUIREMENT</b>                     | <b>12,808</b>                                    | <b>0</b>                                                     | <b>12,808</b>                                    | <b>9,922</b>                                     | <b>0</b>                                                     | <b>9,922</b>                                     | <b>7,793</b>                                     | <b>23</b>                                                    | <b>7,816</b>                                     | <b>9,043</b>                                     | <b>40</b>                                                    | <b>9,083</b>                                     | <b>367,776</b>                                 |



**PERTH AND KINROSS COUNCIL**  
**HRA CAPITAL INVESTMENT PROGRAMME**  
**SUMMARY OF CAPITAL RESOURCES AND EXPENDITURE 2019/20 to 2023/24**

|                                                | Approved Budget<br>11-Sep-19<br>2019/20<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>£'000 | Revised Budget<br>Report 3<br>2019/20<br>£'000 | Actual to<br>31-Dec-19<br>2019/20<br>£'000 | Projected<br>Outturn<br>Report 3<br>2019/20<br>£'000 | Approved Budget<br>11-Sep-19<br>2020/21<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>£'000 | Revised Budget<br>Report 3<br>2020/21<br>£'000 | Approved Budget<br>11-Sep-19<br>2021/22<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>£'000 | Revised Budget<br>Report 3<br>2021/22<br>£'000 | Approved Budget<br>11-Sep-19<br>2022/23<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>£'000 | Revised Budget<br>Report 3<br>2022/23<br>£'000 | Approved Budget<br>11-Sep-19<br>2023/24<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>£'000 | Revised Budget<br>Report 3<br>2023/24<br>£'000 | Revised Budget<br>Report 3<br>TOTAL<br>£'000 |
|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------|------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|----------------------------------------------|
| <b>Council House New Build Programme</b>       |                                                  |                                                               |                                                |                                            |                                                      |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                              |
| <b>Linn Road, Stanley (Phase 2) - 10 Units</b> | 933                                              |                                                               | 933                                            | 874                                        | 933                                                  | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 933                                          |
| Council Tax (Second Income)                    | (200)                                            |                                                               | (200)                                          | (200)                                      | (200)                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (200)                                        |
| Scottish Government Subsidy                    | (216)                                            |                                                               | (216)                                          | (216)                                      | (216)                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (216)                                        |
|                                                | 517                                              | 0                                                             | 517                                            | 458                                        | 517                                                  | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 517                                          |
| <b>Glebe, Scone - 65 Units</b>                 | 2,585                                            |                                                               | 2,585                                          | 1,257                                      | 2,585                                                | 8,110                                            |                                                               | 8,110                                          | 161                                              |                                                               | 161                                            | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 10,856                                       |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | (1,300)                                          |                                                               | (1,300)                                        | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (1,300)                                      |
| Scottish Government Subsidy                    | (2,344)                                          |                                                               | (2,344)                                        | (1,403)                                    | (2,344)                                              | (1,784)                                          |                                                               | (1,784)                                        | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (4,128)                                      |
|                                                | 241                                              | 0                                                             | 241                                            | (146)                                      | 241                                                  | 5,026                                            | 0                                                             | 5,026                                          | 161                                              | 0                                                             | 161                                            | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 5,428                                        |
| <b>Blackthorn Place, Blairgowrie</b>           | 8                                                |                                                               | 8                                              | 5                                          | 8                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 8                                            |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
| Scottish Government Subsidy                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
|                                                | 8                                                | 0                                                             | 8                                              | 5                                          | 8                                                    | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 8                                            |
| <b>Milne Street, Perth - 8 Units</b>           | 1,235                                            |                                                               | 1,235                                          | (49)                                       | 1,235                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 1,235                                        |
| Council Tax (Second Income)                    | (456)                                            |                                                               | (456)                                          | 0                                          | (456)                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (456)                                        |
| Scottish Government Subsidy                    | (160)                                            |                                                               | (160)                                          | 0                                          | (160)                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (160)                                        |
|                                                | 619                                              | 0                                                             | 619                                            | (49)                                       | 619                                                  | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 619                                          |
| <b>Newburgh Road, Abernethy - 10 Units</b>     | 4                                                |                                                               | 4                                              | 3                                          | 4                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 4                                            |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
| Scottish Government Subsidy                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
|                                                | 4                                                | 0                                                             | 4                                              | 3                                          | 4                                                    | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 4                                            |
| <b>Ardler Road, Meigle - 8 Units</b>           | 2                                                |                                                               | 2                                              | 2                                          | 2                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 2                                            |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
| Scottish Government Subsidy                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
|                                                | 2                                                | 0                                                             | 2                                              | 2                                          | 2                                                    | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 2                                            |
| <b>Huntingtower, Perth - 70 Units</b>          | 3,083                                            | 1,274                                                         | 4,357                                          | 2,108                                      | 4,357                                                | 4,028                                            | 729                                                           | 4,757                                          | 107                                              |                                                               | 107                                            | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 9,221                                        |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | (1,490)                                          |                                                               | (1,490)                                        | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (1,490)                                      |
| Scottish Government Subsidy                    | (2,500)                                          |                                                               | (2,500)                                        | (929)                                      | (2,500)                                              | (1,400)                                          |                                                               | (1,400)                                        | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (3,900)                                      |
|                                                | 583                                              | 1,274                                                         | 1,857                                          | 1,179                                      | 1,857                                                | 1,138                                            | 729                                                           | 1,867                                          | 107                                              | 0                                                             | 107                                            | 0                                                | 0                                                             | 0                                              | 0                                                | 0                                                             | 0                                              | 3,831                                        |
| <b>Future Developments</b>                     | 7                                                |                                                               | 7                                              | 4                                          | 7                                                    | 3,158                                            | (2,003)                                                       | 1,155                                          | 3,241                                            |                                                               | 3,241                                          | 3,367                                            |                                                               | 3,367                                          | 14,894                                           |                                                               | 14,894                                         | 22,664                                       |
| Council Tax (Second Income)                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
| Scottish Government Subsidy                    | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                            |
|                                                | 7                                                | 0                                                             | 7                                              | 4                                          | 7                                                    | 3,158                                            | (2,003)                                                       | 1,155                                          | 3,241                                            | 0                                                             | 3,241                                          | 3,367                                            | 0                                                             | 3,367                                          | 14,894                                           | 0                                                             | 14,894                                         | 22,664                                       |
| <b>Total Council House New Build</b>           | <b>1,981</b>                                     | <b>1,274</b>                                                  | <b>3,255</b>                                   | <b>1,456</b>                               | <b>3,255</b>                                         | <b>9,322</b>                                     | <b>(1,274)</b>                                                | <b>8,048</b>                                   | <b>3,509</b>                                     | <b>0</b>                                                      | <b>3,509</b>                                   | <b>3,367</b>                                     | <b>0</b>                                                      | <b>3,367</b>                                   | <b>14,894</b>                                    | <b>0</b>                                                      | <b>14,894</b>                                  | <b>33,073</b>                                |
| <b>Increase in Council House Stock</b>         |                                                  |                                                               |                                                |                                            |                                                      |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                              |
| Council House Buy-Backs                        | 2,925                                            | 530                                                           | 3,455                                          | 3,411                                      | 3,455                                                | 2,000                                            | (530)                                                         | 1,470                                          | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 4,925                                        |
| Scottish Government Subsidy                    | (840)                                            |                                                               | (840)                                          | (875)                                      | (840)                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (840)                                        |
|                                                | <b>2,085</b>                                     | <b>530</b>                                                    | <b>2,615</b>                                   | <b>2,536</b>                               | <b>2,615</b>                                         | <b>2,000</b>                                     | <b>(530)</b>                                                  | <b>1,470</b>                                   | <b>0</b>                                         | <b>0</b>                                                      | <b>0</b>                                       | <b>0</b>                                         | <b>0</b>                                                      | <b>0</b>                                       | <b>0</b>                                         | <b>0</b>                                                      | <b>0</b>                                       | <b>4,085</b>                                 |
| Lock-ups and Garage Sites                      | 19                                               |                                                               | 19                                             | 10                                         | 19                                                   | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 19                                           |

|                                                                       | Approved Budget<br>11-Sep-19<br>2019/20<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2019/20<br>£'000 | Revised Budget<br>Report 3<br>2019/20<br>£'000 | Actual to<br>31-Dec-19<br>2019/20<br>£'000 | Projected<br>Outturn<br>Report 3<br>2019/20<br>£'000 | Approved Budget<br>11-Sep-19<br>2020/21<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2020/21<br>£'000 | Revised Budget<br>Report 3<br>2020/21<br>£'000 | Approved Budget<br>11-Sep-19<br>2021/22<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2021/22<br>£'000 | Revised Budget<br>Report 3<br>2021/22<br>£'000 | Approved Budget<br>11-Sep-19<br>2022/23<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2022/23<br>£'000 | Revised Budget<br>Report 3<br>2022/23<br>£'000 | Approved Budget<br>11-Sep-19<br>2023/24<br>£'000 | Proposed Budget<br>Adjustment<br>Report 3<br>2023/24<br>£'000 | Revised Budget<br>Report 3<br>2023/24<br>£'000 | Revised Budget<br>Report 3<br>TOTAL<br>£'000 |
|-----------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------|------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|----------------------------------------------|
| <b>Standard Delivery Plan</b>                                         |                                                  |                                                               |                                                |                                            |                                                      |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                              |
| Central Heating and Rewiring Works<br>- less Third Party Contribution | 4,394<br>(1,140)                                 |                                                               | 4,394<br>(1,140)                               | 2,218<br>(158)                             | 4,394<br>(1,140)                                     | 800<br>0                                         |                                                               | 800<br>0                                       | 250<br>0                                         |                                                               | 250<br>0                                       | 0<br>0                                           |                                                               | 0<br>0                                         | 0<br>0                                           | 0<br>0                                                        | 0<br>0                                         | 5,444<br>(1,140)                             |
| Rewiring/Infrastructure                                               | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 1,000                                            |                                                               | 1,000                                          | 1,000                                            |                                                               | 1,000                                          | 2,000                                        |
| Triple Glazing                                                        | 1,193                                            |                                                               | 1,193                                          | 941                                        | 1,193                                                | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 1,193                                        |
| Controlled Door Entry<br>- less Third Party Contribution              | 32<br>(21)                                       |                                                               | 32<br>(21)                                     | 4<br>0                                     | 32<br>(21)                                           | 10<br>0                                          |                                                               | 10<br>0                                        | 10<br>0                                          |                                                               | 10<br>0                                        | 10<br>0                                          |                                                               | 10<br>0                                        | 0<br>0                                           |                                                               | 0<br>0                                         | 62<br>(21)                                   |
| Kitchen Moderisation Programme                                        | 110                                              |                                                               | 110                                            | 51                                         | 110                                                  | 74                                               |                                                               | 74                                             | 394                                              |                                                               | 394                                            | 1,083                                            |                                                               | 1,083                                          | 1,510                                            |                                                               | 1,510                                          | 3,171                                        |
| Bathroom Moderisation Programme                                       | 483                                              | 80                                                            | 563                                            | 411                                        | 563                                                  | 65                                               |                                                               | 65                                             | 25                                               |                                                               | 25                                             | 0                                                |                                                               | 0                                              | 1,350                                            |                                                               | 1,350                                          | 2,003                                        |
| External Fabric<br>- less Third Party Contribution                    | 1,391<br>(5)                                     |                                                               | 1,391<br>(5)                                   | 1,259<br>0                                 | 1,391<br>(5)                                         | 1,200<br>0                                       |                                                               | 1,200<br>0                                     | 1,220<br>0                                       |                                                               | 1,220<br>0                                     | 1,847<br>0                                       |                                                               | 1,847<br>0                                     | 900<br>0                                         |                                                               | 900<br>0                                       | 6,558<br>(5)                                 |
| Energy Efficiency<br>- less Third Party Contribution                  | 722<br>(2)                                       |                                                               | 722<br>(2)                                     | 455<br>(20)                                | 722<br>(2)                                           | 700<br>0                                         |                                                               | 700<br>0                                       | 80<br>0                                          |                                                               | 80<br>0                                        | 0<br>0                                           |                                                               | 0<br>0                                         | 0<br>0                                           |                                                               | 0<br>0                                         | 1,502<br>(2)                                 |
| Multi Storey Flats                                                    | 523                                              |                                                               | 523                                            | 279                                        | 523                                                  | 2,109                                            |                                                               | 2,109                                          | 50                                               |                                                               | 50                                             | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 2,682                                        |
| Environmental Improvements                                            | 490                                              |                                                               | 490                                            | 360                                        | 490                                                  | 145                                              |                                                               | 145                                            | 110                                              |                                                               | 110                                            | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 745                                          |
| Fire Precaution Measures                                              | 238                                              |                                                               | 238                                            | 58                                         | 238                                                  | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 400                                              |                                                               | 400                                            | 500                                              |                                                               | 500                                            | 1,238                                        |
| Sound Insulation                                                      | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 250                                              |                                                               | 250                                            | 100                                              |                                                               | 100                                            | 350                                          |
| Structural                                                            | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 750                                              |                                                               | 750                                            | 250                                              |                                                               | 250                                            | 1,000                                        |
| <b>Total Standard Delivery Plan</b>                                   | <b>8,408</b>                                     | <b>80</b>                                                     | <b>8,488</b>                                   | <b>5,858</b>                               | <b>8,488</b>                                         | <b>5,153</b>                                     | <b>0</b>                                                      | <b>5,153</b>                                   | <b>2,189</b>                                     | <b>0</b>                                                      | <b>2,189</b>                                   | <b>5,340</b>                                     | <b>0</b>                                                      | <b>5,340</b>                                   | <b>5,610</b>                                     | <b>0</b>                                                      | <b>5,610</b>                                   | <b>26,780</b>                                |
| <b>Other Investment in Council House Stock</b>                        |                                                  |                                                               |                                                |                                            |                                                      |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                                  |                                                               |                                                |                                              |
| Total Major Adaptations to Council House Stock                        | 322                                              | (80)                                                          | 242                                            | 77                                         | 242                                                  | 80                                               |                                                               | 80                                             | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 322                                          |
| Balmoral Road, Rattray, Refurbishment (3 Units)                       | 106                                              |                                                               | 106                                            | 0                                          | 106                                                  | 169                                              |                                                               | 169                                            | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 275                                          |
| Rannoch Road Conversion, Perth, 5 Units                               | 476                                              |                                                               | 476                                            | 230                                        | 476                                                  | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 476                                          |
| 149-151 Dunkeld Road, Perth                                           | 110                                              |                                                               | 110                                            | 0                                          | 110                                                  | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 110                                          |
| St.Catherine's Square Redevelopment                                   | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 3,000                                            |                                                               | 3,000                                          | 3,000                                        |
| Shops & Offices                                                       | 70                                               | (13)                                                          | 57                                             | 0                                          | 57                                                   | 70                                               |                                                               | 70                                             | 50                                               |                                                               | 50                                             | 70                                               |                                                               | 70                                             | 50                                               |                                                               | 50                                             | 297                                          |
| Greyfriars and Satellite Sites                                        | 10                                               | 13                                                            | 23                                             | 18                                         | 23                                                   | 0                                                |                                                               | 0                                              | 50                                               |                                                               | 50                                             | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 73                                           |
| Sheltered Housing                                                     | 57                                               |                                                               | 57                                             | 6                                          | 57                                                   | 0                                                |                                                               | 0                                              | 25                                               |                                                               | 25                                             | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 82                                           |
| General Capital Works                                                 | 38                                               |                                                               | 38                                             | 29                                         | 38                                                   | 50                                               |                                                               | 50                                             | 10                                               |                                                               | 10                                             | 40                                               |                                                               | 40                                             | 36                                               |                                                               | 36                                             | 174                                          |
| Upgrade and Replacements to Lifts Programme                           | 147                                              |                                                               | 147                                            | 0                                          | 147                                                  | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 147                                          |
| ICT Expenditure                                                       | 174                                              |                                                               | 174                                            | 4                                          | 174                                                  | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 374                                          |
| Mortgage to Rent                                                      | 0                                                |                                                               | 0                                              | 0                                          | 0                                                    | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 50                                               |                                                               | 50                                             | 200                                          |
| <b>Total Other Investment in Council House Stock</b>                  | <b>1,510</b>                                     | <b>(80)</b>                                                   | <b>1,430</b>                                   | <b>364</b>                                 | <b>1,430</b>                                         | <b>469</b>                                       | <b>0</b>                                                      | <b>469</b>                                     | <b>235</b>                                       | <b>0</b>                                                      | <b>235</b>                                     | <b>210</b>                                       | <b>0</b>                                                      | <b>210</b>                                     | <b>3,186</b>                                     | <b>0</b>                                                      | <b>3,186</b>                                   | <b>5,530</b>                                 |
| <b>Total Net Expenditure</b>                                          | <b>14,003</b>                                    | <b>1,804</b>                                                  | <b>15,807</b>                                  | <b>10,224</b>                              | <b>15,807</b>                                        | <b>16,944</b>                                    | <b>(1,804)</b>                                                | <b>15,140</b>                                  | <b>5,933</b>                                     | <b>0</b>                                                      | <b>5,933</b>                                   | <b>8,917</b>                                     | <b>0</b>                                                      | <b>8,917</b>                                   | <b>23,690</b>                                    | <b>0</b>                                                      | <b>23,690</b>                                  | <b>69,487</b>                                |
| CAPITAL RECEIPTS (Muirton)                                            | (268)                                            |                                                               | (268)                                          | (164)                                      | (268)                                                | (100)                                            |                                                               | (100)                                          | (74)                                             |                                                               | (74)                                           | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (442)                                        |
| OTHER RECEIPTS & INCOME                                               | (89)                                             |                                                               | (89)                                           | (89)                                       | (89)                                                 | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | 0                                                |                                                               | 0                                              | (89)                                         |
| CFCR                                                                  | (1,600)                                          | (199)                                                         | (1,799)                                        | 0                                          | (1,799)                                              | (2,787)                                          |                                                               | (2,787)                                        | (3,010)                                          |                                                               | (3,010)                                        | (3,467)                                          |                                                               | (3,467)                                        | (3,517)                                          |                                                               | (3,517)                                        | (14,580)                                     |
| <b>TOTAL BORROWING REQUIREMENT</b>                                    | <b>12,046</b>                                    | <b>1,605</b>                                                  | <b>13,651</b>                                  | <b>9,971</b>                               | <b>13,651</b>                                        | <b>14,057</b>                                    | <b>(1,804)</b>                                                | <b>12,253</b>                                  | <b>2,849</b>                                     | <b>0</b>                                                      | <b>2,849</b>                                   | <b>5,450</b>                                     | <b>0</b>                                                      | <b>5,450</b>                                   | <b>20,173</b>                                    | <b>0</b>                                                      | <b>20,173</b>                                  | <b>54,376</b>                                |

## Capital Programme Exceptions Report 2019/20

January 2020

| Service      | Total No of projects | Number on track | Number slipping | Number accelerating | Total %age spend                                                                                                | General Fund | HRA  |
|--------------|----------------------|-----------------|-----------------|---------------------|-----------------------------------------------------------------------------------------------------------------|--------------|------|
| ECS          | 22                   | 18              | 3               | 1                   | Projected Outturn as percentage of 2019/20 Budget approved 20 February 2019/HRA Approved Budget at January 2019 | 82%          | 113% |
| CDS          | 8                    | 5               | 3               | 0                   | Net Expenditure at 30 November 2019 as percentage of Revised 2019/20 Budget                                     | 52%          | 65%  |
| HE - HRA     | 43                   | 41              | 0               | 2                   |                                                                                                                 |              |      |
| HE           | 94                   | 92              | 2               | 0                   |                                                                                                                 |              |      |
| HSC          | 4                    | 4               | 0               | 0                   |                                                                                                                 |              |      |
| <b>TOTAL</b> | <b>171</b>           | <b>160</b>      | <b>8</b>        | <b>3</b>            |                                                                                                                 |              |      |

| Service                     | Project Name                                       | Target Date for Completion | Project Delivery on Target | Budget Adjustment                                | Comments                                                                                                                                                                                                                                                                                                                                                                                                               | Corrective Actions                    |
|-----------------------------|----------------------------------------------------|----------------------------|----------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Accelerated Projects</b> |                                                    |                            |                            | Reflected in narrative in Main report paragraph: |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| ECS                         | Perth Academy - Refurbishments & Sports Facilities | Ongoing programme of works | Yes                        | 3.2.6                                            | A revised programme of works has been agreed for the external building fabric upgrades with works now scheduled to begin in 2019/20.                                                                                                                                                                                                                                                                                   | Budget to be accelerated and rephased |
| HE - HRA                    | New Build - Huntingtower, Perth                    |                            | Yes                        | 4.3                                              | The Huntingtower new build project is progressing well with the assistance of favourable weather conditions. The first block of flats was wind and water tight by December 2019 with the construction of the first 9 terraced houses ahead of programme. The golden brick land agreement has now concluded with payment expected within 2019/20. A total of 31 houses are due for completion by the end of March 2020. | Budget to be accelerated and rephased |
| HE - HRA                    | Council House Buy-Back Programme                   | Ongoing programme of works | Yes                        | 4.4                                              | Excellent progress continues within the buy back programme with an anticipated 30 properties to be purchased during 19/20.                                                                                                                                                                                                                                                                                             | Budget to be accelerated and rephased |
| <b>Slipping Projects</b>    |                                                    |                            |                            |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| ECS                         | Longforgan Primary School Upgrade Project          | July 2020                  | No                         | 3.2.2                                            | The spend profile has been updated to reflect the latest programme which now anticipates completion by July 2020                                                                                                                                                                                                                                                                                                       | Budget to be rephased                 |
| ECS                         | Perth High School Replacement Programme            | Ongoing programme of works | Yes                        | 3.2.3                                            | The spend profile has been updated to reflect the latest programme with the replacement school remaining on track for completion in August 2023.                                                                                                                                                                                                                                                                       | Budget to be rephased                 |
| ECS                         | Technology Upgrade Programme                       | Ongoing programme of works | No                         | 3.2.5                                            | Due to the prioritisation of resources on the Early Learning and Childcare expansion programme this programme of works has been re-prioritised and phased in future years.                                                                                                                                                                                                                                             | Budget to be rephased                 |
| HE                          | Traffic and Road Safety Initiatives                | Ongoing programme of works | No                         | 3.3.2                                            | The spend profile has been updated to reflect the latest programme for the installation of new Puffin crossings.                                                                                                                                                                                                                                                                                                       | Budget to be rephased                 |
| HE                          | Placemaking Programme of works.                    | Ongoing programme of works | No                         | 3.3.3                                            | Due to the prioritisation of resources on the Sustrans Community Links bid for active travel along the Dunkeld Road, elements of this programme of works have been re-prioritised and phased in future years.                                                                                                                                                                                                          | Budget to be rephased                 |
| CDS                         | City Hall Redevelopment                            | TBC                        | No                         | 3.5.2                                            | Following the delay in signing the Tay Cities Deal, a revised cash flow and programme of works for the City Hall Redevelopment project has been developed. As a result, financial close on the project is now estimated for Spring 2020 and project completion for late 2022. The project budget has been rephased accordingly in line with the latest revised cash flow estimates and programme of works.             | Budget to be rephased                 |
| CDS                         | Customer Contact Centre Programme                  | TBC                        | No                         | 3.5.3                                            | The spend profile has been updated following a recent Digital Assessment and review of Customer Contact priorities.                                                                                                                                                                                                                                                                                                    | Budget to be rephased                 |
| CDS                         | Letham Wellbeing Hub                               | TBC                        | No                         | 3.5.4                                            | The spend profile has been updated pending the outcome of a bid for additional external funding from the Scottish Government.                                                                                                                                                                                                                                                                                          | Budget to be rephased                 |



**PERTH AND KINROSS COUNCIL**

**Strategic Policy and Resources Committee**

**29 January 2020**

**LOCAL DEVELOPMENT PLAN 2:  
DELIVERY PROGRAMME 2019-2029**

**Report by Depute Chief Executive (Chief Operating Officer) (Report No. 20/24)**

**PURPOSE OF REPORT**

This report highlights the changes and updates to the Delivery Programme from the previous version which was published in December 2017. The Local Development Plan 2 Examination resulted in changes being made to the Delivery Programme and recent consultation with key stakeholders has provided progress updates on development sites.

Approval is sought for the Delivery Programme to be adopted, published and submitted to Scottish Ministers in support of the recently adopted Perth & Kinross Local Development Plan 2 (LDP2).

**1. BACKGROUND**

- 1.1 LDP2 was formally adopted by the Council on 29 November 2019. It sets out a vision to promote Perth & Kinross as a sustainable, more attractive, competitive and vibrant region without creating an unacceptable burden on our planet. A copy of LDP2 is available online at: [www.pkc.gov.uk/ldp2](http://www.pkc.gov.uk/ldp2)
- 1.2 The Planning etc. (Scotland) Act 2006 requires a local planning authority to publish an action programme to accompany the local development plan. An action programme indicates how the authority proposes to implement the plan to which it relates and must set out:
- A list of actions required to deliver each of the plan's policies and proposals;
  - The name of the person who is to carry out the action; and
  - The timescale for carrying out each action
- 1.3 A Draft Action Programme 2017-2028 was published on 1 December 2017 alongside the Proposed Plan. Following the period of representation, the Draft Action Programme was updated to take account of representations submitted to the Proposed Plan. This updated Proposed Action Programme (2017-2028) was submitted to Scottish Ministers with the Proposed Plan for examination on 14 September 2018. In line with the current Act the Council must now adopt and publish an updated Programme within 3 months of the date on which LDP2 was constituted (by 29 February 2020).

- 1.4 Scottish Ministers expect Action Programmes to be a key tool in instigating action and co-ordinating the activity of a range of agencies and organisations. In preparing Action Programmes the Council must consult with, and consider the views of, key agencies, the Scottish Ministers, and anyone specified by name in the Programme. Action Programmes must be kept under review and re-published at least every two years. Each time the Programme is re-published, the Council must send two copies to Scottish Ministers, place copies in local libraries and publish it electronically (Planning Circular 6/2013 paragraphs 130-134).
- 1.5 Section 21 of the new Planning (Scotland) Act 2019 will retain the requirement for a Programme but change the title 'Action Programme' to 'Delivery Programme'. The detail of how the Act will work in practice in relation to Delivery Programmes will be contained within secondary legislation expected to be published by Q4 of 2021. One objective of the Planning Review is to place more emphasis on the delivery of development plan proposals. In preparation for this the newly adopted LDP2 contains a new policy requirement for the preparation of a delivery strategy for each site and this is discussed further below.

## **2. PROPOSALS**

- 2.1 Following the examination of the Proposed Plan, a number of changes were made to the Plan which have been reflected within the updated Delivery Programme. No new sites were added through the examination process but there were a small number of sites deleted: Golf Course Road in Blairgowrie and Junction of A977 and B9097 at Crook of Devon. New policies were also added on: Other Historic Environment Assets, and Embedding Low and Zero Carbon Generating Technology in New Development. The updated Delivery Programme can be seen in Appendix 1.
- 2.2 The developer and / or landowner for each allocated site in LDP2 was contacted in early November 2019 and asked to provide an update on progress. Responses were received on approximately 40% of the sites in the Plan. Input from developers and / or landowners is vital in helping ensure that the Delivery Programme remains up-to-date and progress on development sites is recorded. Key stakeholders were also contacted for comments on the draft Programme. These are listed at paragraph 4.3. Responses were received from: Transport Scotland, Tactran, Network Rail, SEPA and SNH.
- 2.3 The intention is to build on the content of the Delivery Programme updating it regularly with information from site owners and developers in relation to their programme for development. In addition, as abovementioned, there is now a requirement under LDP2 Policy 23: Delivery of Development Sites for a delivery strategy to be prepared for all allocated sites and unallocated (or windfall) sites of 10+ units. Delivery strategies are to be prepared within 1 year of the Plan being adopted or prior to lodging a planning application, whichever is first. The delivery strategy is to demonstrate a realistic programme for the delivery of the site through the Plan period and beyond. These delivery strategies will inform the Delivery Programme and eventually

information from the strategies will all be pulled together into the Delivery Programme. The preparation of a strategy for every allocated site will take some time and so it is envisaged that these will be incorporated into future versions of the Delivery Programme in phases.

- 2.4 The Council is required to review and re-publish the Delivery Programme at least every two years. However, given the introduction of delivery strategies, and the requirement for these to be prepared within a year of Plan adoption, it is intended to report back to Committee towards the end of 2020 or early 2021 to update Members on the progress with delivery strategies and the next Delivery Programme. This will include the identification of those sites where the Council should be seeking to take a more proactive role, and also those sites which should be considered for removal from the next Plan.

### 3. CONCLUSION AND RECOMMENDATIONS

- 3.1 Publication of the Delivery Programme is a significant step towards the implementation of the recently adopted LDP2. It sets out the actions required to ensure the successful implementation of policies and proposals contained within LDP2 and indicates who will be responsible for delivering these.
- 3.2 The Delivery Programme will help ensure that LDP2 delivers sustainable economic growth through shaping better quality places and responding to climate change.
- 3.3 It is recommended that the Council:
- (i) Adopts the Delivery Programme as set out in Appendix 1
  - (ii) Instructs the Depute Chief Executive / Chief Operating Officer to publish and submit the Delivery Programme to the Scottish Ministers
  - (iii) Instructs the Depute Chief Executive/Chief Operating Officer to report back to Committee on progress with delivery strategies and the next Delivery Programme by early 2021.

#### Author(s)

| Name           | Designation      | Contact Details                                                                                  |
|----------------|------------------|--------------------------------------------------------------------------------------------------|
| Katrina Walker | Planning Officer | <a href="mailto:HECommitteeReports@pkc.gov.uk">HECommitteeReports@pkc.gov.uk</a><br>01738 475000 |

#### Approved

| Name          | Designation                                         | Date            |
|---------------|-----------------------------------------------------|-----------------|
| Jim Valentine | Depute Chief Executive<br>(Chief Operating Officer) | 16 January 2020 |

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You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### Community Plan/Single Outcome Agreement

- 1.1 The Delivery Programme contributes to the following Perth & Kinross Community Plan / Single Outcome Agreement priorities:
- (ii) Developing educated, responsible and informed citizens
  - (iii) Promoting a prosperous, inclusive and sustainable economy
  - (iv) Supporting people to lead independent, healthy and active lives
  - (v) Creating a safe and sustainable place for future generations

#### Corporate Plan

- 1.2 The Delivery Programme contributes to the achievement of the following Council's Corporate Plan Priorities:
- (ii) Developing educated, responsible and informed citizens;
  - (iii) Promoting a prosperous, inclusive and sustainable economy;
  - (iv) Supporting people to lead independent, healthy and active lives; and
  - (v) Creating a safe and sustainable place for future generations.

## **2. Resource Implications**

### Financial

2.1 None

### Workforce

2.2 None

### Asset Management (land, property, IT)

2.3 None

## **3. Assessments**

### Equality Impact Assessment

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

3.2 The Delivery Programme was considered under the Council's Integrated Appraisal Toolkit. No impacts on equality were identified and so a full Equality Impact Assessment was not required.

### Strategic Environmental Assessment

3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.4 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies (PPS), including policies.

3.5 Perth and Kinross Council has produced an SEA of the Adopted LDP2 and mitigation has been built into it. The Delivery Programme supports LDP2. No further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

### Sustainability

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

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

3.7 The Delivery Programme was considered under the Council's Integrated Appraisal Toolkit. The Delivery Programme is a vehicle for monitoring the implementation of LDP2 and as such no impacts on sustainability will arise from the Programme itself.

#### Legal and Governance

3.8 None

#### Risk

3.9 None

### **4. Consultation**

#### Internal

4.1 The Transport Planning Team and Community Greenspace were consulted on the Delivery Programme.

#### External

4.2 The landowner and / or developer for each allocated site was contacted for a progress update.

4.3 The following key stakeholders were also consulted in the production of the Delivery Programme. The majority of these are identified as a partner or participant in one or more of the projects in the Programme.

- Scottish Natural Heritage
- Scottish Environmental Agency
- Scottish Water
- Scottish Enterprise
- TACTRAN
- NHS Tayside
- Scottish Forestry
- Historic Environment Scotland
- Transport Scotland
- Scottish Government
- Network Rail
- Scotrail
- Dundee City Council
- Homes for Scotland
- Perth & Kinross Heritage Trust

## **5. Communication**

5.1 None

## **2. BACKGROUND PAPERS**

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

- Perth & Kinross Council Local Development Plan 2
- Local Development Plan 2 Examination Report
- Perth & Kinross Council Local Development Plan 2: Action Programme December 2017-2028 (1 December 2017)
- Perth & Kinross Council Local Development Plan 2: Proposed Action Programme 2017-2028 (14 September 2018)
- Circular 2/2013 Development Planning

## **3. APPENDICES**

Appendix 1: Perth & Kinross Council Local Development Plan 2: Delivery Programme 2019-2029



**Perth & Kinross Council**

**Local Development Plan 2:  
Delivery Programme 2019-2029**

**Updated: 29 January 2020**

## Contents

|                                                   | Page |
|---------------------------------------------------|------|
| Introduction                                      | 2    |
| Background                                        | 2    |
| Approach                                          | 3    |
| Delivery and Monitoring                           | 3    |
| Future Delivery Programmes                        | 3    |
| <u>Delivery Programme Schedule</u>                |      |
| Table 1: Strategic National and Regional Actions  | 4    |
| Table 2: Local Development Plan Policy Actions    | 12   |
| Table 3: Local Development Plan Proposals Actions | 23   |
| Abbreviations and Acronyms                        | 53   |

## Introduction

The Delivery Programme 2019-2029 has been prepared to support the delivery of the Perth & Kinross Local Development Plan 2 (LDP2). It sets out the actions and partnerships required to implement the Plan and will serve as a tool to achieve this purpose.

To ensure the efficient and effective delivery of LDP2 it is important that any actions or infrastructure development required are identified as soon as possible to provide confidence to key stakeholders, developers and funders.

The Delivery Programme has been prepared in consultation with input from other departments within Perth & Kinross Council, key stakeholders, the Scottish Government and other organisations and delivery bodies specified in the document. Perth & Kinross Council has an aspiration to build on this version of the Delivery Programme with regular reviews and communication with key stakeholders.

Funding of a number of the schemes contained within the Delivery Programme will be dependent on future Scottish Government spending reviews and the availability of public and private sector finance.

## Background

The Planning etc. (Scotland) Act 2006 requires a local planning authority to publish an action programme to accompany the local development plan. Section 21 of the new Planning (Scotland) Act 2019 will retain this requirement but change the title **Action Programme** to **Delivery Programme**. The local planning authority is to adopt and publish the delivery programme within 3 months of the date on which the local development plan is constituted.

The Local Development Plan 2: Proposed Plan 2017, together with a Draft Action Programme 2017-2028 were published on 1 December 2017. Following the period of representation the Draft Action Programme was updated to take account of representations submitted to the Proposed Plan. This updated Proposed Action Programme (2017-2028) was submitted to Scottish Ministers with the Proposed Plan for examination on 14 September 2018. Following consideration of the recommendations contained in the Examination Report, and notification to Scottish Ministers, Perth & Kinross Council adopted LDP2 on 29 November 2019.

## **Approach**

The delivery of proposals and policies is a complex process that requires a pragmatic approach to delivery. In considering the delivery of sites, the expectations of all parties should remain realistic, and the requirements remain as flexible as possible to ensure the delivery is viable. While all the strategic, national and regional development actions from National Planning Framework 3, the Strategic Transport Projects Review (STPR), and the Tactran Regional Transport Strategy Refresh 2015-2036 and Delivery Plan 2016-2021 are important, only some will have a direct impact on the delivery of LDP2. Some of the actions and projects identified in the following tables are contained within the current STPR and these will be subject to review as part of the ongoing STPR2 process. A number of these have a significant impact on the delivery of the LDP, particularly in relation to the Perth Area, and the outcome of the STPR2 process will feed into future revisions of the Delivery Programme.

## **Delivery and Monitoring**

Strong leadership and stakeholder commitment are key to the successful delivery of the Delivery Programme. Circular 6/2013 requires Planning Authorities to consult and consider the views of the key agencies, the Scottish Ministers and anyone specified by name in the Delivery Programme.

This version of the Delivery Programme incorporates the modifications recommended in the LDP2 Examination Report and takes into account any progress which has been made on individual site proposals since the original Draft Action Programme in December 2017. Whilst the Council is only required to review the Delivery Programme every two years, it is intended that it will be regularly monitored to take account of any policy alterations or developments and will be republished more frequently than the statutory regulations require, ensuring the document remains up-to-date and effective.

## **Future Delivery Programmes**

There is now a requirement under LDP2 Policy 23: Delivery of Development Sites, for a Delivery Strategy to be prepared for all allocated sites and unallocated (or windfall) sites of 10+ units. Delivery Strategies are to be prepared within one year of Plan adoption or prior to lodging a planning application, whichever is the sooner. The Delivery Strategy is to demonstrate a realistic programme for the delivery of the site through the plan period and beyond. These Delivery Strategies will inform the Delivery Programme and eventually information from the strategies will all be pulled together into the Delivery Programme. The preparation of a strategy for every allocated site will take some time and so it is envisaged that the key elements of each strategy will be incorporated into future versions of the Delivery Programme in phases.

**Table 1: Strategic, National and Regional Actions (NPF3, STPR and RTS)**

| Project/<br>Policy                                                                                                                   | Description                                                                           | Project commencing                | Funding in place | Lead Partners/<br>Participants                                     | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------|------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Electrification of Strategic Rail Network</b></p> <p>(No significant impact on delivery of LDP2)</p>                           | Phase 3: electrification of routes between Edinburgh, Perth and Dundee                | After 2020                        | No               | <b>Transport Scotland;</b><br>Scottish Government;<br>Network Rail | STPR Project 6; NPF3 and NPF3 Action Programme; RTS and Delivery Plan Project SC1.1.                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                      | Phase 4: electrification of routes from Dunblane to Aberdeen                          | After 2020                        | No               | <b>Transport Scotland;</b><br>Scottish Government;<br>Network Rail | Will be reviewed in STPR2 currently underway.                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                      | Phase 5: electrification of routes from Perth to Inverness                            | After 2020                        | No               | <b>Transport Scotland;</b><br>Scottish Government;<br>Network Rail | A Decarbonisation Action Plan is being produced by Scottish Government which will include an indicative programme – due to be published in Spring 2020.                                                                                                                                                                                                                                                                              |
| <p><b>Rail enhancement of Highland mainline between Perth &amp; Inverness</b></p> <p>(No significant impact on delivery of LDP2)</p> | 2nd Phase: infrastructure enhancements to further improve frequency and journey times | Phased Programme over 2015 – 2025 | £250 – 600m      | <b>Transport Scotland;</b><br>Network Rail;<br>rail operators      | Phase 2 was completed on 25 <sup>th</sup> March 2019 on time and under budget. This new infrastructure has provided an immediate performance and resilience enhancement on to the route and in May 2020 the project will achieve the following key outputs: an hourly service between Perth-Inverness extended to Glasgow or Edinburgh; an average journey time improvement of around 10 minutes; more efficient freight operations. |

| Project/<br>Policy                                                     | Description                                                                                | Project<br>commencing                                                   | Funding in<br>place | Lead Partners/<br>Participants                                                                                       | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Improve regional, national rail infrastructure and connectivity</b> | Rail service enhancement between Aberdeen and Central Belt                                 | After 2019                                                              | Partly              | <b>Transport Scotland;</b><br>Network Rail;<br>ScotRail;<br>Tactran                                                  | STPR Projects 23 and 28; RTS and Delivery Plan Project SC1.4; Action highlighted in Scotland's Infrastructure Investment Plan 2011. The project is being progressed by the Aberdeen to Central Belt Project Delivery Group which is currently exploring possible track and signalling options that aim to reduce journey times and improve service provision on the route as part of the Aberdeen City Deal Project. |
|                                                                        | Tay Estuary Rail Study (TERS)                                                              | 2010 (study)                                                            | No                  | <b>Tactran;</b><br>Transport Scotland;<br>Network Rail;<br>ScotRail; Perth & Kinross Council                         | TERS included in RTS and Delivery Plan Project R1.1. Incremental improvements implemented to date. Potential for further development of short, medium and longer term proposals to be progressed in consultation with ScotRail and Transport Scotland. The 'Revolution in Rail' project will deliver many of the TERS improvements.                                                                                  |
|                                                                        | Progress business case for potential relocation of Invergowrie rail station to Dundee West | Business Case has been developed and being considered by steering group | No                  | <b>Tactran;</b><br>Transport Scotland;<br>Network Rail;<br>ScotRail; Perth & Kinross Council;<br>Dundee City Council | Relocation of Invergowrie rail station identified in TERS. Included in RTS and Delivery Plan Project R5.4.<br><br>Case will be reviewed as part of the Perth – Montrose Park and Choose Strategy Local Rail Development Fund project commencing January 2020.                                                                                                                                                        |

| Project/<br>Policy                                                                                               | Description                                               | Project<br>commencing                                                                         | Funding in<br>place              | Lead Partners/<br>Participants                                                             | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A9 potential grade separation of junctions at Auchterarder; Blackford; and Broxden and Inveralmond, Perth</b> | Grade separation of trunk road junction at Auchterarder   | Loaninghead completed.<br><br>Shinafoot subject to further discussion with Transport Scotland | Partly – developer contributions | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council;<br>Developers / landowners | STPR Project 16; RTS and Delivery Plan Project SC6.2; Long term commitment from Scottish Government for A9 upgrading from Dunblane to Inverness.<br><br>Will be reviewed in STPR2 currently underway.<br><br>Contributions towards the cost of delivering the A9 junction improvements are being collected through the Developer Contributions policy.<br><br>Council is undertaking background transport modelling work for Shinafoot to support further discussion with Transport Scotland. |
|                                                                                                                  | Grade separation of trunk road junction at Blackford      | After 2020                                                                                    | No                               | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council;<br>Developers              | STPR Project 16; RTS and Delivery Plan Project SC6.2; Long term commitment from Scottish Government for A9 upgrading from Dunblane to Inverness.<br><br>Will be reviewed in STPR2 currently underway.                                                                                                                                                                                                                                                                                         |
|                                                                                                                  | Grade separation of trunk road junction at Broxden, Perth | After 2020                                                                                    | Partly – developer contributions | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council;<br>Developers              | STPR Project 16; RTS and Delivery Plan Project SC6.2; Long term commitment from Scottish Government for A9 upgrading from Dunblane to Inverness.                                                                                                                                                                                                                                                                                                                                              |

| Project/<br>Policy                                | Description                                                   | Project<br>commencing | Funding in<br>place | Lead Partners/<br>Participants                                                 | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------|---------------------------------------------------------------|-----------------------|---------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                   |                                                               |                       |                     |                                                                                | <p>Transport Scotland has identified potential schemes that it is taking forward for further appraisal.</p> <p>The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.</p>                                                                                                  |
|                                                   | Grade separation of trunk road junction at Inveralmond, Perth | After 2020            | No                  | <b>Transport Scotland</b> ,<br>Tactran, Perth & Kinross Council;<br>Developers | <p>STPR Project 16; RTS and Delivery Plan Project SC6.2; Long term commitment from Scottish Government for A9 upgrading from Dunblane to Inverness.</p> <p>Will be reviewed in STPR2 currently underway.</p> <p>The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.</p> |
| <b>A9 dualling between Dunblane and Inverness</b> | Luncarty to Pass of Birnam                                    | After 2014            | Yes                 | <b>Transport Scotland</b> ,<br>Tactran, Perth & Kinross Council                | <p>STPR Project 16; RTS and Delivery Plan Project SC6.1</p> <p>Under construction</p>                                                                                                                                                                                                                                                                                                                                                                                |

| Project/<br>Policy | Description                 | Project<br>commencing | Funding in<br>place | Lead Partners/<br>Participants                                 | Progress notes                                                                                                                                                                                                                         |
|--------------------|-----------------------------|-----------------------|---------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | Birnam to Tay Crossing      | After 2014            | Yes                 | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council | STPR Project 16; RTS and Delivery Plan Project SC6.1<br><br>Route option design work ongoing. Public exhibitions held May 2019.                                                                                                        |
|                    | Tay Crossing to Ballinluig  | After 2014            | Yes                 | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council | STPR Project 16; RTS and Delivery Plan Project SC6.1<br><br>Preferred route option identified Dec 2016. Public exhibitions held Feb 2017. Draft Orders published July 2018. Ground investigations started Oct 2018.                    |
|                    | Pitlochry to Killiecrankie  | After 2014            | Yes                 | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council | STPR Project 16; RTS and Delivery Plan Project SC6.1<br><br>Preferred route option identified Nov 2016. Draft Orders published Dec 2017. Public inquiry held Mar 2019. Ground investigations started.                                  |
|                    | Killiecrankie to Glen Garry | After 2014            | Yes                 | <b>Transport Scotland,</b><br>Tactran, Perth & Kinross Council | STPR Project 16; RTS and Delivery Plan Project SC6.1<br><br>Preferred route option identified Mar 2016. Draft Orders published Nov 2017. Archaeological survey undertaken at Killiecrankie battlefield. Ground investigations started. |

| Project/<br>Policy                          | Description                                                                                                                                                                                                  | Project<br>commencing                                                   | Funding in<br>place                                  | Lead Partners/<br>Participants                                                       | Progress notes                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Shaping Perth's<br/>Transport Future</b> | Phase 1:<br><br>A9/A85 Crieff Road improvements to relieve traffic congestion and facilitate development of west/north west Perth<br><br>Cross Almond Link - Link from new A9/A85 junction over River Almond | Construction commenced on site in late 2016                             | Partly                                               | <b>Perth &amp; Kinross Council;</b><br>Transport Scotland;<br>Developers             | Scheme was completed in May 2019 and is fully operational.                                                                                                                                                                                                                                                                            |
|                                             | Phase 2:<br><br>CTRLR - Construction of new road and bridge over River Tay                                                                                                                                   | Construction start estimated Autumn 2021 with completion in Spring 2024 | Yes (Budget is £118M - £78M PKC, £40M Scottish Govt) | <b>Perth &amp; Kinross Council;</b><br>Transport Scotland;<br>Developers;<br>Tactran | RTS and Delivery Plan Project SC7.2<br><br>The Specimen Design now finalised.<br><br>The Planning Application lodged in November 2019.<br><br>The Compulsory Purchase Order for the land required for the scheme published in November 2019.<br><br>Work has now commenced on the procurement and contract strategies for the scheme. |

| Project/<br>Policy                                               | Description                                                                                                       | Project<br>commencing | Funding in<br>place | Lead Partners/<br>Participants                                                                                                     | Progress notes                                                                                                                                                                               |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | Phase 3:<br><br>Berthapark Link                                                                                   | TBC                   | No                  | <b>Perth &amp; Kinross Council;</b><br>Transport Scotland;<br>Tactran;<br>Developers                                               | RTS and Delivery Plan Project SC7.3<br><br>Preferred route established.                                                                                                                      |
|                                                                  | Transport Plan:<br><br>Perth Transport Plan in tandem with development of CTLR                                    |                       | Yes                 | <b>Perth &amp; Kinross Council;</b><br>Transport Scotland;<br>Tactran;<br>Developers                                               | RTS and Delivery Plan Project SC7.4<br><br>Initial design work commenced. Further details to be worked up post CTLR consent.                                                                 |
| <b>Strategic Development Framework for West/North West Perth</b> | Setting out the phasing and priorities for the integration of the masterplans for the strategic development areas | Completed             | Not required        | <b>Perth &amp; Kinross Council;</b><br>Transport Scotland;<br>Tactran;<br>Developer/<br>Landowner;<br>SEPA; SNH;<br>Scottish Water | Adopted as non-statutory guidance<br>November 2016                                                                                                                                           |
| <b>Cemetery search area</b>                                      | The Council has identified a search area at the Blairgowrie Eastern Expansion proposal                            | Commenced             | Unknown             | <b>Perth &amp; Kinross Council</b>                                                                                                 | Discussions to be held with landowner for longer term cemetery site and test digs are to be undertaken. A range of sites including this site being considered for the wider Strathmore area. |

| Project/<br>Policy | Description                                                                                                                                      | Project<br>commencing | Funding in<br>place | Lead Partners/<br>Participants     | Progress notes                                                                                                                                                                                |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | (MU330) because there is a future need for more cemetery space in the Blairgowrie and Rattray area                                               |                       |                     |                                    |                                                                                                                                                                                               |
|                    | The Council has identified a search area at Milnathort because there is a future need for more cemetery space in the Kinross and Milnathort area | Commenced             | Unknown             | <b>Perth &amp; Kinross Council</b> | Site tests undertaken – soil conditions unfavourable for a cemetery at this location and alternative sites currently being explored for the wider Kinross-shire area.                         |
|                    | The Council has identified a search area near Isla Road, Perth because there is a future need for more cemetery space in the area                | Commenced             | Unknown             | <b>Perth &amp; Kinross Council</b> | Discussions still underway with landowner – test digs still to be completed. Range of sites including this site being considered for the wider Perth city area.                               |
|                    | The Council has identified a search area at Perth West, Perth because there is a future need for more cemetery space in the area                 | Commenced             | Unknown             | <b>Perth &amp; Kinross Council</b> | Discussions to be held with landowner(s) for longer term cemetery site – test digs still to be undertaken. Range of sites including this site being considered for the wider Perth city area. |

**Table 2: Local Development Plan Policy Actions**

| <b>Policy</b>                          | <b>Description</b>                            | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                       | <b>Funding in place</b> | <b>Lead partners/ participants</b>                               | <b>Progress notes</b>                                                                                                                                                                              |
|----------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A SUCCESSFUL, SUSTAINABLE PLACE</b> |                                               |                                                                                                                                                                                                                                                                                                                                                                      |                         |                                                                  |                                                                                                                                                                                                    |
| <b>1</b>                               | <b>Placemaking</b>                            | <p>Prepare Placemaking Supplementary Guide to set out how Policy 1 will be implemented on how individual criteria can be achieved.</p> <p>Further information to be provided on: how capacity ranges have been calculated; how ranges will be calculated on windfall sites; and how proposals for changes to the capacity on consented sites will be dealt with.</p> | Not required            | <b>Perth &amp; Kinross Council;</b> SEPA; SNH                    | <p>Working group established to coordinate development of the Guide.</p> <p>Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.</p> |
| <b>2</b>                               | <b>Design Statements</b>                      | To be submitted by developers with appropriate applications and monitored and scrutinised by PKC.                                                                                                                                                                                                                                                                    | Not required            | <b>Perth &amp; Kinross Council;</b><br><b>Developers</b>         | Continuous                                                                                                                                                                                         |
| <b>3</b>                               | <b>Perth City</b>                             | Monitoring under-utilised land                                                                                                                                                                                                                                                                                                                                       | Not required            | <b>Perth &amp; Kinross Council;</b><br>Landowners and Developers | Continuous                                                                                                                                                                                         |
| <b>4</b>                               | <b>Perth City Transport and Active Travel</b> | Monitor transport routes and transport choices                                                                                                                                                                                                                                                                                                                       | Not required            | <b>Perth &amp; Kinross Council;</b> Tactran                      | <p>Continuous monitoring of routes and choices.</p> <p>Initial design work commenced. Further details to be worked up post CTRLR consent.</p>                                                      |

| Policy   | Description                               | Actions                                                                                                                                    | Funding in place | Lead partners/ participants                                      | Progress notes                                                                                                                                                                                                                                                                                                                                                                                |
|----------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                           |                                                                                                                                            |                  |                                                                  | Sustrans and Transport Scotland have committed to working with the Council to deliver the Dunkeld Road corridor, which links Luncarty to the City Centre. Funding has been awarded for the first arm of the network, on Dunkeld Road, connecting the neighbourhoods of Bertha Park, Inveralmond and Muirton to the City Centre. PKC will be consulting the public as this project progresses. |
| <b>5</b> | <b>Infrastructure Contributions</b>       | Prepare, consult and adopt supplementary guidance on developer contributions and affordable housing                                        | Not required     | <b>Perth &amp; Kinross Council</b> ; Transport Scotland; Tactran | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.                                                                                                                                                                                                                                                                            |
| <b>6</b> | <b>Settlement Boundaries</b>              | Monitor through development management process                                                                                             | Not required     | <b>Perth &amp; Kinross Council</b>                               | Continuous                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>7</b> | <b>Employment and Mixed Use Areas</b>     | Monitoring employment land in urban and rural areas to ensure there is a continuous five year supply of effective land for employment uses | Not required     | <b>Perth &amp; Kinross Council</b>                               | Continuous monitoring plus publication of annual Employment Land Audit                                                                                                                                                                                                                                                                                                                        |
| <b>8</b> | <b>Rural Business and Diversification</b> | Monitor through development management process                                                                                             | Not required     | <b>Perth &amp; Kinross Council</b>                               | Continuous                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>9</b> | <b>Caravan Sites, Chalets and</b>         | Monitor through development management process                                                                                             | Not required     | <b>Perth &amp; Kinross Council</b>                               | Continuous                                                                                                                                                                                                                                                                                                                                                                                    |

| Policy    | Description                                    | Actions                                                                                                                                                                                               | Funding in place | Lead partners/ participants             | Progress notes                                                                                                                                                                                                                                       |
|-----------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>Timeshare Developments</b>                  |                                                                                                                                                                                                       |                  |                                         |                                                                                                                                                                                                                                                      |
| <b>10</b> | <b>City, Town and Neighbourhood Centres</b>    | Monitor retail planning applications in the areas identified in the policy                                                                                                                            | Yes              | <b>Perth &amp; Kinross Council</b>      | Continuous monitoring supplemented by bi-annual survey                                                                                                                                                                                               |
| <b>11</b> | <b>Perth City Centre Secondary Uses Area</b>   | Monitor planning applications in the area identified in the policy                                                                                                                                    | Yes              | <b>Perth &amp; Kinross Council</b>      | Continuous monitoring supplemented by bi-annual survey                                                                                                                                                                                               |
| <b>12</b> | <b>Commercial Centres and Retail Controls</b>  | Monitor planning applications in the areas identified in the policy                                                                                                                                   | Yes              | <b>Perth &amp; Kinross Council</b>      | Continuous monitoring supplemented by bi-annual survey                                                                                                                                                                                               |
| <b>13</b> | <b>Retail and Commercial Leisure Proposals</b> | Monitor through development management process                                                                                                                                                        | Yes              | <b>Perth &amp; Kinross Council</b>      | Continuous                                                                                                                                                                                                                                           |
| <b>14</b> | <b>Open Space Retention and Provision</b>      | <p>Prepare, consult and adopt supplementary guidance on Open Space Provision and Developer Contributions.</p> <p>Prepare a Food Growing Strategy and assess demand for additional growing spaces.</p> | Not required     | <b>Perth &amp; Kinross Council; SNH</b> | <p>Working group established to co-ordinate development.</p> <p>Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in Spring 2020.</p> <p>Food Growing Strategy consultation draft for April 2020.</p> |

| Policy | Description                                      | Actions                                                                                                            | Funding in place | Lead partners/ participants                                                 | Progress notes                                                                                                                                                  |
|--------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15     | <b>Public Access</b>                             | Maintenance of Core Path Plan<br><br>Identify and investigate the potential of disused railway lines.              | Not required     | <b>Perth &amp; Kinross Council;</b> Access Forum                            | Continuous<br><br>Disused Railway Line study data collection and analysis underway.                                                                             |
| 16     | <b>Social, Cultural and Community Facilities</b> | Monitor through updated infrastructure studies                                                                     | Not required     | <b>Perth &amp; Kinross Council</b>                                          | Continuous                                                                                                                                                      |
| 17     | <b>Residential Areas</b>                         | Monitor through development management process                                                                     | Not required     | <b>Perth &amp; Kinross Council</b>                                          | Continuous                                                                                                                                                      |
| 18     | <b>Pubs and Clubs in Residential Areas</b>       | Monitor through development management process                                                                     | Not required     | <b>Perth &amp; Kinross Council</b>                                          | Continuous                                                                                                                                                      |
| 19     | <b>Housing in the Countryside</b>                | Prepare supplementary guidance on Housing in the Countryside<br><br>Monitor through development management process | Not required     | <b>Perth &amp; Kinross Council;</b> SNH                                     | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.<br><br>Continuous monitoring of applications |
| 20     | <b>Affordable Housing</b>                        | Prepare supplementary guidance on Affordable Housing                                                               | Not required     | <b>Perth &amp; Kinross Council;</b> Scottish Government; Homes for Scotland | Incorporated in Developer Contributions Supplementary Guidance to be adopted February 2020                                                                      |
| 21     | <b>Gypsy/Travellers' Sites</b>                   | Prepare non-statutory supplementary guidance                                                                       | Not required     | <b>Perth &amp; Kinross Council;</b>                                         | Draft guidance for consultation and report to committee Autumn 2020 for approval as non-statutory guidance                                                      |

| Policy | Description                                         | Actions                                                                                                                     | Funding in place | Lead partners/ participants                                                                         | Progress notes                                                                                             |
|--------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 22     | <b>Particular Needs Housing Accommodation</b>       | Monitor through development management process                                                                              | Not required     | <b>Perth &amp; Kinross Council;</b>                                                                 | Continuous                                                                                                 |
| 23     | <b>Delivery of Development Sites</b>                | Prepare, consult and adopt non-statutory supplementary guidance on Delivery of Development Sites                            | Not required     | <b>Perth &amp; Kinross Council;</b><br>landowners,<br>developers                                    | Draft guidance for consultation and report to committee Autumn 2020 for approval as non-statutory guidance |
| 24     | <b>Maintaining an Effective Housing Land Supply</b> | Monitoring housing land in urban and rural areas to ensure there is a continuous five year supply of effective housing land | Not required     | <b>Perth &amp; Kinross Council;</b>                                                                 | Continuous plus publication of annual Housing Land Audit                                                   |
| 25     | <b>Housing Mix</b>                                  | Monitor through development management process                                                                              | Not required     | <b>Perth &amp; Kinross Council</b>                                                                  | Continuous                                                                                                 |
| 26     | <b>Scheduled Monuments and Archaeology</b>          | Monitor through development management process                                                                              | Not required     | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous                                                                                                 |
| 27     | <b>Listed Buildings</b>                             | Monitor through development management process                                                                              | Not required     | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous                                                                                                 |

| <b>Policy</b>             | <b>Description</b>                                                       | <b>Actions</b>                                                                                                      | <b>Funding in place</b> | <b>Lead partners/ participants</b>                                                                  | <b>Progress notes</b> |
|---------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------|-----------------------|
| <b>28</b>                 | <b>Conservation Areas</b>                                                | Maintain and review Conservation Areas and Conservation Area Appraisals                                             | Not required            | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous            |
| <b>29</b>                 | <b>Gardens and Designed Landscapes</b>                                   | Monitor through development management process<br><br>Review existing designations and consider potential additions | Not required<br><br>No  | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous            |
| <b>30</b>                 | <b>Protection, Promotion and Interpretation of Historic Battlefields</b> | Monitor through development management process                                                                      | Not required            | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous            |
| <b>31</b>                 | <b>Other Historic Environmental Assets</b>                               | Monitor through development management process                                                                      | Not required            | <b>Perth &amp; Kinross Council;</b> Historic Environment Scotland; Perth and Kinross Heritage Trust | Continuous            |
| <b>A LOW CARBON PLACE</b> |                                                                          |                                                                                                                     |                         |                                                                                                     |                       |
| <b>32</b>                 | <b>Embedding Low and Zero Carbon</b>                                     | Monitor statements submitted with planning applications                                                             | Not required            | <b>Perth &amp; Kinross Council</b>                                                                  | Continuous            |

| Policy    | Description                                       | Actions                                                                                                                                    | Funding in place | Lead partners/ participants                                   | Progress notes                                                                                                     |
|-----------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|           | <b>Generating Technology in New Development</b>   |                                                                                                                                            |                  |                                                               |                                                                                                                    |
| <b>33</b> | <b>Renewable and Low-Carbon Energy</b>            | Prepare, consult and adopt supplementary guidance on Renewable and Low Carbon Energy<br>Monitor through development management process     | Yes              | <b>Perth &amp; Kinross Council;</b> SEPA, SNH                 | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in Autumn 2020.   |
| <b>34</b> | <b>Sustainable Heating and Cooling</b>            | Prepare, consult and adopt supplementary guidance on Sustainable Heating and Cooling<br><br>Monitor through development management process | Yes              | <b>Perth &amp; Kinross Council;</b> SEPA                      | SG to be prepared in 2020                                                                                          |
| <b>35</b> | <b>Electricity Transmission Infrastructure</b>    | Monitor through development management process                                                                                             | Not required     | <b>Perth &amp; Kinross Council</b>                            | Continuous                                                                                                         |
| <b>36</b> | <b>Waste Management Infrastructure</b>            | Prepare supplementary guidance on Delivering Zero Waste                                                                                    | Not required     | <b>Perth &amp; Kinross Council;</b> Scottish Government; SEPA | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020. |
| <b>37</b> | <b>Management of Inert and Construction Waste</b> | Monitor through development management process                                                                                             | Not required     | <b>Perth &amp; Kinross Council</b>                            | Continuous                                                                                                         |

| Policy                            | Description                          | Actions                                                                                                                | Funding in place | Lead partners/ participants                                      | Progress notes                                                                                                           |
|-----------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>A NATURAL, RESILIENT PLACE</b> |                                      |                                                                                                                        |                  |                                                                  |                                                                                                                          |
| 38                                | <b>Environment and Conservation</b>  | The identification of local sites to be included within supplementary guidance                                         | Not required     | <b>Perth &amp; Kinross Council;</b> SNH                          | Geodiversity Sites Summer 2020<br>Biodiversity Sites December 2021                                                       |
| 39                                | <b>Landscape</b>                     | Prepare supplementary guidance on Landscape to help conserve and enhance the landscape qualities of Perth and Kinross. | Not required     | <b>Perth &amp; Kinross Council;</b> SNH                          | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.       |
| 40                                | <b>Forestry, Woodland and Trees</b>  | Prepare supplementary guidance on Forestry and Woodland Strategy<br><br>Monitor through development management process | Not required     | <b>Perth &amp; Kinross Council;</b> Scottish Forestry; SNH; SEPA | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.       |
| 41                                | <b>Biodiversity</b>                  | Prepare, consult and adopt non statutory guidance on Biodiversity                                                      | Not required     | <b>Perth &amp; Kinross Council;</b> SNH                          | Planning for Nature May 2020                                                                                             |
| 42                                | <b>Green and Blue Infrastructure</b> | Prepare supplementary guidance on Green and Blue Infrastructure                                                        | Not required     | <b>Perth &amp; Kinross Council;</b> SNH, SEPA, Scottish Forestry | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020.       |
| 43                                | <b>Green Belt</b>                    | Monitor through development management process                                                                         | Not required     | <b>Perth &amp; Kinross Council;</b>                              | Continuous                                                                                                               |
| 44                                | <b>Perth Lade Green Corridor</b>     | Creation of new links and improvements to Perth Lade Green Corridor                                                    | Partly           | <b>Perth &amp; Kinross Council;</b> SEPA; SNH                    | Lade Management Plan 2011-2031 developed and consulted 2013. Lade Management Plan (2020-2025) currently being developed. |

| Policy | Description                                                    | Actions                                                                                                                                                                                                       | Funding in place | Lead partners/ participants                   | Progress notes                                                                                                                     |
|--------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 45     | <b>Lunan Lochs Catchment Area</b>                              | Prepare non-statutory guidance on Dunkeld-Blairgowrie Lochs SAC                                                                                                                                               | Not required     | <b>Perth &amp; Kinross Council;</b> SEPA; SNH | Adopted as supplementary guidance to LDP1 in October 2016; to be adopted as non-statutory guidance for LDP2 – May 2020             |
| 46     | <b>Loch Leven Catchment Area</b>                               | Prepare non-statutory guidance on Loch Leven SPA                                                                                                                                                              | Not required     | <b>Perth &amp; Kinross Council;</b> SEPA; SNH | Adopted as supplementary guidance to LDP1 in October 2016; revised and to be adopted as non-statutory guidance for LDP2 – May 2020 |
| 47     | <b>River Tay Catchment Area</b>                                | Prepare non-statutory guidance on River Tay SAC                                                                                                                                                               | Not required     | <b>Perth &amp; Kinross Council;</b> SEPA; SNH | Adopted as supplementary guidance to LDP1 in October 2016; to be adopted as non-statutory guidance for LDP2 – May 2020             |
| 48     | <b>Minerals and Other Extractive Activities – Safeguarding</b> | Monitor through development management process                                                                                                                                                                | Not required     | <b>Perth &amp; Kinross Council</b>            | Continuous                                                                                                                         |
| 49     | <b>Minerals and Other Extractive Activities – Supply</b>       | Detailed advice on financial guarantees to be contained within supplementary guidance<br><br>Monitor workable mineral resources; maintain ten year landbank of permitted reserves for construction aggregates | Not required     | <b>Perth &amp; Kinross Council</b>            | Draft guidance for consultation during February/March 2020 and report to committee May 2020.<br><br>Continuous                     |
| 50     | <b>Prime Agricultural Land</b>                                 | Monitor through development management process                                                                                                                                                                | Not required     | <b>Perth &amp; Kinross Council</b>            | Continuous                                                                                                                         |

| <b>Policy</b> | <b>Description</b>                                        | <b>Actions</b>                                                         | <b>Funding in place</b> | <b>Lead partners/ participants</b>         | <b>Progress notes</b>                                                                                              |
|---------------|-----------------------------------------------------------|------------------------------------------------------------------------|-------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>51</b>     | <b>Soils</b>                                              | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |
| <b>52</b>     | <b>New Development and Flooding</b>                       | Prepare supplementary guidance on Flood Risk and Flood Risk Assessment | Yes                     | <b>Perth &amp; Kinross Council</b> ; SEPA, | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in Spring 2020.   |
| <b>53</b>     | <b>Water Environment and Drainage</b>                     | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |
| <b>54</b>     | <b>Health and Safety Consultation Zones</b>               | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |
| <b>55</b>     | <b>Nuisance from Artificial Light and Light Pollution</b> | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |
| <b>56</b>     | <b>Noise Pollution</b>                                    | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |
| <b>57</b>     | <b>Air Quality</b>                                        | Prepare, consult and adopt supplementary on Air Quality                | Yes                     | <b>Perth &amp; Kinross Council</b>         | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020. |
| <b>58</b>     | <b>Contaminated Land and Unstable Land</b>                | Monitor through development management process                         | Not required            | <b>Perth &amp; Kinross Council</b>         | Continuous                                                                                                         |

| Policy                   | Description                                               | Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Funding in place | Lead partners/ participants                  | Progress notes                                                                                                     |
|--------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>A CONNECTED PLACE</b> |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                                              |                                                                                                                    |
| 59                       | <b>Digital Infrastructure</b>                             | Monitor through development management process                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not required     | <b>Perth &amp; Kinross Council</b>           | Ongoing and mapped on GIS system                                                                                   |
| 60                       | <b>Transport Standards and Accessibility Requirements</b> | Review existing National Roads Development Guide to give guidance on: sustainable and active travel and the infrastructure requirements; requirements for public transport availability in new developments; provision of infrastructure to support low and ultra-low emission vehicles; provision of infrastructure for shared vehicle use; low car or no car developments in highly accessible areas; and to provide information about when a transport assessment or statement is required and guidance on travel plans. | Not required     | <b>Perth &amp; Kinross Council</b> ; Tactran | Draft to be produced for consultation late 2020.                                                                   |
| 61                       | <b>Airfield Safeguarding</b>                              | Prepare supplementary guidance on Airfield Safeguarding                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not required     | <b>Perth &amp; Kinross Council</b>           | Guidance prepared and consultation carried out; to be adopted as supplementary guidance for LDP2 in February 2020. |

**Table 3: Local Development Plan Proposals Actions**

| Proposal   | Location                         | Actions                                                                                                                                    | Actions commencing | Funding in place | Lead partners and other participants                        | Progress notes                                                                                                                                                                                                                                                                                                                              |
|------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E10</b> | Borlick, Aberfeldy               | Development proposal including masterplan, flood risk assessment, transport assessment, energy statement                                   | 2015               | Unknown          | <b>A &amp; J Stephen Ltd;</b> Perth & Kinross Council; SEPA | Ongoing discussions with developers                                                                                                                                                                                                                                                                                                         |
| <b>H36</b> | Borlick, Aberfeldy               | Development proposal including masterplan, flood risk assessment, drainage impact assessment, transport assessment, energy statement       | 2017               | Unknown          | <b>A &amp; J Stephen Ltd;</b> Perth & Kinross Council       | Ongoing discussions with developers. Planning application anticipated 2021.                                                                                                                                                                                                                                                                 |
| <b>MU8</b> | Newburgh Road (North), Abernethy | Development proposal including flood risk assessment, feasibility study for restoration of culvert, evaluation of archaeological potential | 2019               | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA  | Application (ref: 17/02190/FLL) for 39 dwellinghouses and associated infrastructure approved in 2019.                                                                                                                                                                                                                                       |
| <b>E4</b>  | Newburgh Road, Abernethy         | Development proposal                                                                                                                       | 2019               | Unknown          | <b>Branston Ltd;</b> Perth & Kinross Council; SEPA          | Part of this site has a current planning permission. Application (ref: 18/01016/FLL) for 'Alterations and extension to building, erection of a cold storage building including ramp, acoustic fence, installation of air conditioning units, formation of an access road, parking areas, fuelling bay, outdoor storage, hardstanding areas, |

| Proposal   | Location                                 | Actions                                                                                                                                    | Actions commencing | Funding in place | Lead partners and other participants                                               | Progress notes                                                                                                                                                  |
|------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                          |                                                                                                                                            |                    |                  |                                                                                    | landscaping and associated works' was approved in 2019.                                                                                                         |
| <b>E29</b> | Aberuthven                               | Development proposal including flood risk assessment, transport assessment                                                                 | TBC                | Unknown          | <b>Denholm Partnership LLP</b> ; Perth & Kinross Council; Transport Scotland; SEPA | Landowner/Agent has been contacted for update                                                                                                                   |
| <b>E30</b> | Mornity, Alyth                           | Development proposal                                                                                                                       | TBC                | Unknown          | <b>GS Brown Construction Ltd</b> ; Perth & Kinross Council                         | Developer/Landowner advised there is currently no interest in this site as industrial.                                                                          |
| <b>H59</b> | Glenree, Alyth                           | Development proposal including flood risk assessment, possible drainage impact assessment, possible water network investigations           | 2021               | Unknown          | <b>Mansell Homes</b> ; Perth & Kinross Council; SEPA                               | Planning application is expected in 2021 with construction starting in 2022 subject to approval.                                                                |
| <b>H60</b> | Albert Street and St Ninians Road, Alyth | Development proposal including flood risk assessment, possible drainage impact assessment, possible water network investigations, possible | Commenced          | Unknown          | <b>Guild Homes</b> ; Perth & Kinross Council                                       | Planning applications approved (17/00644/AMM) for the northern site and a detailed planning application is being prepared for the southern site (19/00002/PAN). |

| Proposal    | Location              | Actions                                                                                                                      | Actions commencing | Funding in place | Lead partners and other participants                                                                 | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                       | archaeological investigations                                                                                                |                    |                  |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>H252</b> | Annfield Place, Alyth | Development proposal including topographical study, flood risk assessment, drainage impact assessment, archaeological survey | TBC                | Unknown          | Unknown                                                                                              | Developer/Landowner has been contacted to provide update                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>H61</b>  | New Alyth             | Development proposal including flood risk assessment                                                                         | 2019               | Unknown          | <b>A &amp; J Stephen Ltd;</b> Perth & Kinross Council; SEPA                                          | Planning application anticipated 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>E25</b>  | Auchterarder          | Development proposal including masterplan, flood risk assessment, transport assessment                                       | Commenced          | Unknown          | <b>D King Properties; John Handley Associates;</b> Perth & Kinross Council; Transport Scotland; SEPA | <p>Planning permission for roundabout and ancillary works (12/02160/FLL), renewal granted 27 October 2016 (16/01443/FLL); application for further renewal received 7 Oct 2019 pending consideration (19/01599/FLL).</p> <p>Planning permission in principle for business park granted 12 April 2018 (17/00946/IPM) for 6.1 Ha of the 8 Ha allocated, permission lasts for ten years. Agent states that submission of AMSC application will depend on market interest.</p> |

| Proposal    | Location                                  | Actions                                                                                                                                         | Actions commencing | Funding in place | Lead partners and other participants                                    | Progress notes                                                                                                                                  |
|-------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H228</b> | North West Kirkton, Auchterarder          | Development proposal and implementation of Auchterarder Development Framework including masterplan, transport assessment, flood risk assessment | Commenced          | Unknown          | <b>Stewart Milne Group;</b> Perth & Kinross Council; Transport Scotland | In principle consents (08/01133/IPM & 16/01809/IPM) and S. 75 agreement signed<br><br>Update: Transport Scotland added to participants          |
| <b>H342</b> | Auchterarder Development Framework Site 3 | Development proposal and implementation of Auchterarder Development Framework including flood risk assessment                                   | Commenced          | Unknown          | <b>Stewart Milne Group;</b> Perth & Kinross Council; Transport Scotland | In principle consent (08/01131/IPM) and S.75 agreement signed<br><br>Update: Transport Scotland added to participants                           |
| <b>E35</b>  | Balado Bridge                             | Development proposal including flood risk assessment                                                                                            | Commenced          | Unknown          | <b>DM Hall;</b> Perth & Kinross Council; SEPA                           | Planning application approved (09/01686/FLL). Site currently being marketed                                                                     |
| <b>H51</b>  | Balado                                    | Development proposal including flood risk assessment                                                                                            | TBC                | Yes              | <b>Gordon Baillie/ Ian Harley;</b> Perth & Kinross Council; SEPA        | Outline planning application approved (07/01226/IPM). Three detailed planning applications submitted (16/01566/FLL; 16/01565/FLL; 16/01560/FLL) |
| <b>H13</b>  | St Martin's Road, Balbeggie               | Development proposal including flood risk assessment, transport assessment                                                                      | TBC                | Unknown          | <b>Ian Sands;</b> Perth & Kinross Council; SEPA                         | PAN submitted 16/00006/PAN and pre-application discussions underway. Planning application to be submitted once CTRLR a committed project.       |
| <b>H40</b>  | Ballinluig North                          | Development proposal including flood risk                                                                                                       | 2009               | Unknown          | <b>Alexander and Co;</b> Perth &                                        | 12 units approved under existing consent (09/00590/FLL) plus further 7                                                                          |

| Proposal     | Location                      | Actions                                                                                                                                                                                                                                                                                                   | Actions commencing | Funding in place | Lead partners and other participants                                                            | Progress notes                                                                                                            |
|--------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|              |                               | assessment, network investigation, possible water investigations, transport assessment, possible construction method statement, possible otter survey and species protection plan, tree survey, possible archaeological evaluation                                                                        |                    |                  | Kinross Council; Transport Scotland; SEPA; Scottish Water                                       | approved under 18/02315/FLL – total of 19 units. Site has been sold for housing development.                              |
| <b>E31</b>   | Welton Road, Blairgowrie      | Development proposal including masterplan; flood risk assessment, link road; possible wastewater network investigations, archaeological evaluation, transport assessment, energy statement, biodiversity study, possible construction method statement, possible otter survey and species protection plan | TBC                | Unknown          | <b>Landowners;</b> Perth & Kinross Council; SEPA; Scottish Water; Historic Environment Scotland | Perth & Kinross Council to initiate discussions about the potential and scope of a development framework for E31 & MU330. |
| <b>MU330</b> | Blairgowrie Eastern Expansion | Development proposal including masterplan, flood risk assessment, possible wastewater network investigations, drainage impact assessment,                                                                                                                                                                 | TBC                | Unknown          | <b>Landowners;</b> Perth & Kinross Council; SEPA; Scottish Water; Historic                      | Perth & Kinross Council to initiate discussions about the potential and scope of a development framework for E31 & MU330. |

| Proposal    | Location                 | Actions                                                                                                                                                                         | Actions commencing | Funding in place | Lead partners and other participants                                                | Progress notes                                                                                                                                                                                      |
|-------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                          | transport assessment, traffic management plan, energy statement, archaeological survey, woodland survey, biodiversity study                                                     |                    |                  | Environment Scotland                                                                |                                                                                                                                                                                                     |
| <b>MU5</b>  | Western Blairgowrie      | Development proposal including masterplan, transport assessment, flood risk assessment, possible wastewater network investigations, energy statement, archaeological evaluation | TBC                | Unknown          | <b>Yeoman McAllister Architects</b> ; Perth & Kinross Council; SEPA; Scottish Water | The site has planning permission in principle (17/00939/IPM) and a detailed planning application has been submitted for the first phase of development (19/00163/AMM), currently awaiting decision. |
| <b>H63</b>  | Glenalmond Road, Rattray | Development proposal including flood risk assessment, possible wastewater network investigation, archaeological evaluation                                                      | 2017               | Yes              | <b>Springfield Properties Ltd</b> ; Perth & Kinross Council; SEPA; Scottish Water   | Planning application approved (16/01861/FLM & 17/02210/FUL) and construction has commenced.                                                                                                         |
| <b>H341</b> | Westfields of Rattray    | Development proposal including phasing programme, transport statement, flood risk assessment                                                                                    | TBC                | Unknown          | <b>Unknown</b>                                                                      | Developer/Landowner has been contacted to provide update                                                                                                                                            |

| Proposal    | Location                                                   | Actions                                                                                                                                                                                                                                      | Actions commencing | Funding in place | Lead partners and other participants                                   | Progress notes                                                                     |
|-------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>H64</b>  | Blairgowrie South                                          | Development proposal including flood risk assessment, link road, possible wastewater network investigation                                                                                                                                   | 2015               | Unknown          | <b>Stewart Milne;</b><br>Perth & Kinross Council; SEPA; Scottish Water | Planning in principle (10/01360/IPM) and reserved matters (17/00961/AMM) approved. |
| <b>E22</b>  | Vicars Bridge Road, Blairingone                            | Development proposal including flood risk assessment, feasibility study to assess restoration of existing culvert                                                                                                                            | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council                | Community engagement exercise carried out                                          |
| <b>MU74</b> | Blairingone                                                | Development proposal including masterplan, landscape visual impact assessment, flood risk assessment, ground conditions investigation, woodland survey, feasibility study of enhancing / restoring channel, contaminated land investigations | TBC                | Unknown          | <b>Developer/ Landowner,</b><br>Perth & Kinross Council                | Community engagement exercise carried out                                          |
| <b>H14</b>  | Old Edinburgh Road/<br>Dunbarney Avenue,<br>Bridge of Earn | Development proposal including drainage impact assessment                                                                                                                                                                                    | TBC                | Unknown          | <b>D King Properties Ltd;</b><br>Perth & Kinross Council; SEPA         | Developer/Landowner has been contacted to provide update                           |

| Proposal   | Location                            | Actions                                                                                                                                               | Actions commencing | Funding in place | Lead partners and other participants                                                                      | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H15</b> | Oudenarde, Bridge of Earn           | Development proposal and implementation of masterplan including new railway station strategic appraisal, investigation of provision of a heat network | Commenced          | Unknown          | <b>G S Brown Construction,</b> Perth & Kinross Council, Transport Scotland, Tactran; SEPA; Scottish Water | <p>Affordable Housing under construction. Junction improvements to A912 to facilitate access to Oudenarde and Brickhall Farm.</p> <p>S75 signed July 2016.</p> <p>Phase 1 application awaiting decision (16/02156/AMM) – called in by Scottish Government. Construction expected to start 2020/2021.</p> <p>Through Transport Scotland's Local Rail Development Fund, a STAG based appraisal for the Bridge of Earn / South Perth Area is currently underway with the initial Case for Change report due to be concluded in early 2020. Included in RTS and Delivery Plan Project R5.5.</p> |
| <b>H72</b> | Kintillo Road, Bridge of Earn       | Development proposal including drainage impact assessment                                                                                             | 2015               | Unknown          | <b>King Group/Ogilvie Homes;</b> Perth and Kinross Council                                                | Planning application (ref:15/02176/FLM) approved. Development under construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>H17</b> | Church Road, Burrelton and Woodside | Development proposal including flood risk assessment, foul and surface water drainage assessment                                                      | TBC                | Unknown          | <b>Developer/Landowner;</b> Perth & Kinross Council; SEPA                                                 | Pre-application enquiries have taken place for site with the intention to market it. Application for planning permission in principle anticipated 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Proposal | Location                                   | Actions                                                                         | Actions commencing | Funding in place | Lead partners and other participants                                     | Progress notes                                                                                                                                                                                 |
|----------|--------------------------------------------|---------------------------------------------------------------------------------|--------------------|------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H58      | Cowden Road, Comrie                        | Development proposal including flood risk assessment, archaeological evaluation | 2021               | Unknown          | <b>Landowner A &amp; J Stephen;</b> Perth & Kinross Council; SEPA        | Developer states intention to submit a planning application in 2021.                                                                                                                           |
| E32      | Coupar Angus West                          | Development proposal including flood risk assessment                            | TBC                | Unknown          | <b>Developer /Landowner;</b> Perth & Kinross Council; Scottish Water     | Developer/Landowner has been contacted to provide update                                                                                                                                       |
| E33      | East of Scotland Farmers Ltd, Coupar Angus | Development proposal including flood risk assessment                            | 2013               | Unknown          | <b>East of Scotland Farmers;</b> Perth & Kinross Council; Scottish Water | Phase 1 complete. Phase 2 secured planning permission and is expected to be completed by 2024.                                                                                                 |
| H65      | Larghan, Coupar Angus                      | Development proposal including archaeological evaluation                        | 2015               | Unknown          | <b>Landowner;</b> Perth & Kinross Council; Scottish Water                | Recent change in ownership, the new owners are committed to promoting the development opportunity.                                                                                             |
| E26      | Bridgend, Crieff                           | Development proposal including flood risk assessment                            | 2019               | Unknown          | <b>Drummond Estates;</b> Perth & Kinross Council                         | Site is being marketed. Planning application for erection of an office building and car park submitted 14 October 2019 (19/01666/FLL) for 0.3 Ha of the 3 Ha allocated. Pending consideration. |

| Proposal     | Location                  | Actions                                                                                                                                                     | Actions commencing | Funding in place | Lead partners and other participants                                                                                   | Progress notes                                                                                                                                                                                                                                                                                                                         |
|--------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H57</b>   | Wester Tomaknock, Crieff  | Development proposal including masterplan, flood risk assessment, transport assessment, archaeological investigation                                        | 2019               | Unknown          | <b>GS Brown Construction Ltd; Landowner;</b> Perth & Kinross Council; Transport Scotland; SEPA                         | <p>Planning application submitted (16/02217/FLM). Steading and farmhouse now demolished. Developer states construction to commence in 2020.</p> <p>Owner states in principle application for the remainder of the site expected by end 2019.</p>                                                                                       |
| <b>MU7</b>   | Broich Road, Crieff       | Development proposal and implementation of masterplan including transport assessment, flood risk assessment, archaeological investigation, energy statement | 2019               | Yes              | <b>Landowner; John Handley Associates Ltd; Ogilvie Homes Ltd; Savills;</b> Perth & Kinross Council; Transport Scotland | <p>Planning application in principle granted 9 December 2015 (15/01237/IPM), renewal granted 6 June 2019 (18/02213/IPM).</p> <p>Planning application for erection of 246 dwellinghouses (first phase), approval of matters specified in conditions of 18/02213/IPM submitted 12 August 2019 (19/01165/AMM). Pending consideration.</p> |
| <b>MU344</b> | Broich Road North, Crieff | Development proposal including phasing plan, possible archaeological investigation, energy statement                                                        | 2019               | Unknown          | <b>London &amp; Scottish Investments; Aldi Stores Ltd;</b> Perth & Kinross Council                                     | <p>This allocation is in two ownerships.</p> <p>At the western part of the site three retail planning permissions have been granted. Planning permission for two retail units (total 3,345 sq m) was granted 23 May 2016 (16/00349/FLL). And planning permission for three retail units (total 4,376 sq m) was</p>                     |

| Proposal  | Location                  | Actions                                              | Actions commencing | Funding in place | Lead partners and other participants                         | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|---------------------------|------------------------------------------------------|--------------------|------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                           |                                                      |                    |                  |                                                              | <p>subsequently granted 7 February 2018 (17/01918/FLL). Each permission lasts for three years and neither permission has been implemented to date.</p> <p>In addition, there is an older planning permission for a foodstore at this part of the site that was granted 29 July 2011 (08/01955/FLM), development was commenced and so this permission is not at risk of lapsing. A Non-Material Variation was approved in December 2015 to split the permitted foodstore into two units.</p> <p>At the eastern part of the site, planning permission in principle for two retail units was granted 8 December 2015 (15/01354/IPL), renewal granted 18 September 2017 (17/00976/IPL). Planning permission for erection of one of the retail units, approval of matters specified in conditions of 17/00976/IPL was granted 28 February 2018 (17/01955/AML). This permission has been implemented by Aldi Stores Ltd.</p> |
| <b>E6</b> | Cromwell Park, Almondbank | Development proposal including flood risk assessment | TBC                | Unknown          | <b>Developer/Landowner;</b><br>Perth & Kinross Council; SEPA | Site is currently being marketed. Developer/Landowner has been contacted to provide update.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Proposal       | Location                         | Actions                                                                                                                                             | Actions commencing | Funding in place | Lead partners and other participants                                            | Progress notes                                                                                                                                                                                                                                                |
|----------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E9</b>      | Dalcrue                          | Development proposal including flood risk assessment                                                                                                | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council; SEPA                   | Expansion to be considered in the future however issues raised by the developer in relation to potential developer contributions associated with any future development of the site.                                                                          |
| <b>E12-E13</b> | Tullymilly, Dunkeld              | Development proposal including flood risk assessment, feasibility study on restoration of culvert, transport assessment                             | 2019               | Unknown          | <b>Ristol Consulting Ltd;</b><br>Perth & Kinross Council;<br>Transport Scotland | Assessment of options for the remainder of the wider sawmill site underway. Planning application anticipated within 6-12 months. Various assessments to be carried out: ground conditions, drainage and surface water, infrastructure, and market assessment. |
| <b>H20</b>     | Auchterarder Road, Dunning       | Development proposal including flood risk assessment, drainage impact assessment                                                                    | 2016               | Unknown          | <b>A &amp; J Stephen Ltd;</b> Perth & Kinross Council;<br>SEPA                  | Application expected to submitted second half of 2020.                                                                                                                                                                                                        |
| <b>Op23</b>    | Station Road, Dunning            | Development proposal                                                                                                                                | TBC                | Unknown          | <b>Landowner;</b><br><b>Perth &amp; Kinross Council</b>                         | Land is reserved for potential extension to school for recreational purposes                                                                                                                                                                                  |
| <b>H21</b>     | West of Old Village Hall, Grange | Development proposal including noise impact assessment, flood risk assessment, drainage assessment, assessment of area of archaeological assessment | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council;                        | Landowner/Developer has been contacted for update                                                                                                                                                                                                             |

| Proposal | Location                            | Actions                                                                                                    | Actions commencing | Funding in place | Lead partners and other participants                                                | Progress notes                                                                                                                                                                                                                                 |
|----------|-------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------|------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H52      | Hattonburn, Milnathort              | Development proposal including flood risk assessment, drainage impact assessment, woodland management plan | TBC                | Unknown          | <b>Stewart Milne;</b> Perth & Kinross Council; SEPA                                 | Planning application for renewal of 12/01339/FLL approved (17/00203/FLL). Reviewing market conditions                                                                                                                                          |
| H24      | Moncur Road, Inchture               | Development proposal including noise attenuation measures                                                  | TBC                | Unknown          | <b>DG Coutts Associates;</b> Perth & Kinross Council;                               | Planning application by Haddens (17/00943/FLM) was refused on sound attenuation issues and appealed. Appeal failed due to Reporter's concerns with noise from adjacent factory and unknown at this current time if site will be taken forward. |
| E37      | James Hutton Institute, Invergowrie | Development proposal including transport assessment, archaeological evaluation                             | 2014               | Unknown          | <b>James Hutton Institute;</b> Perth & Kinross Council; Transport Scotland; Tactran | Institute responded to most recent consultation to support larger allocated site, but no further action has been taken with regards to their expansion. Included in Tay Cities Deal.                                                           |
| H42      | East of Primary School, Kenmore     | Development proposal including flood risk assessment, drainage impact assessment                           | TBC                | Unknown          | <b>McKenzie Strickland Associates Ltd;</b> Perth & Kinross Council; SEPA            | Pre-application discussions progressing, and planning application anticipated within next 2 years after assessments have been carried out                                                                                                      |
| RT1      | West Kinfauns Park & Ride, Kinfauns | Development proposal including flood risk assessment                                                       | Commenced          | No               | <b>Perth &amp; Kinross Council;</b> Transport Scotland; Tactran                     | Planning permission (15/01808/FLM). There is a pending planning application on this site updating the permission (18/02232/FLM). The site has recently                                                                                         |

| Proposal | Location                                 | Actions                                                                                                      | Actions commencing | Funding in place | Lead partners and other participants                                                                         | Progress notes                                                                                                                                                                      |
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|          |                                          |                                                                                                              |                    |                  |                                                                                                              | changed ownership and discussions are ongoing with the new owner. Included in RTS and Delivery Plan Project PR2.5.                                                                  |
| H48      | Pitdownie, Milnathort                    | Development proposal including flood risk assessment, drainage impact assessment, noise attenuation measures | Commenced          | Unknown          | <b>The General Trustees of the Church of Scotland/ Ferrand Trust; CKD Galbraith;</b> Perth & Kinross Council | Planning applications approved (07/00442/OUT; 13/00436/IPM; 15/00240/IPM). Site currently being marketed and full planning application currently under consideration (19/00522/FLM) |
| H49      | Pacehill, Milnathort                     | Development proposal including noise attenuation measures                                                    | Commenced          | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; Transport Scotland                                     | Planning application approved, construction commenced (17/00806/FLM)                                                                                                                |
| H50      | Old Perth Road, Kinross                  | Development proposal including flood risk assessment, drainage impact assessment, noise attenuation measures | TBC                | Unknown          | <b>Stewart Milne Homes;</b> Perth & Kinross Council                                                          | Planning application submitted (08/00805/AML). Awaiting S75 agreement. New revised planning application expected 2020                                                               |
| Op11     | Turfhills Motorway Service Area, Kinross | Development proposal including flood risk assessment, drainage impact assessment,                            | TBC                | Unknown          | <b>MOTO Hospitality Ltd;</b> Perth & Kinross Council                                                         | Planning application approved (11/00197/FLM; 14/00403/FLM) awaiting market conditions to improve                                                                                    |

| Proposal    | Location                    | Actions                                                                                                                                                                             | Actions commencing | Funding in place | Lead partners and other participants                                        | Progress notes                                                                                                                                                                                                                                                    |
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|             |                             | archaeological investigation                                                                                                                                                        |                    |                  |                                                                             |                                                                                                                                                                                                                                                                   |
| <b>Op24</b> | Kinross Town Hall, Kinross  | Development proposal                                                                                                                                                                | Complete           | Unknown          | <b>Town Hall Developments Ltd;</b> Perth & Kinross Council                  | Planning application approved (13/00462/FLL) and construction complete                                                                                                                                                                                            |
| <b>E16</b>  | South Kinross               | Development proposal including drainage impact assessment, noise impact assessment                                                                                                  | TBC                | Unknown          | <b>Developer/Landowner;</b> Perth & Kinross Council; SEPA                   | Landowner/Developer has been contacted for update                                                                                                                                                                                                                 |
| <b>E18</b>  | Station Road South, Kinross | Development proposal including drainage impact assessment, possible construction method statement, flood risk assessment                                                            | Commenced          | Unknown          | <b>Mouchel Consulting;</b> Perth & Kinross Council; SEPA                    | Access road complete and the site has been serviced by the Council into five business plots. Planning permission for an office building (15/01641/FLL); and dance studio (14/02090/FLL). Planning application for a showroom and workshop approved (17/00628/FLL) |
| <b>E19</b>  | Stirling Road, Kinross      | Development proposal including masterplan, flood risk assessment, drainage impact assessment, transport assessment, noise impact assessment, possible construction method statement | TBC                | Unknown          | <b>Inverarity Morton;</b> Perth & Kinross Council; Transport Scotland; SEPA | Site being marketed.                                                                                                                                                                                                                                              |

| Proposal    | Location                | Actions                                                                                                                                                                                                                                                                                                               | Actions commencing | Funding in place | Lead partners and other participants                                                              | Progress notes                                                                                                                                                                                               |
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| <b>E20</b>  | Old Perth Road, Kinross | Development proposal including flood risk assessment, drainage impact assessment, landscape assessment, noise impact assessment, archaeological investigation                                                                                                                                                         | TBC                | Unknown          | <b>Hendersons Surveyors</b> ; Perth & Kinross Council; Transport Scotland; SEPA                   | Planning application approved (07/02030/IPM). Business relocation feasibility study on-going                                                                                                                 |
| <b>E21</b>  | Auld Mart Road, Kinross | Development proposal including flood risk assessment, drainage impact assessment, possible construction method statement                                                                                                                                                                                              | TBC                | Unknown          | <b>Hatrick Bruce Properties Ltd</b> ; Perth & Kinross Council; Transport Scotland; SEPA           | Developer/Landowner has been contacted to provide update. Storage building recently erected per (18/00575/FLL).                                                                                              |
| <b>MU27</b> | Luncarty South          | Development proposal including masterplan, flood risk assessment, transport assessment, new junction to A9 and CTRLR, district heating and combined heat & power system investigations, possible construction method statement, possible otter survey and species protection plan, archaeological assessment, mineral | 2017               | Unknown          | <b>A &amp; J Stephen Ltd; I &amp; H Brown</b> ; Perth & Kinross Council; Transport Scotland; SEPA | Planning application approved and Section 75 signed (17/00847/IPM) for part of the site with construction due to begin 2020. Planning application for remainder of site due to be submitted within 6 months. |

| Proposal    | Location                     | Actions                                                                                                                                                            | Actions commencing | Funding in place | Lead partners and other participants                                    | Progress notes                                                                                                                                                                                                                                          |
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|             |                              | resource sterilisation assessment                                                                                                                                  |                    |                  |                                                                         |                                                                                                                                                                                                                                                         |
| <b>H68</b>  | Ardler Road, Meigle          | Development proposal including flood risk assessment, construction method statement, possible otter survey and species protection plan, drainage impact assessment | 2016               | Unknown          | <b>Ristol Consulting;</b> Perth & Kinross Council; SEPA; Scottish Water | Planning application (18/01144/FLL) approved.                                                                                                                                                                                                           |
| <b>H69</b>  | Forfar Road, Meigle          | Development proposal including masterplan, transport statement, possible archaeological investigation                                                              | 2014               | Unknown          | <b>M J &amp; J McLaren;</b> Perth & Kinross Council; Scottish Water     | Pre- Application enquiry has been submitted and a planning application is expected in 2020.                                                                                                                                                             |
| <b>H45</b>  | West of Bridge Road, Murthly | Development proposal including flood risk assessment, drainage impact assessment                                                                                   | TBC                | Unknown          | <b>Bidwells; A&amp;J Stephen;</b> Perth & Kinross Council               | Discussions underway with housebuilder. Planning application expected 2021.                                                                                                                                                                             |
| <b>Op19</b> | Ochil Hills Hospital         | Development proposal including masterplan, flood risk assessment; drainage impact assessment, woodland management plan                                             | TBC                | Unknown          | <b>Edinburgh MI;</b> Perth & Kinross Council; SEPA                      | Planning permissions (10/02159/AMM; 12/00247/FLM; 15/00360/MPO) although (12/01959/FLL) refused for private water supply. Developer has stated 2018 funding for water supply available to proceed and they are progressing pre-commencement conditions. |

| Proposal     | Location             | Actions                                                                                                                                                                                                                                                                                           | Actions commencing | Funding in place | Lead partners and other participants                                                         | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>MU345</b> | Bertha Park, Perth   | Development proposal and implementation of masterplan                                                                                                                                                                                                                                             | Commenced          | Yes              | <b>Springfield;</b><br>Perth & Kinross Council;<br>Transport Scotland                        | <p>In principle planning permission granted for the whole area, detailed planning permission has been granted for the first phase of the community, and development has started onsite. Further planning applications for phase 2 expected 2019, phase 1.2 by 2024 and phase 3 2029 in accordance with 18/01800/IPM and the delivery plan.</p> <p>The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.</p> |
| <b>MU73</b>  | Almond Valley, Perth | Development proposal and implementation of phasing programme, new primary school, detailed delivery plan, flood risk assessment, energy statement linked to MU70 and H319, construction method statement, possible otter survey and species protection plan, archaeological investigation, phased | 2016               | Unknown          | <b>Pilkington Trust;</b><br>Perth & Kinross Council<br>Transport Scotland; SEPA; SNH; Tacran | <p>In principle 15/01157/IPM planning permission granted. AMSC applications 19/01430/AMM and 19/01433/AMM for Phase 1 housing and the primary infrastructure required to serve the development are currently under consideration.</p> <p>Primary school provision for early phases are likely to be accommodated elsewhere, possibly within a new Bertha Park primary school (depending on January 2020 committee decision); flood</p>                                                                                                                                                                 |

| Proposal    | Location   | Actions                                                                                                                                                                                                                                                                                                                                                                            | Actions commencing | Funding in place | Lead partners and other participants                                                                                                                                                                                                 | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|             |            | development of road access                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                                                                                                                                                                                                                                      | <p>risk assessment prepared and to be updated with each phase of development; funding secured for feasibility work to develop a district heat network in association with key sites in West/North West Perth.</p> <p>The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.</p>                              |
| <b>MU70</b> | Perth West | Development proposal; comprehensive masterplan; access and delivery strategy; transport strategy including blue green active travel network; landscape framework; greenspace management plan; sports facilities; woodland felling programme; surface water and drainage strategy; battlefield conservation plan; archaeological programme of works; geo-environmental audit; flood | TBC                | Unknown          | <b>Ristol Consulting Ltd; Strutt and Parker;</b> Perth & Kinross Council; Perth & Kinross Heritage Trust, Sustrans, and the Key Agency Group including: Transport Scotland; Tactran; SNH; SEPA; Scottish Water; Historic Environment | A charrette (series of design workshops) were held in March and April 2015 to inform the preparation of LDP2 and a Masterplan Framework for wider Perth West area. With the wider site now confirmed in LDP2 there is interest in taking forward the detailed masterplanning work needed to support any planning application through the Key Agency Group. Landowner's discussions are underway and subject to landowners concluding an agreement between them they would hope to jointly lodge a PAN. |

| Proposal | Location                            | Actions                                                                                                        | Actions commencing | Funding in place | Lead partners and other participants                                                                   | Progress notes                                                                                                                                                                                                                                                                                                                                             |
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|          |                                     | risk assessment; energy statement; noise impact assessment                                                     |                    |                  | Scotland, NHS, Architecture and Design Scotland, Scottish Enterprise, and Forestry Commission Scotland | The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.                                                                                                           |
| H1       | Scott Street/ Charles Street, Perth | Development proposal including drainage impact assessment, flood risk assessment, archaeological investigation | TBC                | Part             | <b>Developer/ Landowner;</b> Perth & Kinross Council                                                   | Phase 1: refurbishment of existing housing and upper floors of the Scott St/Canal St building has planning permission (16/00875/FLL) for student accommodation (47 bed, 30 bed and associated communal facilities).<br><br>Planning permission on remainder of site for car parking (15/01187/FLL) will not prejudice any future redevelopment for housing |
| H3       | Gannochy Road, Perth                | Development proposal including transport assessment, flood risk assessment, drainage impact assessment         | 2015               | Yes              | <b>Gannochy Trust;</b> Perth & Kinross Council                                                         | The southern part of the site south of Gannochy Farm has permission for 48 homes 17/00669/FLM. Development has commenced, due to complete by end March 2020.                                                                                                                                                                                               |
| H71      | Newton Farm, Perth                  | Development proposal including masterplan, flood risk assessment, energy statement                             | 2017               | Unknown          | <b>Lochhead Consultancy;</b> <b>Developer/ Landowner;</b>                                              | Detailed studies currently being undertaken in advance of proposed planning application.                                                                                                                                                                                                                                                                   |

| Proposal     | Location                    | Actions                                                                                                                                                                                                                                        | Actions commencing | Funding in place | Lead partners and other participants                                           | Progress notes                                                                                                                                                          |
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|              |                             |                                                                                                                                                                                                                                                |                    |                  | Perth & Kinross Council; SEPA; Transport Scotland                              | 19/00009/PAN submitted October 2019 for 75 homes with consultation planned December 2019.                                                                               |
| <b>H174</b>  | Former Auction Mart, Perth  | Development proposal including noise assessment, ecological appraisal, construction method statement, delivery plan                                                                                                                            |                    |                  | <b>Developer / Landowner</b>                                                   | Phase 1 18/00412/AMM for 43 homes approved July 2018. Phase 2 18/01038/AMM for 208 houses and 30 flats approved 18 December 2018.                                       |
| <b>H319</b>  | Ruthvenfield, Perth         | Development proposal including masterplan, flood risk assessment, drainage impact assessment, tree survey, contaminated land investigation, energy statement, construction method statement, possible otter survey and species protection plan | TBC                | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA; Transport Scotland | Perth & Kinross Council to initiate discussions about the potential and scope of a development framework/brief.                                                         |
| <b>MU168</b> | North of Bertha Park, Perth | Development proposal including energy statement, tree survey, flood risk assessment, drainage impact assessment, construction method statement, possible otter survey and                                                                      | TBC                | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA; Transport Scotland | Not in LDP1, this allocation is new to LDP2. The developer expects a planning application by 2024. Included in RTS and Delivery Plan Project PR2.6 and Tay Cities Deal. |

| Proposal     | Location                              | Actions                                                                                                                                                                                                                                        | Actions commencing | Funding in place | Lead partners and other participants                                                                                                           | Progress notes                                                                                                                                                                                                                                                                                                                                                              |
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|              |                                       | species protection plan, archaeological survey, lighting impact assessment                                                                                                                                                                     |                    |                  |                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                             |
| <b>MU331</b> | Perth Railway Station and PH20, Perth | Development proposal including masterplan, transport interchange with links to active travel network, archaeological survey, drainage impact survey, energy statement, tree survey<br>Heritage assessment of significance, Transport Statement | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council;<br>Transport Scotland, ScotRail; Tactran; Historic Environment Scotland; Network Rail | Not in LDP1, this site is new to LDP2 and timescales are not known. Discussions are however taking place between the Council, Transport Scotland and TACTRAN with a view to progressing a masterplan. Included in RTS and Delivery Plan Project R5.2 and Tay Cities Deal.                                                                                                   |
| <b>MU336</b> | Murray Royal Hospital, Perth          | Development proposal including masterplan, transport assessment, flood risk assessment, biodiversity surveys, archaeological survey, listed building condition survey                                                                          | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council; SEPA                                                                                  | Applications reference 18/00094/ IPM for new build residential development and 18/004087/FUL for selective demolition and conversion are currently being considered by Scottish Ministers after appeal of non-determination. The Public Local Inquiry has been held and awaiting outcome.<br><br>Listed Building application 18/00307/LBC recently approved by the Council. |

| Proposal     | Location                 | Actions                                                                                                                                                                                                                                                                                                              | Actions commencing | Funding in place | Lead partners and other participants                                             | Progress notes                                                                                                                                                   |
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| <b>MU337</b> | Hillside Hospital, Perth | Development proposal including masterplan, transport assessment, construction method statement, possible otter survey and species protection plan, scheme for potential contamination, archaeological survey                                                                                                         | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council; SEPA                    | Not in LDP1, this site is new to LDP2 and timescales are not known.                                                                                              |
| <b>MU171</b> | Perth Quarry             | Development proposal including masterplan, feasibility study and business case, assessment of mineral resource, ground conditions assessment, geo-environmental audit, transport assessment, flood risk assessment, drainage impact assessment, assessment of geological interest and preservation plan, tree survey | TBC                | Unknown          | <b>Developer/ Landowner;</b><br>Perth & Kinross Council; SEPA                    | Not in LDP1, this site is new to LDP2 and timescales are not known.                                                                                              |
| <b>E340</b>  | Broxden, Perth           | Development proposal and implementation of masterplan including green travel plan, flood risk assessment                                                                                                                                                                                                             | Commenced          | Yes              | <b>John Dewar Lamberkin Trust &amp; Needhill LLP;</b><br>Perth & Kinross Council | Flood risk assessment already submitted as part of planning application (12/01691/IPM). A planning application 18/00480/FLL for 48 homes was withdrawn 3/9/2018. |

| Proposal    | Location            | Actions                                                                          | Actions commencing  | Funding in place | Lead partners and other participants                                                                    | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>E165</b> | Cherrybank, Perth   | Development proposal including tree survey, flood risk assessment                | TBC                 | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; Transport Scotland                                | Landowner/Developer has been contacted for update                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>E1</b>   | The Triangle, Perth | Development proposal including flood risk assessment                             | Partially Completed | Yes              | <b>CKD Galbraith;</b> Perth & Kinross Council                                                           | Access road constructed May 2013 (09/00431/FUL) Planning consents have been implemented which cover the majority of the site (16/01897/FLL for a vehicle showroom (Arnold Clark); 16/01898/FLL for vehicle storage; and 16/01124/FLL for a coffee shop (Starbucks)). On the remaining part of the allocation a 18/01322/FLL planning permission was granted 6 September 2019 for a car sales unit, office, workshop and wash and valet building but works had not commenced (as of October 2019). |
| <b>E2</b>   | Broxden, Perth      | Development proposal including drainage impact assessment, flood risk assessment | TBC                 | Unknown          | <b>John Dewar Lamberkin Trust &amp; Needhill LLP;</b> Perth & Kinross Council; Transport Scotland; SEPA | Planning applications approved (12/01692/IPM & 15/0809/AMM). Site serviced and currently being marketed.                                                                                                                                                                                                                                                                                                                                                                                          |

| Proposal   | Location                 | Actions                                                                                                                                                                                       | Actions commencing | Funding in place | Lead partners and other participants                                                                        | Progress notes                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>E3</b>  | Arran Road, Perth        | Development proposal including flood risk assessment                                                                                                                                          | Commenced          | Yes              | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA; Scottish Water                                  | <p>Planning permission for industrial land on part of the site (12/01356/FLM). Site servicing is complete providing 16 acres of serviced business land. Planning permission for six industrial units (16/00562/FLL); and for eight class 4,5,6 units (15/01826/FLM); included in Tay Cities Deal.</p> <p>Site at the north end is now surplus to Scottish Water requirements and available for development.</p> |
| <b>E38</b> | Ruthvenfield Road, Perth | Development proposal including masterplan, flood risk assessment, integration with public transport network, tree survey, landscape framework, energy statement, archaeological investigation | 2013               | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council Tactran; SNH; SEPA; Scottish Water; Transport Scotland | Developers have acquired site.                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Op2</b> | Thimblelow, Perth        | Development proposal including flood risk assessment, drainage impact assessment, energy statement, archaeological investigation                                                              | 2013               | Unknown          | <b>Expresso Property (Perth) Ltd;</b> Perth & Kinross Council; Tactran                                      | PAN submitted (15/00018/PAN) for mixed use development –requirement for Leisure Impact Study. Planning application anticipated soon.                                                                                                                                                                                                                                                                            |

| Proposal     | Location                            | Actions                                                                                                       | Actions commencing | Funding in place | Lead partners and other participants                                           | Progress notes                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Op4</b>   | Mill Street (South side), Perth     | Development proposal including drainage impact assessment, flood risk assessment archaeological investigation | TBC                | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council                           | 18/01177/FLL permission was granted for temporary siting of street furniture and bike storage areas was granted August 2018. 19/00287/FLL permission for installation of 2 projectors for light based art was granted April 2019. 18/02302/FLL permission for public open space and occasional events/market area within the Guard Vennel for granted March 2019. |
| <b>Op6</b>   | Waverley Hotel, County Place, Perth | Development proposal                                                                                          | 2017               | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council                           | Extension to church and associated works 19/00550/FLL approved May 2019.                                                                                                                                                                                                                                                                                          |
| <b>Op8</b>   | Friarton Road, Perth                | Development proposal including drainage impact assessment, flood risk assessment                              | TBC                | No               | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA; Transport Scotland | Provisional design has been completed. No capital funding identified at this stage. Resources required for roads infrastructure to allow full development of site.                                                                                                                                                                                                |
| <b>Op9</b>   | Bus Station, Leonard Street, Perth  | Development proposal including drainage impact assessment, energy statement, archaeological investigation     | TBC                | No               | <b>Developer/ Landowner;</b> Perth & Kinross Council; Tactran                  | Improved bus station but could be housing, hotel, leisure, office if an alternative location found for bus station within the railway station redevelopment.                                                                                                                                                                                                      |
| <b>Op175</b> | City Hall, Perth                    | Development proposal including flood action plan                                                              | 2017               | Yes              | <b>Developer/ Landowner;</b>                                                   | 18/02133/FLL planning application for a sympathetic restoration respecting the                                                                                                                                                                                                                                                                                    |

| Proposal     | Location                                 | Actions                                                                                                    | Actions commencing | Funding in place | Lead partners and other participants                            | Progress notes                                                                                                                                                                                                                                                    |
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|              |                                          |                                                                                                            |                    |                  | Perth & Kinross Council                                         | setting of St John's Kirk (category A listed) for a class 11 use (assembly and leisure) and class 3 (food and drink) were approved 22 Jan 2019. Included in Tay Cities Deal.                                                                                      |
| <b>Op338</b> | St John's School, Stormont Street, Perth | Development proposal including flood risk assessment                                                       | 2017               | Yes              | <b>Developer/ Landowner;</b> Perth & Kinross Council            | 18/00731/FLL Planning permission granted for the conversion of the school with minimal external alterations to provide a creative exchange to provide studios for artists and office spaces for creative space and a cafe. Completion anticipated by end of 2019. |
| <b>MU3</b>   | Perth Airport                            | Development proposal including water supply investigation, flood risk assessment, contaminated land survey | TBC                | Unknown          | <b>Morris Leslie;</b> Perth & Kinross Council; Scottish Water   | Planning permission (16/01935/IPM); No objection from SEPA to proposed private drainage system. Discussions held regarding future masterplan.                                                                                                                     |
| <b>H38</b>   | Middleton of Fonab, Pitlochry            | Development proposal including flood risk assessment, drainage impact assessment                           | 2015               | Unknown          | <b>Bidwells; A&amp;J Stephen;</b> Perth & Kinross Council; SEPA | Discussions ongoing with housebuilder. PAN submitted (15/00011/PAN) and work has been progressing on a layout. Planning application post 2020 but this is dependent on the outcome of the A9 dualling.                                                            |
| <b>H39</b>   | Robertson Crescent, Pitlochry            | Development proposal including flood risk assessment, drainage impact assessment                           | TBC                | Unknown          | <b>Bidwells; A&amp;J Stephen;</b> Perth & Kinross Council; SEPA | Discussions ongoing with housebuilder. Planning application anticipated 2021/22.                                                                                                                                                                                  |

| Proposal   | Location             | Actions                                                                                                                                                                                                   | Actions commencing | Funding in place | Lead partners and other participants                                             | Progress notes                                                                                                                                                                                                                                                                                                                                                             |
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| <b>E23</b> | Powmill Cottage      | Development proposal including flood risk assessment, noise impact assessment                                                                                                                             | TBC                | Unknown          | <b>Richstream Ltd;</b> Perth & Kinross Council; SEPA                             | Approved permission 19/006321/FLL for home /office and 19/01073/FLL for a small caravan site                                                                                                                                                                                                                                                                               |
| <b>H53</b> | Gartwhinzean Powmill | Development proposal including masterplan, flood risk assessment, transport assessment, contaminated land investigation                                                                                   | 2013               | Unknown          | <b>Thomson Homes;</b> Perth & Kinross Council; SEPA                              | Planning permission (13/00130/FLL) lapsed                                                                                                                                                                                                                                                                                                                                  |
| <b>E24</b> | Rumbling Bridge      | Development proposal including flood risk assessment, noise impact assessment                                                                                                                             | TBC                | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council; SEPA                       | Planning permission lapsed (08/01412/REM). Recent application refused.                                                                                                                                                                                                                                                                                                     |
| <b>H29</b> | Scone North          | Development proposal and implementation of masterplan including water storage investigation, flood risk assessment, active travel network, increase primary school capacity, archaeological investigation | 2016               | Yes              | <b>A &amp; J Stephen Ltd;</b> Perth & Kinross Council; SNH; SEPA; Scottish Water | 100 units can be built in advance of the CTLR becoming a committed project. Planning application 16/02127/IPM approved in 2017. First phase 1a approved 2019 for 42 units (18/02231/AMM). Construction due to start 2020.<br><br>Increase to storage and pump capacity may be required at Balcraig service reservoir. This would be a Part 3 upgrade and developer funded. |

| Proposal                                   | Location            | Actions                                                                                                                            | Actions commencing | Funding in place | Lead partners and other participants                                            | Progress notes                                                                                                                                                                                                                    |
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| <b>MU4</b>                                 | Angus Road, Scone   | Development proposal including flood risk assessment                                                                               | Commenced          | Unknown          | <b>Developer/ Landowner;</b> Perth & Kinross Council                            | Planning permission for retail food store on part of site (09/01311/IPM/ 12/02018/FLM/ 14/00874/AMM) and construction has started.                                                                                                |
| <b>Op22</b>                                | Glebe School, Scone | Development proposal                                                                                                               | 2017               | Yes              | <b>Developer/ Landowner;</b> Perth & Kinross Council                            | Site now under construction with Permitted Development for Social Housing.                                                                                                                                                        |
| <b>H54</b>                                 | Scotlandwell        | Development proposal including flood risk assessment, feasibility study on restoration of culvert, peat survey and management plan | 2014               | Unknown          | <b>Smart and Co;</b> Perth & Kinross Council; SEPA                              | Pre-application consultation commenced (14/00529/PREAPP) and planning application expected. Discussions ongoing with landowner and potential developers                                                                           |
| <b>MU6</b>                                 | Spittalfield        | Development proposal to include archaeological investigation                                                                       | TBC                | Unknown          | <b>JWM Design Architectural Services;</b> Perth & Kinross Council               | Planning application (16/01358/IPL) for 2 houses approved through appeal Application for renewal and further residential development is expected in 2020.                                                                         |
| <b>H30<br/>H31<br/>H32<br/>H33<br/>H34</b> | Stanley             | Development proposal to include masterplan for village expansion, flood risk assessment, landscape masterplan                      | 2014               | Unknown          | <b>Bidwells / Muir Homes;</b> Perth & Kinross Council; Transport Scotland; SEPA | Site H31: Planning application submitted (09/01788/FLL). Awaiting S75 agreement (affordable housing)<br><br>Site H33: Planning permission (13/00406/IPL) for renewal of 2010 approval. Further planning submitted (14/01365/AML). |

| Proposal | Location | Actions | Actions commencing | Funding in place | Lead partners and other participants | Progress notes                                                                                                                                                                                                                                                 |
|----------|----------|---------|--------------------|------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |          |         |                    |                  |                                      | <p>Development Trust working on a funding application for improved community facilities.</p> <p>Masterplan approved 2017 for all Stanley sites (17/00088/IPM). Detailed application submitted (19/01130/AMM) for H30 in 2019. Currently awaiting decision.</p> |

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## Abbreviations and Acronyms

### Organisations

|         |                                                    |
|---------|----------------------------------------------------|
| PKC     | Perth & Kinross Council                            |
| SEPA    | Scottish Environmental Protection Agency           |
| SNH     | Scottish Natural Heritage                          |
| Tactran | Tayside and Central Scotland Transport Partnership |

### Terms

|      |                                             |
|------|---------------------------------------------|
| AMSC | Approval of Matters Specified in Conditions |
| CTRL | Cross Tay Link Road                         |
| Ha   | Hectares                                    |
| LDP  | Local Development Plan                      |
| NPF  | National Planning Framework                 |
| PAN  | Proposal of Application Notice              |
| SDP  | Strategic Development Plan                  |
| STPR | Strategic Transport Projects Review         |
| RTS  | Regional Transport Strategy                 |

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**PERTH AND KINROSS COUNCIL**

**Strategic Policy and Resources Committee**

**29 January 2020**

**UPDATE ON PROGRESS WITH THE PREPARATION OF SUPPLEMENTARY GUIDANCE TO SUPPORT THE LOCAL DEVELOPMENT PLAN**

**Report by Depute Chief Executive (Chief Operating Officer) (Report No. 20/25)**

**PURPOSE OF REPORT**

This report provides a summary of the comments received on the various pieces of supplementary guidance published for consultation in 2019. It makes recommendations for changes where appropriate and seeks consent to finalise and adopt the supplementary guidance to support the second Local Development Plan (LDP2) adopted in November 2019. It also seeks approval for the proposed programme and priorities for preparing the remaining supplementary guidance and non-statutory guidance moving forward.

**1. BACKGROUND / MAIN ISSUES**

- 1.1 A report seeking approval for the proposed programme and priorities for preparing supplementary guidance in the 2019 workstream was considered at the Strategic Policy and Resources Committee on 17 April 2019 (Report No.19/112 refers). In line with the recommendations of this report, it was agreed that an annual report on the proposed programme and priorities for preparing supplementary guidance would be submitted to committee. This report provides the first annual update since the adoption of LDP2, including feedback on the guidance consulted on during 2019 (Appendix 1 ), and outlines the work programme for 2020/2021(Appendix 2) .
- 1.2 As advised in the previous annual update the supplementary guidance which was adopted alongside LDP1 falls with the adoption of LDP2. Legislation requires that all statutory supplementary guidance to be used with LDP2 is referred to in the Plan, formally consulted upon and submitted to Scottish Ministers. This applies even where no change is proposed. To this end the 2019 work programme focused on reviewing, preparing and consulting on the guidance to support LDP2 to ensure that it is in place as soon as reasonably possible post adoption of LDP2.
- 1.3 Whilst the new Planning (Scotland) Act removes the option to prepare supplementary guidance, this section of the Act is not programmed to come into force until quarter 4 of 2021 when the Scottish Government (SG) proposes to lay regulations and publish guidance relating to LDPs. Information published to date would suggest that Council’s can continue to prepare supplementary guidance which has been committed to in an adopted

LDP. Transitional arrangements should be published shortly and are expected to add clarity on how to proceed in the interim.

- 1.4 Last years' report set out the following priorities for consultation in the 2019 workstream:

| Priorities for Consultation                                                                                                                                                |                                                |                                                                                                                                                                                                |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| January - March 2019                                                                                                                                                       | May 2019                                       | September 2019                                                                                                                                                                                 | Before June 2020                                                |
| Placemaking Guide<br>Air Quality and Planning<br>Open Space<br>Provision for New Developments<br>Flood Risk and Flood Risk Assessments<br>Housing in the Countryside Guide | Airfield Safeguarding<br>Delivering Zero Waste | Developer Contributions and Affordable Housing<br>Renewable and Low-Carbon Energy<br>Perth and Kinross Forest and Woodland Strategy<br>Sustainable Heating and Cooling<br>Green Infrastructure | Landscape West/North West Perth Strategic Development framework |

- 1.5 Of the above priorities only 2 pieces of guidance remain to be consulted on, these being Sustainable Heating and Cooling, and West/North West Perth Strategic Development Framework.
- 1.6 In relation to the draft Sustainable Heating & Cooling Supplementary Guidance the timeline is uncertain pending further clarification from SG regarding the content and requirement for Local Heat & Energy Efficiency Strategies (LHEES) and Local Energy Systems (LES). The Council is also currently undertaking project work with Zero Waste Scotland and Arup exploring the concept of LHEES and how this could be rolled out by local authorities; as LHEES are expected to include a spatial element it is considered that it would make sense for any supplementary guidance on sustainable heating to be informed by the outcomes of this work when completed. In addition, feasibility work undertaken for the Perth West development will also inform this guidance. Whilst it was undertaken for a specific location it has wider application in terms of offering an alternative form of low carbon heating in low density areas which may require a different solution to district/communal heating e.g. heat pumps. The guidance will also consider any socio-economic analysis as well as consideration of issues around building performance and the need for additional heating and hot water.
- 1.7 In relation to West/North West Perth Strategic Development Framework (SDF) it was noted in the previous work programme that this would be considered following the receipt of the LDP Examination Report. As the primary focus of the SDF was to help inform preparation of LDP2, and all the land covered by the framework has now been allocated within this newly

adopted Plan, there is no longer a need for the Strategic Development Framework to be carried forward.

- 1.8 The following section of the report considers the guidance that was consulted on, the comments that were received, and suggests changes where considered appropriate. Whilst several other pieces of guidance were consulted on namely: Open Space Provision for New Developments; Renewable and Low Carbon Energy; and Flood Risk and Flood Risk Assessments, they are not included below as further work requires to be undertaken to finalise these documents. In relation to the Open Space and Flood Risk guidance internal discussion is ongoing on our responses to the comments received. This work will be completed in the next few months and the guidance brought to the SP&R committee on 25 March 2020. With regard to the Renewable and Low Carbon Energy guidance further work requires to be undertaken in relation to developing interactive web mapping and finalising the Habitats Regulation Appraisal. This work will be completed in the next six months and the guidance brought to the SP&R committee on 9 September 2020.

## **2. KEY CONCERNS, RESPONSES AND PROPOSED CHANGES ARISING FROM CONSULTATION**

- 2.1 Each of the pieces of guidance are considered in turn below and the key concerns, responses and proposed changes highlighted. The table in Appendix 1 provides a summary of the consultation responses and the recommended Council response to these. Copies of the revised guidance can be found in Appendices 3 to 11

### **Placemaking Supplementary Guidance - (Appendix 3)**

- 2.2 Generally, the guidance received support for the overall aims including several community organisations and key agencies. Those seeking changes generally fall into two groups: those who want the guidance relaxed to allow more scope for development and / or be less onerous (generally from or on behalf of landowners); and those who would like to see the guidance strengthened further still (generally community organisations or agencies with an interest in protecting the natural environment).
- 2.3 The key issues raised were as follows:

#### **1. Reflect Scottish Government Guidance**

There have been a number of suggestions to align the document more with Scottish Government policy. The Guide has therefore been restructured to reflect the 6 key principles of placemaking as stipulated by the Scottish Government: Distinctive, Safe & Pleasant, Easy to move around and beyond, Welcoming, Adaptable and Resource efficient. This has also allowed for the incorporation of the sustainability technical advice into the main part of the document as the sections are more focused than in the previous version.

2. Reduce number of documents to avoid confusion

There have been a number of concerns raised over having separate technical notes for more detailed advice on planning applications. This technical advice has therefore been incorporated into the document and slotted into a new chapter on dealing with specific planning applications.

3. Make placemaking requirements clear and proportionate to specific application

Placemaking guidance is difficult to provide as it can cover a very broad spectrum of advice from the large scale Masterplan to an individual window. This guidance has tried to stress the importance of contextual evidence and proportionate weighting against all other considerations. To provide more clarity on what individual applicants should be looking at, a checklist is now provided at the end of each section highlighting which issues might be particularly pertinent to a specific type of application.

**Air Quality and Planning – (Appendix 4)**

2.4 The Air Quality and Planning Supplementary Guidance has been prepared in relation to Policy 57: Air Quality within LDP2. The guidance sets out how air quality will be considered when determining planning applications and details the circumstances in which an air quality assessment may be required.

2.5 Consultation on the draft supplementary guidance took place between 31 January and 14 March 2019. Eight representations were received and as a result it is proposed to make minor changes to the guidance to add clarity, incorporate a recent change to regulations suggested by SEPA, and highlight the role best practice design principles can play to mitigate the cumulative impact of ongoing development.

**Housing in the Countryside – (Appendix 5)**

2.6 A range of respondents expressed support for the overall aims of the draft Housing in the Countryside supplementary guidance including several community organisations and key agencies. Those seeking changes generally fall into two groups: those who want the guidance relaxed to allow more scope for development and / or be less onerous (generally from or on behalf of landowners); and those who would like to see the guidance strengthened further still (generally community organisations or agencies with an interest in protecting the natural environment).

2.7 Whilst several minor wording changes are proposed to the supplementary guidance to expand upon certain issues, or to aid clarity, most of the guidance is proposed to stay the same for this first version of the supplementary guidance to be adopted for LDP2. It is acknowledged that some Members

have indicated a desire for a more comprehensive review of the Housing in the Countryside policy and this will be undertaken for the next LDP.

2.8 The key issues raised were as follows:

1. A wider scope of development should be allowed within the Green Belt

The Policy and the SG reflect Policy 43: Green Belt which limits housing within the green belt area to proven economic need, conversions and replacement buildings. To amend the SG to include more categories would bring it into conflict with both Policy 19 and Policy 43 of the Plan, neither of which can be changed until the next plan review. No change is therefore proposed.

2. Claiming expenses for seeking an independent expert opinion

The suggestion that the Council may claim expenses from an applicant for seeking an independent expert opinion on proposals was raised by a number of respondents including the Scottish Government, who advise that planning authorities may only charge for undertaking their functions where there is an express authority to do so. It is therefore proposed to delete this wording and instead place the emphasis on the submission of a business appraisal or plan which has been 'prepared by an independent expert'. More use can in future be made of expertise already within the Council to help assess submissions and so little impact is envisaged from this change.

3. The majority of buildings in a building group should be residential

Currently under Category 1 "Building Groups" non-domestic buildings can count towards the requirement for a minimum of three buildings, however, it is considered appropriate that the majority of buildings in a group should either be residential or be buildings which would be suitable for conversion to residential use under Category 5 of the Policy. This change may result in some proposals no longer being in line with the guidance although it is not envisaged that the impact will be significant.

4. More weight should be given to the economic benefits of housing in the countryside

Previous versions of the SG – which took a more relaxed approach – resulted in some developments which met with significant public opposition. The SG has been revised numerous times since it was first introduced in 2005 and the present guidance is considered to strike an appropriate balance between protecting the landscape of Perth & Kinross and encouraging appropriate housing development. It is also important to retain an emphasis on supporting those businesses which are rural in nature, and to make a distinction between those economic activities which need to be located in rural areas and those which could

just as easily be located within the settlement boundary. No change is therefore proposed.

5. Category 3.4 'Houses for local people' should allow succession housing for farming families

There is some scope already within the policy, for example under Category 5, which could allow new housing to be created for a retiring farmer within the landholding. The difficulty with allowing an additional new build house on succession grounds is that the retiring farmer, whilst maybe wishing to stay on the landholding initially, may reach the stage where they want or need to move and the new house is then sold off as occupancy cannot be restricted. When the next generation is looking to retire there is then pressure for yet another new house. No change is therefore proposed for this version of the SG. The Scottish Government has, however, recently announced that it is considering what changes should be made to planning laws to help tackle depopulation and support the sustainability of rural communities. Supporting succession planning for farmers is one of the issues specifically mentioned and, depending on the outcome of this review by the Scottish Government, it may be appropriate to make changes to the next revision of the SG.

6. Category 3.5 - 'Houses for Sustainable Living' should recognise the technological changes that are facilitating more sustainable rural living

There is concern that the criterion requiring proposals to go beyond those technologies which are widely available is too stringent, however, this section is not about sustainable living in terms of being able to drive an electric car or work from home but is about opting for a completely different lifestyle approach. If the use of existing renewable technologies is taken as being sufficient justification for a new house then there would be little to prevent anyone from building a new house in an unsustainable location, to the potential detriment of what the Policy is seeking to protect. No change is therefore proposed.

7. Non-traditional buildings should be allowed to be redeveloped for housing

The emphasis within the Policy (Categories 4 & 5) is on the conversion of traditional buildings as these make a significant contribution to the character and quality of the rural area. Whilst the issue of non-traditional buildings becoming derelict is acknowledged, this has to be balanced against the potential adverse visual impacts of new housing. In most cases non-traditional buildings are not of a design or form which can be readily translated into housing and so any replacement buildings would differ to the original. This weakens the argument that replacements for traditional buildings must be generally faithful to the design, form, siting and materials of the existing buildings to help retain the original character. No change is therefore proposed.

8. The definition of rural brownfield land is too restrictive

In line with Scottish Planning Policy, the SG presumes in favour of the redevelopment of brownfield land over greenfield, covering both sites which still contain buildings (Categories 4 & 5) and sites where buildings have been removed (Category 6). The Examination Reporter for LDP1 concluded that the Council was entitled to define brownfield land in rural areas on a different basis to that in other areas, and this was reiterated by the Reporter for LDP2 with the latter noting that there has been no change to legislation or national planning policy on the issue since the original determination. No change is therefore proposed.

9. 'Significant environmental improvement' needs to be defined

The inclusion of Category 6 "Development on Rural Brownfield Land" in the policy back in 2005 allowed land associated with steadings and farmyards to be redeveloped resulting in large scale suburban type developments in the countryside which were met with significant public opposition. Subsequent revisions of the guidance tightened up this section but the issue of what is meant by 'significant environmental improvement' has remained a source of controversy and confusion. In order to remove this confusion, and provide more clarity as to when the redevelopment of a brownfield site will be supported, it is proposed to retain, but reword Category 6 "Development on Rural Brownfield Land" removing the reference to 'significant environmental improvement'.

### **Airfield Safeguarding – (Appendix 6)**

2.9 The Airfield Safeguarding Supplementary Guidance has been prepared to support LDP2 Policy 61: Airfield Safeguarding. The guidance defines types of development that are likely to be prejudicial to the safe operation of aircraft. It sets out the location of unlicensed airfields in the LDP area. And it highlights that an independent assessment of the impact on the safe operation of the facility may be required where development is proposed in a defined area around an unlicensed airfield.

2.10 Consultation on the draft supplementary guidance took place between 1 May and 12 June 2019. Two representations were received, one of which was from the General Aviation Awareness Council (an industry body representing its members), which is supportive of the guidance. One representation suggested a Council licensing scheme to deal with noise from motorised aircraft however this is already covered elsewhere by statutory powers. As a result, it is not proposed to make changes to the guidance.

### **Delivering Zero Waste – (Appendix 7)**

2.11 The Delivering Zero Waste Supplementary Guidance has been prepared to support LDP2 Policy 36: Waste Management Infrastructure. The guidance explains the approach taken towards waste within Perth and Kinross and

provides guidance to developers on the siting and design of waste management infrastructure.

- 2.12 Consultation on the draft supplementary guidance took place between 1 May and 12 June 2019. Four representations were received, three of which were not relevant to the matters covered by the guidance. The remaining representation was from SNH and was strongly supportive of the aims of the supplementary guidance. As a result, it is not proposed to make changes to the guidance.

### **Developer Contributions and Affordable Housing – (Appendix 8)**

- 2.13 The Developer Contributions and Affordable Housing Supplementary Guidance has been prepared to support LDP2 Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing and updates the adopted Guidance from 2016. The Guidance provides further details relating to the developer contribution and affordable housing requirement required from new developments across Perth & Kinross. Developer contributions are secured through the determination of planning applications where necessary to mitigate the impact of new development. The contributions can either be physical delivery on site (such as part of the Cross Tay Link Road at Bertha Park) or through a financial payment. Prior to consultation the draft Guidance was considered by the Strategic Policy and Resources Committee on 12 June 2019 (Report no 19/171). The draft Guidance was consulted on in summer 2019.
- 2.14 A total of 12 responses were made to the consultation including from developers and key agencies. Responses either supported the guidance or sought additional clarification on the key elements, no issues relating to the principle were raised. No responses have resulted in significant changes to the draft Guidance, but a range of minor amendments are proposed to clarify the detailed application of the guidance.

### **Forest and Woodland Strategy – (Appendix 9)**

- 2.15 The draft Forest & Woodland Strategy (FWS) Guidance has been prepared to support LDP2 Policy 40 (Forestry, Woodland and Trees) and largely builds on the previous FWS (adopted in 2014). The draft FWS has been updated to reflect changes in national policy specifically the publication of the Scottish Forestry Strategy (2019-2029) and Land Use Strategy (2016-2021). The FWS is also being updated to reflect legislative changes in the forestry sector including the devolution of forestry powers to the Scottish Parliament and the creation of the organisations *Scottish Forestry* and *Land and Forestry Scotland*, replacing the former Forestry Commission of Scotland. The 2014 FWS was developed as a 10-year strategy with the intention of a 5-year review and thus this update has been limited in scope as the strategy is still relevant and is taking into account the above noted changes. Overall, the purpose of the Guidance is to ensure the delivery of sustainable forest and woodland management including a strategic framework guiding the location of new woodlands and forests.

- 2.16 A total of 10 responses were received during the consultation period. Respondents included: SNH, SEPA, HES, various interest groups including RSPB and Friends of the Ochils, a private consultant and two individual respondents.
- 2.17 A range of respondents expressed support for the overall aims and objectives of the draft Forest & Woodland Strategy including key agencies and several interest groups/individuals. Generally, comments focused on improving the draft Guidance as opposed to expressing objection or concern to the overall principle of the document.
- 2.18 The key issues raised through the consultation, together with a brief summary of the proposed response, are outlined below.

1. Aims and Objectives of the Guidance

There is a strong policy framework for forest and woodland management in Scotland, set out by the Scottish Forestry Strategy (2019-2029) and supported by the Land Use Strategy (2016-2021). The guidance has been prepared taking in to account the key aims and objectives of these policy documents setting out the context for the local interpretation of these policies which the Council and relevant stakeholders can implement and influence. The guidance specifically sets out a strategic framework to guide the location of new woodland and forestry taking in to account a range of opportunities and sensitivities/constraints as well as identifying how the Council and relevant stakeholders will deliver on key priorities, themes and actions relating to forestry and woodland management.

At a more practical level, the guidance also refers to other key forestry documents including UK Forestry Standard and the Scottish Government's Policy on the Control of Woodland Removal as key documents guiding the sustainable management of forestry and woodlands, including the role of forest plans to consider issues at a site specific scale.

The Council does not consider that significant changes are required in relation to the aims and objectives of the Forest and Woodland Strategy and how these are to be delivered through the Guidance.

2. Detailed Guidance on Forest/Woodland Management – Various Themes

As noted above, there is a strong policy framework guiding the sustainable management of forestry and woodland in Scotland and this has been appropriately referenced in the guidance. For example, the UK Forestry Standards – recognised as the UK-standard to guide sustainable forest/woodland management – sets out detailed guidance across a range of relevant themes including: biodiversity, climate change, historic environment, landscape, people, soil, water. It is

important to note that further detail will be provided through individual forest management plans, the Forest Design Framework and other supplementary guidance where relevant (e.g. Green Infrastructure, Landscape Guidance etc.).

The Council does not consider that any significant changes are required in relation to the detailed guidance on forest and woodland management as contained in the FWS.

### 3. Formatting & Mapping

A number of respondents commented on various minor aspects of the formatting of the guidance which have been incorporated to ease the usability of the document including table references, etc. In addition, various comments have been made in relation to the usability of the mapping. The guidance will be updated to include appropriate referencing of tables as well as a note to clarify that the mapping contained in the FWS provides an illustrative, strategic scale guide to the appropriate locations for forestry to minimise the likelihood of undesirable environmental or social outcomes. The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram is available on the [Scottish Forestry website](#) alongside other Councils FWS maps.

Detailed maps regarding specific sites or priorities for implementation are beyond the purpose and scope of this Strategy and will be dealt with at the more appropriate scale of site-specific proposals (e.g. Forest Design Plans, Planning applications etc.)

## **Green and Blue Infrastructure Supplementary Guidance – (Appendix 10)**

2.19 The revised Green Infrastructure Supplementary Guidance supports the delivery of LDP2 Policy 42:Green Infrastructure by promoting Green and Blue Infrastructure solutions in development and setting out the framework for a strategic Green and Blue network for the benefit of people and wildlife. The guidance explains what green and blue infrastructure is, why it is important, and where and how it should be considered in the development process.

2.20 Eleven responses were received to the consultation on the draft. SNH expressed support for the revised document and highlighted the improved structure and language as well as the spatial strategy which is better focused on settlement scale opportunities.

2.21 The key issues raised were as follows:

#### 1. Consistency with LDP2 Developer Requirements

An objection noted that opportunities referred to in the guidance are not always consistent with LDP2 developer requirements. This is because LDP2 was progressed in advance of the revision of this guidance which

subsequently identified additional opportunities through data analysis and engagement. Nevertheless, as the supplementary guidance is statutory and will form part of the LDP following approval by Scottish Ministers, developers will be required to consider these additional opportunities when preparing development proposals and submitting planning applications.

## 2. Additional Active Travel Routes

It was suggested that the guidance could recognize further active travel routes and cross-boundary linkages. In the absence of available spatial data for these features, this has been added as an aspiration to the moving forward section of the guidance.

A number of minor modifications were also proposed to make the wording of the guidance clearer.

## **Landscape – (Appendix 11)**

- 2.22 The Landscape Supplementary Guidance sets out the special qualities of Local Landscape Areas (previously known as Special Landscape Areas) and expands on Policy 39 as well as addressing Wild Land Areas. The guidance is a result of a professional consultant exercise by Land Use Consultants (LUC) following established practice as set by SNH and HES. LUC are widely used by other local authorities.
- 2.23 The guidance was refreshed to reflect the policies of LDP2 and put into the new LDP2 format. It was considered that as landscape is largely static, and given the short time passing since the original consultation in 2015 that a full review of the landscape designations was not necessary.
- 2.24 The Guidance was consulted on in summer 2019 and received 11 responses. Comments were largely minor adjustments with the significant requested changes discussed below:

### 1. Devon Gorge and Cleish Hills

These two areas have again been put forward for inclusion as Local Landscape Areas (LLAs). The reasons why these areas were not included in the original exercise were stated in the Committee report of 25 March 2015 and remain valid. (Report 15/130 refers)

Devon Gorge: The site's local importance is acknowledged, but it is inappropriate to be designated given its small scale compared to the other extensive LLAs. Similar sites in the region include Craighall Gorge or Deil's Cauldron which also do not qualify. It is noted that Clackmannanshire has not included the Gorge in their designations which were reviewed recently. The Council boundary runs along the midpoint of the Gorge for most of the length from Rumbling Bridge to where it enters Clackmannanshire north of Blairingone. This part of the

Gorge is a candidate local geodiversity site within the Local Nature Conservation Sites process and will be surveyed next spring to determine if worthy of designation.

Cleish Hills: These were considered as part of the Loch Leven Basin in the original study but did not score as highly as the other LLAs, particularly in terms of scenic quality, recreational value and cultural associations. The southern side of Cleish Hills has been designated by Fife Council but it should be noted that the landscape's importance is relative to the landscape in which it is seen. Fife Council has recognised the need for findings to be consistent within their council area.

The previous status of designations as Areas of Great Landscape Value (AGLV) was discounted from the original study as set out in the final report. Only 2 of the 6 Area Plans prior to LDP1 had AGLVs and these lacked information on their selection process or special qualities. To ensure a consistent and robust approach across the whole Council area it was necessary to avoid pre-formed assumptions to ensure a consistent and thorough approach.

It has been suggested that the methodology for identifying the areas is flawed and a review of the above designations has been requested. However, as noted above the guidance is a result of a professional consultant exercise by LUCs following established practice as set by SNH and HES. There has been no evidence given to support the assertion that the methodology is flawed, and therefore there is no justification to embark on the significant amount of work that a review of the methodology would necessitate.

## 2. Ochil Hills

A couple of respondents made a number of recommendations to the LLA's special qualities, forces for change and objectives. Where these were evident, uncontroversial, relevant and able to be evidenced they have been included.

## 3. Forces for Change

SNH recommended we review the Forces for Change section of each LLA. A review of planning applications, forestry grants and felling licences and discussion with Development Management officers have led to several minor changes. These primarily relate to the expansion and repowering of wind farms, increasing solar farms and forestry.

We are exploring monitoring options with SNH including through a trial of adapting national scenic area assessments for use in the local landscape setting and the use of fixed point photography. The results of this monitoring will be well placed to inform the next review of the guidance.

## **Next Steps for Revised Guidance**

- 2.25 The above section provides an update on the changes that are suggested to the various pieces of supplementary guidance as a result of public consultation as well as the Examination of the Proposed Plan. Following consideration of this report, the guidance will be finalised and submitted to Scottish Ministers who have 28 days to consider it. On completion of this process, and if not otherwise directed by Ministers, the guidance will become statutory policy and have the same status as the Development Plan.

## **Proposed programme and priorities for supplementary guidance during 2020/2021**

- 2.26 As can be seen from the above section good progress has been made on the preparation of Statutory Guidance to support the policy framework set out in LDP2, with all but 4 pieces of guidance being ready to submit to Ministers subject to approval by this committee. These remaining pieces of guidance: Open Space Provision for New Developments; Flood Risk and Flood Risk Assessments; Renewable and Low Carbon Energy; and Sustainable Heating and Cooling will take priority in 2020 along with the preparation of supplementary guidance to support Policy 49 Minerals and Other Extractive Activities (added to the work programme through the LDP Examination). This will be supplemented by non-statutory guidance for Gypsy Travellers sites and Delivery of Development sites. The full work programme for these and the non-statutory guidance is set out in Appendix 2 , and the timescales for the prioritised guidance are considered below:

- Open Space Provision for New Developments guidance – Report draft guidance to SP&R on 25 March 2020 for approval and subsequent submission to Scottish Ministers
- Flood Risk and Flood Risk Assessments guidance - Report draft guidance to SP&R on 25 March 2020 for approval and subsequent submission to Scottish Ministers
- Renewable and Low Carbon Energy guidance – Report draft guidance to SP&R on 9 September 2020 for approval and subsequent submission to Scottish Ministers
- Sustainable Heating and Cooling guidance – the timeline is uncertain pending further clarification from the Scottish Government regarding the content and requirement for Local Heat & Energy Efficiency Strategies (LHEES) and Local Energy Systems (LES).
- Financial Guarantees for Minerals Development guidance – Draft guidance for consultation during February/March 2020 and report to SP&R on 27 May 2020 for approval as statutory guidance
- Delivery of Development sites – Draft guidance for consultation during February/March 2020 and report to SP&R in Autumn 2020 for approval as non-statutory guidance
- Gypsy/Travellers' sites - Draft guidance for consultation during February/March 2020 and report to SP&R in Autumn 2020 for approval as non-statutory guidance

### 3. CONCLUSION AND RECOMMENDATION(S)

- 3.1 This report and associated appendices highlights the significant work undertaken to date in respect of the supplementary guidance required to support LDP2. It also outlines the work that is programmed to take place during 2020/21 Implementation of the priorities set out in the programme will ensure that the planning policy framework is in place to support LDP2.

The committee is therefore asked to:

- i) Approve the following pieces of Supplementary Guidance as key policy documents to support LDP2:
  - Placemaking Guide
  - Air Quality and Planning
  - Housing in the Countryside
  - Airfield Safeguarding
  - Delivering Zero Waste
  - Developer Contributions and Affordable Housing
  - Perth and Kinross Forest and Woodland Strategy
  - Green Infrastructure
  - Landscape
- ii) Remit the Depute Chief Executive/Chief Operating Officer to finalise the Supplementary Guidance and to submit to Scottish Ministers
- iii) Agree the work programme for 2020/2021 (Appendix 2)
- iv) Request that the Depute Chief Executive/Chief Operating Officer continues to report annually to the Strategic Policy & Resources Committee on progress with the preparation of guidance to support the Local Development Plan
- v) Delegate authority to the Depute Chief Executive/Chief Operating Officer to approve non-statutory guidance where only minor technical changes are required

#### Author(s)

| Name          | Designation                      | Contact Details                               |
|---------------|----------------------------------|-----------------------------------------------|
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#### Approved

| Name          | Designation                                         | Date            |
|---------------|-----------------------------------------------------|-----------------|
| Jim Valentine | Depute Chief Executive<br>(Chief Operating Officer) | 16 January 2020 |

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All Council Services can offer a telephone translation facility.

## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### Community Plan

- 1.1 This report supports the Community Plan/Single Outcome Agreement strategic objectives of promoting a prosperous, inclusive and sustainable economy; and creating a safe and sustainable place for future generations.

#### Corporate Plan

- 1.2 The Council's Corporate Plan 2013 – 2018 sets out five outcome-focused strategic objectives that provide clear strategic direction, inform decisions at a corporate and service level, and shape resources allocation. They are as follows:

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

- 1.3 This report relates to all of the above.

### 2. Resource Implications

#### Financial

- 2.1 There are no financial implications arising from the recommendations of this report.

## Workforce

2.2 None

## Asset Management (land, property, IT)

2.3 None

## **3. Assessments**

### Equality Impact Assessment

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

3.2 The supplementary guidance referred to in the Committee Report has been or will be considered under the Corporate Equalities Impact Assessment process (EqIA) and where necessary, assessments have been undertaken.

### Strategic Environmental Assessment

3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.4 The supplementary guidance referred to in the Committee Report has been or will be considered under the Act and where necessary, Screening Reports and Environmental Reports have been undertaken.

### Sustainability

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

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

3.6 The proposals have been considered under the provisions of the Acts using the Integrated Appraisal Toolkit.

3.7 The supplementary guidance referred to in the Committee Report has been or will be considered under the Acts where necessary. It supports the policy

framework set out in the Local Development Plan, which seeks to achieve sustainable development and reduce the impact of climate change through its vision, strategies, policies and proposals, and will therefore contribute to the delivery of a more sustainable Perth and Kinross.

#### Legal and Governance

3.8 None

#### Risk

3.9 There are no specific risks associated with the proposals outlined within the Committee Report.

### **4. Consultation**

#### Internal

4.1 Officers in Community Greenspace, Environmental Health, Flooding have been consulted in the preparation of this report.

#### External

4.2 None.

### **5. Communication**

5.1 None.

### **2. BACKGROUND PAPERS**

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above report:

- Perth and Kinross Local Development Plan 2 (Adopted November 2019);

### **3. APPENDICES**

- Appendix 1 – Summary of comments received on the supplementary guidance
- Appendix 2 – Supplementary guidance update January 2020
- Appendix 3 – Placemaking Supplementary Guidance
- Appendix 4 – Air Quality and Planning Supplementary Guidance
- Appendix 5 – Housing in the Countryside Supplementary Guidance
- Appendix 6 – Airfield Safeguarding Supplementary Guidance
- Appendix 7 – Delivering Zero Waste Supplementary Guidance
- Appendix 8 – Developer Contributions and Affordable Housing Supplementary Guidance

- Appendix 9 – Forest and Woodland Strategy Supplementary Guidance
- Appendix 10 – Green Infrastructure Supplementary Guidance
- Appendix 11 - Landscape Supplementary Guidance

## APPENDIX 1

# Summary of comments received on the supplementary guidance

# **Comments on Placemaking draft supplementary guidance**

| Comment                                                                                                                                                                                                                                                                                                  | Received from               | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                      | Change to be made to Guidance                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                   |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |
| General comments                                                                                                                                                                                                                                                                                         |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |
| Concern over when the SG will come into force and over impact on viability of development as a result of the new requirements. Also, would like to see clarity on what is essential, desirable etc. Concerned that it requires far more connections with other documents that it relates to.             | Scone Estates/Errol Estates | The Placemaking SG is guidance that has been prepared to provide further detail on Policy 1: Placemaking in the now adopted LDP2. In terms of the requirements, this guide simply provides further information on how Policy 1 will be implemented. As LDP2 has now been adopted, the policy should from now on be adhered to through any subsequent planning applications. Hyperlinks are being provided to the other SGs it relates to. | Hyperlinks to other documents created.                          |
| It is good to see the important role of placemaking in the planning process.                                                                                                                                                                                                                             | NHS                         | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                    | None.                                                           |
| The approach towards considering site suitability in terms of sustainable transport options at the outset is supported. Measures to support the use of green travel options (walking/cycling) to access the rail network should be included as a means to encourage and achieve sustainable development. | Network Rail                | Reference to creating active travel nodes linked with public transport has been added.                                                                                                                                                                                                                                                                                                                                                    | Active travel nodes added to section on Public Transport.       |
| Recommendation that this guidance should focus on where significant and strategic placemaking opportunities lie, and associated settlement characteristics in Perth and Kinross.                                                                                                                         | SNH                         | This guidance is not a strategic document – it is to provide further detail to Policy 1 in LDP2. Consequentially, it is not the appropriate document in which to provide locational opportunities. However, there is potential for this to be incorporated into the next LDP as a strategy.                                                                                                                                               | None.                                                           |
| No reference or links to Community Design Charrette or Right to Buy.                                                                                                                                                                                                                                     | Portmoak Community Council  | Updates have been made to the consultation section and linkages provided for best                                                                                                                                                                                                                                                                                                                                                         | Hyperlinks to Council's consultation advice section on website. |

| Comment                                                                                                                                                                                                                                                                                                                                                           | Received from                          | PKC Officer response                                                                                                                                         | Change to be made to Guidance                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                            |                                        |                                                                                                                                                              |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                   |                                        | practice. The Right to Buy issue is appropriate for the Placemaking Guide.                                                                                   |                                                                                                          |
| 1. Introduction                                                                                                                                                                                                                                                                                                                                                   |                                        |                                                                                                                                                              |                                                                                                          |
| It is argued that the introduction of this document is quite confusing and is unclear what the aim is and whether any process needs to be followed. Although Page 40 provides detail of the aim of the technical notes, it is considered appropriate to have a well-defined aim at the start of the document, making the use of the document clearer to the user. | Stewart Milne Homes                    | The technical notes have now been incorporated into the document to provide more clarity as to their usage.                                                  | Technical notes incorporated into the Guide.                                                             |
| Good placemaking applies to all development but the guidance should specify the information developers can expect to provide for applications from a single house through to a large scale strategic masterplan. Consider an application evaluation checklist that could be applied at development management.                                                    | SNH                                    | A checklist was provided for each section but has now been developed to provide the requirements for three types of application: major, local & householder. | A checklist at the end of each Design Principle has now been provided for specific types of application. |
| 2. Placemaking process                                                                                                                                                                                                                                                                                                                                            |                                        |                                                                                                                                                              |                                                                                                          |
| Concern that it is not clear what preparation is required for development depending on the scale and that the requirements are generally more appropriate for a masterplan than a smaller development.                                                                                                                                                            | Stewart Milne Homes & Pilkington Trust | A checklist at the end of each Design Principle has now been provided for specific types of application.                                                     | A checklist at the end of each Design Principle has now been provided for specific types of application. |
| Suggests that that decisions and agreements reached at the Pre-Application stage must be binding on all parties in order to avoid a later scenario whereby applicants are requested to make                                                                                                                                                                       | Strutt & Parker                        | This is not an issue that can be resolved through the Guide but the comments have been passed on to Development Management                                   | None.                                                                                                    |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from                                                     | PKC Officer response                                                                                                                                                                                                                                                           | Change to be made to Guidance                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                   |                                                                                                                                                                                                                                                                                |                                              |
| design amendments during the formal application determination process thereby extending the determination period and introducing additional cost and uncertainty for applicants and hampering the deliverability of sites. Similarly, the pre-application stage is intended to allow the applicant to clarify the surveys, reports and other information that the applicant will require to submit with the application to enable the Council to determine the application within the target timeframes. |                                                                   | for further consideration in their pre-app process.                                                                                                                                                                                                                            |                                              |
| Suggestion that the Technical Notes should be deleted as they are creating an extra layer of complexity. Considers that the document does not reflect the current planning bill which is seeking to remove supplementary guidance due to the complexity it adds to the system. Views them as an unreasonable amount of complexity which will be particularly onerous for smaller developers to navigate through.                                                                                         | Homes for Scotland                                                | The Technical Notes have now been incorporated into the Guide itself and some of the content deleted or relocated to prevent duplication.                                                                                                                                      | Technical notes incorporated into the Guide. |
| The requirement on page 9 to <i>“Always provide evidence of how you feel the consultation went by sending your report to the Community Council prior to submitting it to the Council”</i> is unnecessary. The report will be provided as part of the application and as such subject to a statutory consultation period. The Community Council will therefore have the opportunity to comment on it and the other application documents at that stage. This                                              | Homes for Scotland, Scone Estate, Errol Estate & Pilkington Trust | The requirement to provide evidence of how the consultation went and send to Community Council is simply good practice and courteous. If the report is transparent and reflects how the process was undertaken, there should be no issue in allowing the community to view it. | None.                                        |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received from               | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change to be made to Guidance                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                         |
| requirement should be removed as it is clearly unnecessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                         |
| <ul style="list-style-type: none"> <li>• Guide requires a sense of proportionality in terms of engagement. Levels of community consultation activity could be increased as the scale and impact increase as per the current statutory requirements.</li> <li>• Supportive of the requirement for “<i>local needs and community aspirations</i>” but raises concerns over resistance to change may not always reflect a balanced view from communities.</li> <li>• Requires clarity at which scales of development an applicant should “<i>identify local needs and respond to community aspirations</i>”. Concerned that approach might make applicants discuss issues that they cannot deliver on or which are out with their control.</li> <li>• Reference to Environmental Impact Assessment should be given more specific attention in the guide as a separate, albeit interlinked, process</li> </ul> | Scone Estate & Errol Estate | Many of the issues raised are valid concerns. The Placemaking Guide is providing examples of good practice, it is for the applicant to judge what level of consultation is required and how they respond to the feedback. There are times when the feedback is not proportionate. However, through a transparent recording of the process, these issues can be highlighted and passed on to the appropriate stakeholders. It is not possible for guidance to provide that judgement as each circumstance/context will be different. | Reference to EIA removed and linkages made to guidance on consultation. |
| <b>What is placemaking?</b> Add the key message that the outcome of placemaking should be sustainable, well-designed places and homes which meet people’s needs by harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SNH                         | Agree that this key message should be added.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | First sentence of the section amended to incorporate message.           |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Received from | PKC Officer response                                                               | Change to be made to Guidance                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                                                                    |                                                                                                                                                                                               |
| <p><b>Examples of SWOT analysis table:</b> Revise this analysis and its role relating to placemaking. Mature trees in shown in the weaknesses column but these are key assets for placemaking and should be in the opportunities column. Likewise, bat roosts are not a weakness and should be moved under threats – loss of habitat. The example of ‘Community opposition in terms of access and loss of woodland’ being considered under threats is also confusing. Examples for weaknesses in this analysis could be sources of negative impacts on the amenity or accessibility of a place such as a busy road, or a neighbouring sewage treatment works.</p> | SNH           | Agree with the suggestion to change the examples in <b>SWOT analysis</b> .         | <p>SWOT analysis Weaknesses examples updated to the following:</p> <ul style="list-style-type: none"> <li>• Adjacent to industrial unit.</li> <li>• Impact on local amenity space.</li> </ul> |
| <p><b>Draft Site appraisal:</b> Parts of this section confuse placemaking with other essential planning considerations such as capacity of schools, surgeries, power/heat supply or contamination of the site. We suggest these are separated/omitted so as to not distract from the key aims of this guidance. Add the following:</p> <ul style="list-style-type: none"> <li>• Alter the first bullet about boundary features; “consider existing interfaces of a site - this helps determine the type of edge treatment that is needed, e.g. permeable, screened or visually open.”</li> </ul>                                                                  | SNH           | Agree with the suggestion to make the <b>Draft Site Appraisal</b> section clearer. | <b>Draft Site Appraisal</b> updated to reflect these suggestions.                                                                                                                             |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received from | PKC Officer response                                                                                        | Change to be made to Guidance                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p>Relevant section/paragraph of Guidance</p> <ul style="list-style-type: none"> <li>• Add “Natural features and habitats (e.g. trees or woodland and type, species diverse grassland or type of coastal habitat)”</li> <li>• Add “Consider landscape character and landscape setting such as skylines and landmarks.”</li> <li>• After water courses bullet under site features: add “...associated wetland habitats within and adjacent and site hydrology - natural drainage pattern and water features of the site.”</li> <li>• Linkages – add pedestrian access points or gateways to key destinations, desire lines</li> </ul> |               |                                                                                                             |                                                                                                            |
| <p><b>Example of site analysis diagram:</b> Red box: While we welcome the intent to raise awareness of a Special Area of Conservation (SAC) in the site analysis diagram, we do not think this adds value in identifying key issues for the SAC, or in terms of the concept of placemaking. Suggest this is replaced by ‘watercourse.’</p>                                                                                                                                                                                                                                                                                           | SNH           | Agree with this suggestion.                                                                                 | Changed SAC to watercourse in example description.                                                         |
| <p><b>Engaging with the local community (pg 7)</b><br/> <b>Identify and engage with key stakeholders:</b> we welcome the emphasis on early engagement. We recommend setting out how and when to consult SNH if required, with reference to SNH’s website so developers can be clear on our approach:</p>                                                                                                                                                                                                                                                                                                                             | SNH           | Agree to highlight that further guidance should be sought from the key stakeholders on how to consult them. | Statement added: “Please check with the respective bodies for further information on how to consult them.” |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from   | PKC Officer response                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                           |
| <a href="https://www.nature.scot/professional-advice/planning-and-development/consulting-snh-planning-and-development">https://www.nature.scot/professional-advice/planning-and-development/consulting-snh-planning-and-development</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                           |
| 3. Placemaking Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                           |
| <p>1. There are no references to wild land/Wild Land Areas as identified by Scottish Natural Heritage. Suggest there is a case for reference in the “Placemaking” Supplementary Guidance to Wild Land Areas, given their significance to the Perth &amp; Kinross local authority area - as is recognised in the “Landscape” Supplementary Guidance, Perth &amp; Kinross contributes significantly to the overall extent of wild land in Scotland; of the 42 wild land areas identified in SNH’s map of Wild Land Areas (2014) six are wholly or in part within the local authority’s boundary.</p> <p>2. Proposed Policy 1B includes a welcome and essential requirement on developers to <i>“consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.”</i> Recommends this</p> | John Muir Trust | <p>1. Agree that Wild Land Areas should be noted</p> <p>2. In terms of changes to the policy wording, this is guidance for the policy and cannot change the policy wording. This is undertaken through the LDP consultation process. No change proposed.</p> <p>3. Reference should be made to woodlands regarding flood risk.</p> | <p>1. Additional bullet point added to National and Local Designations on page 33.</p> <p>2. No change to the Guide.</p> <p>3. A sentence has been added to Shelter belts: “Healthy woodlands can also play a part in managing flood risk.” (page 23)</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received from          | PKC Officer response                                                                                                                                                                                                           | Change to be made to Guidance                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                             |
| <p>section includes a specific reference to the desirability of protecting wildness qualities.</p> <p>3. Recommend a brief reference to the contribution healthy woodlands can play in managing flood risk.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                             |
| <p>1. Suggests it is unclear how the document fits with Scottish Planning Policy guidance on Placemaking and the Government’s Policy Statement “Creating Spaces”. SPP highlights that although the design led approach should be applied at all levels, the site level is within masterplans. This backs up the argument that this level of information is excessive for smaller sites. There is also no reference to the six qualities of successful place which is a theme of both documents and should also be considered to be appropriate for the Council’s Placemaking Guide.</p> <p>2. Suggests that the Guide is not clear when or how any information is to be submitted. Although this document provides a clear understanding of what the Council will look for in the design of a site, it is confusing and adds to the volume of information to be addressed and therefore the cost to an</p> | Stewart Milne<br>Homes | <p>1. It is agreed that the Guide could better follow the Scottish Government’s 6 principles.</p> <p>2. The Guide is intended to provide additional advice on the placemaking process and not intended to be proscriptive.</p> | <p>Guide has been restructured to reflect the 6 qualities of a successful place:</p> <ol style="list-style-type: none"> <li>1. Distinctive</li> <li>2. Safe &amp; Pleasant</li> <li>3. Easy to move around and beyond</li> <li>4. Welcoming</li> <li>5. Adaptable</li> <li>6. Resource efficient</li> </ol> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Change to be made to Guidance                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Relevant section/paragraph of Guidance</p> <p>applicant when submitting an application. This guide is considered more appropriate as a Masterplan guide for large or sensitive sites and not to be applied to all proposals.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |
| <ol style="list-style-type: none"> <li>1. Proportion, page 26, one sentence needs adjusting; it begins "Intrusion into -----". It doesn't read very well.</li> <li>2. On page 29, under Streetscape, there's a mention of "repair of windows", under the term Historic Streets". Suggests referring to guttering &amp; down pipes as well.</li> <li>3. Suggests awards for the upkeep of buildings, (including the private sector), covering <b>all</b> aspects of the way buildings look. If the visual effect is poor then there's an effect on the way people see their City or community, residents &amp; tourists alike.</li> </ol> | <p>A member of the public</p> | <ol style="list-style-type: none"> <li>1. Wording changed to clarify meaning.</li> <li>2. Repair of guttering is generally out of the control of planning although it is agreed that it can sometimes have a visual impact on a street.</li> <li>3. Further work is required before Awards are established but they will generally be for new development rather than existing buildings.</li> </ol>                                                                                             | <ol style="list-style-type: none"> <li>1. Changed to: "Intrusive views..."</li> <li>2. No change to the Guide.</li> <li>3. No change to the Guide.</li> </ol>                                                                                |
| <ol style="list-style-type: none"> <li>1. Draft Site Appraisal (page 5): While access and multi modal transport are noted for consideration, this section should reflect that larger sites will require a Transport Appraisal or Statement to be produced that will also cover these subjects.</li> <li>2. Accessibility and Permeability (page 35-38) Transport Assessment: This section doesn't adequately explain the Transport Assessment process and should reflect other guidance issued. It should also reflect Designing Streets policy. In the context of</li> </ol>                                                            | <p>Tactran</p>                | <ol style="list-style-type: none"> <li>1. Agree to add further clarification to this process.</li> <li>2. The Guide was written with reference to the Designing Streets policy and generally reflects the guidance provided. The Transport Assessment section has been removed and the Designing Streets hierarchy diagram inserted.</li> <li>3. The Guidance was written with the Designing Street policy document.</li> <li>4. The Guidance was written with reference to Sustrans.</li> </ol> | <ol style="list-style-type: none"> <li>1. Statement added "larger sites will require a Transport Appraisal or Statement)"</li> <li>2. Transport Assessment information removed and Street Hierarchy from Designing Streets added.</li> </ol> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Received from | PKC Officer response | Change to be made to Guidance                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <p>placemaking, it may be useful to include this as part of a Quality Audit type process.</p> <p>3. Streets: The section on street design should better reflect the Designing Streets policy document while taking cognisance of the current debate around the appropriate use of shared space designs.</p> <p>4. Cycle Routes and Cycle Friendly Infrastructure: This should reflect national guidance and best practice as published by Sustrans and Cycling Scotland. The Council's Active Travel Strategy should also be referenced.</p> |               |                      | <p>3. A link has been provided to the "Designing Streets" website.</p> <p>4. A link has been provided to the Sustrans website.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>1. Applying the Policy</b></p> <p>1.1 Within Section 3 we recommend the inclusion of the whole placemaking policy wording from the proposed local development for clarity of readers.</p> <p><b>2. Energy Efficiency</b></p> <p>2.1 We support the requirements of the SG that development should minimise energy demands and take account of microclimate as this accords with climate change mitigation and adaptation. For clarity however we do recommend that the text makes it clear that there are a variety of renewable technologies that may be applicable and the options are not limited to the options referred to in the text.</p> <p><b>3. Green/ Blue Network Connections</b></p> <p>3.1 We support the inclusion of the reference to green and blue network connections in the guidance as we recognise this is a key element of placemaking. Due to this fact however we suggest that your authority consider compiling the placemaking and green infrastructure SG into one guidance document.</p> | SEPA          | <p>1. Drafting error should be updated.</p> <p>2. The Guide has been updated to provide a more extensive energy efficient section that incorporates the Sustainability Technical Notes.</p> <p>3. The documents have been referenced in the LDP2 as sperate and therefore it is not possible at this stage to change this approach but could be considered for the next LDP.</p> <p>4. Noted.</p> <p>(5.1) Agreed that reference should be made to improving water quality.</p> <p>(5.2) Agreed that reference should be made to FRA.</p> <p>(5.3) Noted.</p> <p>6. Noted.</p> <p>7. Drafting error missed Air pollution from the checklist.</p> | <p>1. Updated to encompass whole policy.</p> <p>2. Whole section updated to encompass Sustainability Technical Notes.</p> <p>3. No change.</p> <p>4. No change.</p> <p>5. (5.1) Updated sentence input on page 31 of the Guide: “The opportunity to restore the water environment should also be considered, where appropriate, through the development process.”</p> <p>(5.2) Sentence added on page 25 “Any design should take account of any Flood Risk Appraisal findings.</p> <p>(5.3) No change.</p> <p>6. No change.</p> <p>7. Updated to list Air Pollution.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received from | PKC Officer response | Change to be made to Guidance |
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| <p><b>4. Designing Out Air Pollution</b></p> <p>4.1 We support the identification of good air quality as an element of placemaking that contributes to health and well-being, and the requirements on proposed developments with regards air quality. The inclusion and coverage of this issue within the SG accords with the Scottish Government Strategy, Cleaner Air for Scotland (CAFS).</p> <p><b>5. Drainage and SUDS</b></p> <p>5.1 We support the commitment that development conserves existing waterbodies. We recommend however that the wording is expanded to highlight that opportunities to restore the water environment should also be considered, where appropriate, through the development process. The expansion of this point is in keeping with your authority's duties under Water Environment and Water Services Act (Scotland) 2003.</p> |               |                      |                               |

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| <p>5.2 We support the fact that the SG states that flood risk should be investigated early, although we recommend that the wording could be expanded to clarify that subsequently development design would have to take account of the findings of any FRA, where appropriate.</p> |                                   |                                 |                                                                               |
| <p>5.3 We support the coverage of SUDS, including the fact that measures should be integrated into blue green corridors, and can be an asset to the site with regards placemaking.</p>                                                                                             |                                   |                                 |                                                                               |
| <p><b>6. Recycling Facilities</b></p>                                                                                                                                                                                                                                              |                                   |                                 |                                                                               |
| <p>6.1 We support the statement that waste should be minimised and the inclusion of text to highlight that recycling storage facilities on site need to be included within the design.</p>                                                                                         |                                   |                                 |                                                                               |
| <p><b>7. Environmental Checklist</b></p>                                                                                                                                                                                                                                           |                                   |                                 |                                                                               |
| <p>7.1 We advise that “designing out air pollution” has been missed out of the environmental checklist on page 19 and we recommend for consistency that this is included.</p>                                                                                                      |                                   |                                 |                                                                               |
| <ul style="list-style-type: none"> <li>Page 5 –Welcome the mention of watercourses, waterbodies and associated</li> </ul>                                                                                                                                                          | Structures & Flooding Team<br>PKC | Updated to reflect suggestions. | <ul style="list-style-type: none"> <li>Storm water change to flood</li> </ul> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from           | PKC Officer response                                                                                                                         | Change to be made to Guidance                                                                                                                                                                  |
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| <p>habitats and flooding/drainage issues for Draft Site Appraisal. This will ensure any problems are identified upfront in the planning application process.</p> <ul style="list-style-type: none"> <li>• Page 15 –Welcome the mention of blue/green network connections. The phrase “storm water management” could be better described as “flood management”. This section could also mention the requirement to make space for SUDS (which is a legal requirement) at the earliest stages in the placemaking process and to integrate this with the surrounding development. A link to the Council’s supplementary guidance on Flooding and Drainage could also be added here.</li> <li>• Page 18 – Drainage and SUDS Requirements - please amend as follows: “...and highlight whether there is a need for a flood risk assessment and/or a drainage impact assessment.”</li> <li>• Page 18 - Drainage and SUDS Requirements - Welcome the mention of our “Flooding Supplementary Guidance” but it isn’t hyperlinked like the other guidance documents. We would suggest a hyperlink be included.</li> </ul> |                         |                                                                                                                                              | <p>management on page 231.</p> <ul style="list-style-type: none"> <li>• Drainage impact assessment added on page 25.</li> <li>• Hyperlinks created to other supplementary guidance.</li> </ul> |
| <p>Suggests clarity over the wording on new public space (p27) evidently sunny and sheltered open spaces are desirable, but they will not always be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Pilkington Trust</p> | <p>The site should be designed according to the features and landform. Therefore, it is clear that this is the approach that the Council</p> | <p>No change.</p>                                                                                                                                                                              |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received from | PKC Officer response                                                                                                                                                                        | Change to be made to Guidance                                        |
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| possible due to the nature of the respective site. This should be reflected within the Draft SG wording.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               | encourages developers to undertake when designing the site.                                                                                                                                 |                                                                      |
| <p><b>Environmental considerations</b></p> <p><b>Landscape impact:</b> Red box: National and local designations - we recommend removal of the final sentence on protected habitats and species as these are not relevant to landscape and need a separate section. Add wild land interests. Alternatively, remove reference to designations in the guidance and cross reference to the LDP for natural heritage designations.</p> <p>Landscape is a key consideration in place-making. The majority of placemaking opportunities that will arise in Perth and Kinross will be centred within/around settlements. We suggest emphasising the importance of landscape character which is based on the idea that all landscapes are important to the quality of place, not just designated or highly scenic landscapes. It would be helpful to note that landscape character and views can be adversely affected by factors such as intrusive road design, inappropriately proportioned development, non-site responsive layout or grading of existing topography. Given the nature of the significant expansion areas proposed, we recommend expanding on the landscape considerations linked to large scale residential development in small and medium scale rural landscapes, addressing issues such as:</p> <ul style="list-style-type: none"> <li>• integration of residential development with the rural landscape character and pattern</li> </ul> | SNH           | Habitats and protected species have been removed and wild lands have been added. Many of the issues regarding landscape raised are covered under the sections on views and local character. | Removed reference to biodiversity and added reference to wild lands. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>Relevant section/paragraph of Guidance</p> <ul style="list-style-type: none"> <li>• preservation of rural character – views of settlement and change in landscape fabric</li> <li>• landscape setting, backdrop, horizons and landmark views out of the settlement</li> <li>• impacts of major road infrastructure and associated developments on rural landscape character and means of mitigation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Orientation of development:</b> Suggest adding that orientation also contributes to energy conservation. “Any development must consider...” add “how existing development relates to the landform/topography and which elements of the landscape form important parts of a settlements setting (horizon, landscape backdrop, landmarks, ridgelines).”</p> <p><b>Slopes:</b> Add “Extensive alteration of the topography can also result in damage and loss of existing trees and other existing features of value and character.”</p> <p><b>Green infrastructure sections (pgs 15-)</b> these are welcomed. We recommend adding guidance/links on how planning obligations towards green infrastructure will be assessed, and likewise demonstrating how places can also provide biodiversity benefits e.g. integrating swift bricks when building new developments.</p> <p>The generic guidance on greenspace, green/blue network connections, shelter belts and habitat connections provides a good introduction but would benefit from more practical guidance and tools/links</p> | SNH           | <ul style="list-style-type: none"> <li>• Passive design is covered in the Resource Efficient section in some detail.</li> <li>• Agree to add additional wording to orientation, slopes, greenspace and green &amp; blue networks. Green Infrastructure is covered in detail in another SG.</li> <li>• Tree survey section partially updated to reflect comments.</li> <li>• Habitat connections suggestions agreed to.</li> <li>• Site features section removed and incorporated into other section of the Guide.</li> <li>• Planting and landscaping requirements wording proposals agreed and added.</li> <li>• Edge of settlement suggestions agreed to and added.</li> <li>• Designing out air pollution suggestions added in additional bullet point.</li> </ul> | <p>Additional wording suggestions added to orientation, slopes, greenspace and green/blue networks. Hyperlink made to Green Infrastructure SG. Tree survey wording updated to professionally accredited tree survey. Habitat connections section updated accordingly. Site features section removed. Planting and landscaping requirements wording proposals added to section. Edge of settlement suggestions added. Additional bullet point added to Air Pollution. Additional advice added to the SuDS section. Regional and Local Infrastructure</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from | PKC Officer response                                                                                                                                                                                                                                           | Change to be made to Guidance                  |
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| <p>Relevant section/paragraph of Guidance</p> <p>setting out how to achieve these requirements. For example, the use of masterplans, tree survey and other essential placemaking tools such as green network plans; or technical examples on how to integrate street trees in residential streets and car parks.</p> <p><b>Greenspace:</b> First sentence – insert “any development should recognise and link with the wider recreational and access value of greenspace and green networks.”</p> <p><b>Green/blue network connections:</b> we support this section and recommend the inclusion/ link to a locational map in the Placemaking guidance identifying existing and new green networks which are needed.</p> <p>We suggest adding: “A multifunctional blue/green network can form a structural backbone and an attractive framework for a new development. It can help embed development into a natural setting, creating a healthy, enjoyable and distinctive environment.</p> <p>A successful green/blue infrastructure relies on good masterplanning. It involves overlaying at an early point in the design process elements such as: future green spaces, active travel routes and green/blue corridors, then aligning these to form strong</p> |               | <ul style="list-style-type: none"> <li>• Drainage &amp; SuDS requirements section has been updated and the Sustainability Technical Note incorporated into it.</li> <li>• Regional and Local Infrastructure Impact has been deleted from the Guide.</li> </ul> | <p>Impact has been deleted from the Guide.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>multifunctional connections within and across the site. These connections will be between green spaces, other places of interest and also to the wider network of blue green corridors and active travel routes. This should happen before the layout of the buildings and neighbourhoods has been determined.”</p> <p>For more detailed information consult the Scottish Governments Guidance “Green infrastructure: design and placemaking” here: <a href="https://www.gov.scot/publications/green-infrastructure-design-placemaking/pages/3/">https://www.gov.scot/publications/green-infrastructure-design-placemaking/pages/3/</a></p> <p><b>Tree survey:</b> Add: “Removal of existing trees and hedgerows will only be consented if there is a good reason and alternatives have been proven not to be an option. Extensive levelling of a site with mature trees and hedgerows should therefore be avoided.”</p> <p>Final sentence - amend to “Existing trees and hedgerows should be assessed through a professionally accredited tree survey.” A link to what a tree survey should contain would be helpful. Refer to BS 5837 Trees in relation to design, demolition and construction.</p> <p><b>Habitat connections:</b> recommend change to first sentence - delete ‘projects.’ Add ‘Consider the linkages between habitats present both within and outwith the site, and identify how these connect or could be connected.’</p> <p><b>Site features:</b> Rename to ‘Natural features’</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>First sentence: Add ‘waterbodies, trees and hedges and other habitats with biodiversity interest..’.</p> <p>3rd sentence replace “exploited” with ‘viewed as assets for the development’</p> <p>Existing vegetation such as trees, woodland, hedgerows and shelterbelts are similarly valuable assets for placemaking. We suggest the guidance emphasises this and explains the ways they can be integrated successfully into the design and layout. For example, how these can be used to form the edge of a settlement or buffer zones needed between an existing woodland and private gardens or walkways. Add: “Design should allow for adequate buffer-zones and well-designed interfaces so not to encroach on natural existing features such as woodlands, watercourses and edge habitat. These edge habitats can also provide opportunities for multi-functionality e.g. access and footpaths.”</p> <p><b>Planting and landscaping requirements</b></p> <p>Recommend adding the following to emphasise the significant contribution these can make to good quality placemaking: “Planting and trees are important contributors to placemaking. Street trees are an easy and cost effective way to enhance an</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>area, mitigating visual impacts from parking and new roads, and regulating air pollution, humidity, flooding and the heat island effect - providing areas of shade on hot days.</p> <p>1st para, add "Native species are encouraged as a general principle, although ornamental planting may also be appropriate within more urban areas."</p> <p><b>Edge of settlement:</b> Add "Native trees, landscaping and hedges (as opposed to fencing or ornamental hedges) should be used in settlement edges as this will help integrate the settlement edge into the surrounding rural landscape and help with habitat connectivity."</p> <p>Aftercare: add "measures to ensure planting establishment and long term aftercare."</p> <p><b>Designing out air pollution:</b> add that exposure to air-pollution can be designed out by separating open spaces and pedestrian or active travel routes away from areas of traffic or creating buffer spaces and planting between pedestrians/ cyclists and sources of air pollution such as busy roads.</p> <p><b>Drainage &amp; SUDS requirements:</b> We refer to our detailed comments and illustration in the flood risk supplementary guidance and recommend their contribution to placemaking and multiple benefits are emphasised. In addition to the hydraulic requirements outlined add that SuDS should:</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from | PKC Officer response                                                                                                                                                                                   | Change to be made to Guidance                                                                                    |
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| <p>Relevant section/paragraph of Guidance</p> <ul style="list-style-type: none"> <li>• “Be considered from the outset of the design/masterplanning stage</li> <li>• Be conceived as an integral part and an attractive contribution of a developments greenspaces and blue-green infrastructure</li> <li>• Be designed to be multi-functional by a multi-disciplinary team composed of appropriate professionals (landscape architect or similar)</li> <li>• Achieve multiple benefits including amenity and biodiversity”</li> </ul> <p>Red box: suggest adding “early consideration should demonstrate how SUDS and natural drainage patterns are integrated with the layout so that they can provide multiple benefits such as amenity, landscape, natural heritage, and green corridors. Ecological solutions to SUDs (such as wetlands and ponds) are encouraged as they add biodiversity and landscape value and can contribute positively to green infrastructure.”</p> <p><b>Regional and Local Infrastructure Impact:</b> This does not seem directly relevant to placemaking and we suggest could be omitted.</p> |               |                                                                                                                                                                                                        |                                                                                                                  |
| <p><b>Built context</b><br/> <b>Building and street heritage:</b> Existing buildings and structures: recommend retention of traditional buildings is sought as a general principle as they can</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SNH           | <ul style="list-style-type: none"> <li>• Building and street heritage: The emphasis of this point is already there in the section.</li> <li>• Safer by Design: updated to reflect comments.</li> </ul> | No change to built heritage section. Safer by Design & Public spaces sections updated with new wording proposal. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Received from | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance                           |
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| <p>Relevant section/paragraph of Guidance</p> <p>add to the distinctive character, quality and heritage of a place.</p> <p><b>Safer by Design:</b> Amend to “The front of the buildings within a street, a park or open space, should create an active frontage, with...”</p> <p><b>Public spaces:</b> Public spaces, their design and their location, their interaction with green networks and frontages and other infrastructure are a central placemaking issue. We recommend the contribution of public spaces to masterplanning, green networks and streetscape is added.</p> <p>Red box - add ‘consider siting of public spaces as opportunities to act as central points/nodes for active travel and green networks.’</p> <p><b>Streetscape:</b> This is also central to placemaking and we recommend it is integrated with the section on roads to focus on how to design streets for people. We suggest this is co-ordinated with the Council’s roads department (for example guidance on what the Council’s requirements are when designing shared surfaces).</p> <p>Add “Use of appropriate street trees is encouraged. These can significantly enhance quality of place in streetscapes, add shelter, biodiversity, habitat connectivity and help reduce pollution.”</p> <p><b>Boundary treatments:</b> we agree with the statement that boundary treatments can play a significant role in creating legible and attractive streets.</p> |               | <ul style="list-style-type: none"> <li>• Public spaces: Additional wording agreed to.</li> <li>• Streetscape: Street trees can be very positive but there are sometimes issues with regards to maintenance issues and therefore this is something that needs to be discussed with Transport Planning and Community Greenspace before further advice is provided.</li> <li>• Boundary treatments: The guide already encourages hedges so the suggestion of updating the wording is not required.</li> </ul> | <p>No change to Streetscape or Boundary Treatments.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Received from | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance                                                                                                                                                                                                                     |
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| <p>We suggest adding “New boundary treatments should add to cohesiveness of a place, for example continuation of attractive and appropriate existing boundaries. As a general principle, new hedges are encouraged where appropriate.”</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                   |
| <p><b>Accessibility and permeability</b><br/> <b>Transport Assessment:</b> Add that active travel and vehicle circulation and the layout of the hierarchy of transport routes should be shaped by a multi-disciplinary team during the masterplanning process which overlays all the various functions within a site and coordinates them. Consideration should be given to the impact of traffic on the amenity and enjoyment of public spaces and to minimising the impact of busy routes by locating them away from open spaces, green networks or other places of interest.</p> <p><b>Street-layout:</b> We recommend adding this new section. The layout of access roads should respond to landscape views by creating vistas. It should aim to create a distinct and legible non-labyrinthic pattern that helps orientation by providing foci and visual and spatial continuity, including larger scale continuous connections across a site and beyond. The layout should be based on a clear hierarchy of</p> | SNH           | <ul style="list-style-type: none"> <li>• Section on Access integrated into new section on Movement and updated to incorporate “Designing Streets” hierarchy.</li> <li>• Street layout section added into Movement &amp; Streets section. Linkage made to “Designing Streets”.</li> <li>• Streets advice updated to reflect comments.</li> <li>• Section on footpaths reflects much of the this suggested changes already and it is considered that these proposals are just rewording of the section so no change proposed.</li> <li>• The sections on cycling and parking have been written in accordance with advice from Sustrans and Transport Planning. It is therefore considered that they cover the relevant issues. A link to the Sustrans website has been added.</li> </ul> | <p>Access section significantly updated to reflect comments regarding “Designing Streets”. Hyperlink made to “Designing Streets”. Bullet points updated to reflect comments in Streets section. Hyperlink to Sustrans website has been added.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>roads that differ in their function, length or continuity and spatial arrangement across its width. Traffic calming through these labyrinthic, short range visibility patterns should not become the defining factor of the street layout of a new development as it can result in non-legible townscapes where there is no larger scale continuity and it is hard for people to orientate. It can also remove the benefit of vistas into the landscape which contribute to the amenity, distinctiveness, a sense of place and a sense of orientation (such as in Crieff High street looking towards the Highland Boundary Fault or in Edinburgh New Town looking towards the Firth of Forth). Rather, it should be achieved with other measures such as alternate planting or car-parking.</p> <p><b>Streets:</b> 1st para, final sentence: add “proximity to existing transport networks, including green networks and active travel, utilities..”</p> <p>“...Design should therefore respond to the following: (add)</p> <ul style="list-style-type: none"> <li>• Site features (add) “such as topography and views into the wider landscape”</li> <li>• Orientation (easy to move around) and overall legibility of the geography of the development (the layout needs to have a strong and memorable rationale)</li> <li>• Hierarchy of streets and street typologies (these can be shown in profile in their spatial arrangements and function)</li> </ul> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Received from | PKC Officer response | Change to be made to Guidance |
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| <p data-bbox="203 272 689 300">Relevant section/paragraph of Guidance</p> <ul data-bbox="253 312 808 600" style="list-style-type: none"> <li>• Arrangement of buildings (this is not clear, recommend replacing with “Relationship between buildings to the streetscape”) Streetscene and spaces</li> <li>• Add: Connectivity across the site and between points of interest”</li> <li>• Insert link to Scottish Government’s “Designing Streets:”</li> </ul> <p data-bbox="203 643 837 778"><b>Access and paths</b>, 2nd para, add “The development should link and connect to existing core paths and off road active travel routes and provide new links to connect to these routes where required.”</p> <p data-bbox="203 786 837 1137">We suggest adding: “The layout of a pedestrian circulation network should aim for a high degree of permeability and connectivity across a new development, aligning pedestrian with active travel routes and green networks and ensuring they connect locations of interest such as schools, community hubs and green spaces with their surrounding neighbourhoods. They should also tie in with the wider path- access- and green networks around the site.”</p> <p data-bbox="203 1182 837 1390">We agree that shared surfaces are a good example of the benefits of a non-separation between pedestrians and cars. However where there are substantial traffic volumes the benefits of separation outweigh these in terms of amenity and health of pedestrians. Heavily used main-through routes</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>should also be located away from amenity and public spaces and green infrastructure.</p> <p><b>Cycle routes and cycle friendly infrastructure</b><br/> 1st sentence: change 'should' to 'must.' 2nd sentence "Access to safe and direct routes for cycles will reduce car usage significantly if properly connected, so providing new links to the existing cycle network and creating new routes can help.."<br/> We refer to "Cycling by Design" (Transport Scotland 2010, revision 1).<br/> 1st bullet: it is unclear what is meant by 'a wide range of users' – is this solely cyclists or other users? Suggest clarify how and by whom the routes are for - separating pedestrians and cyclists from traffic where possible and aim to tie these routes in with the green infrastructure network. Add: "Aim to separate cycle-paths from vehicular traffic and integrate cycle routes with other paths and as part of green networks."</p> <p>Parking Arrangements<br/> Add: " Extensive areas of car-park should be avoided near areas where people live. If car-parks cannot be avoided the design should consider the car-park's appearance and potential for shared use as public space when it is not in use. Street-trees are an inexpensive way to compensate for the visual impact of car parking, provide for climate regulation and biodiversity – aim for larger car-parks at least one tree for every 5 car parking spaces."</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Received from                              | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Change to be made to Guidance                                                                                                                                                                  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                |
| <p><b>Orientation of Development</b><br/>Supports the use of the phrase ...”new developments must provide evidence that the visual impact of the development has been acknowledged.” The word “acknowledged” is very significant here in that it allows for the applicant to explain how they have addressed the visual impact without having to apply a standard approach to it.</p> <p><b>Edge of Settlement (p17)</b><br/>Agree that settlement edges require careful consideration and that there are factors such as long-term growth to consider. The Planning Authority could consider allowing a more positive planning framework to windfall development on settlement edges where there would be a significant improvement in the visual impact of a settlement edge, and where development would bring a positive Placemaking result (for example through a softer development edge and/or a gateway to a settlement). Evidently this would need to be a proportional proposal in relation to settlement size and infrastructure capacity etc.</p> <p>In relation to Drainage and SuDs requirements while the desirability of using porous surfaces to minimise run-off is very welcome, it should be clear whether or not the Local Authority will also be willing to adopt porous surfaces. This has not always been the case.</p> <p><b>Regional and Local Infrastructure Impact (p19)</b></p> | <p>Errol<br/>Estates/Scone<br/>Estates</p> | <p>Edge of settlement section has been updated to emphasis the importance of native planting etc to create a rural feel to new development. Issues regarding windfall should also adhere to this. However, for issues relating to the Development Boundary identified within the LDP, this is an issue for the LDP consultation and not for the Placemaking Guide which is simply to provide guidance about new development. This also applies to the comments regarding Housing in the Countryside. This is a policy in the LDP and is also covered in the Housing in the Countryside SG. A link has been provided for this in the Technical Notes section of the Guide. Work in terms of the Council’s approach to SuDS is underway and it is agreed that there needs to be consistency amongst departments. However, the Guide is there to provide best practice advice and as SuDS can provide a range of benefits in terms of biodiversity and recreation, the guide encourages creative solutions. The Regional &amp; Local Infrastructure section has been removed from the Guide as it is considered that this is covered by other sections of the Guide.</p> | <p>Hyperlink for the Housing in the Countryside SG been made in the Technical Notes section of the Guide. The Regional &amp; Local Infrastructure section has been removed from the Guide.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Received from             | PKC Officer response                                                                                                                                                                                                                                            | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>Concerned about the onus placed on applicants to “analyse current capacity and potential future demand”. For matters such as foul drainage or grid capacity a formal approach to Scottish Water or the electrical supplier will provide a position-in-time answer for a respective detailed layout.</p> <p><b>Creation of new focal points and landmarks</b><br/>Supports the guidance suggesting new development can create new landmarks and focal point both for the site and the surrounding area.</p> <p><b>Semi-Private Open Spaces</b><br/>In relation to “Private Garden Spaces” it would be useful if the Guidance also referred to the best ways to approach this provision in traditional steading developments.</p> |                           |                                                                                                                                                                                                                                                                 |                               |
| <p>On page 14 it is states that “<i>Furthermore, buildings should have a southerly aspect for private spaces and living room, taking advantage of the maximum hours of daylight.</i>” This is an unreasonable requirement. Particularly for a larger housing development where constraints must be dealt with as well as many competing design requirements it will be impossible to provide a layout where all homes face south, are one room deep with south facing gardens (if that is what’s meant by ‘private spaces’). It should be amended to instead state that</p>                                                                                                                                                                                                      | <p>Homes for Scotland</p> | <p>The Guide is not meant to be proscriptive but is encouraging of best practice. It is not considered unreasonable to design sites to be as resource efficient as possible. The Listed Building section has been updated in conjunction with HES comments.</p> | <p>No changes.</p>            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Received from                          | PKC Officer response                                                     | Change to be made to Guidance                          |
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| <p>Relevant section/paragraph of Guidance</p> <p><i>“subject to other design considerations properties should be position to ensure access to adequate levels of daylight and sunlight”.</i></p> <p>The requirement is also covered to some extent by the requirement for SAP calculations as part of the Building Standards process. 2</p> <p>On Page 21 the statement that <i>“Where the buildings are listed, these will have to be preserved and enhanced through conversion and should be incorporated into the proposal”</i>, is not consistent with HES guidance which allows in certain circumstances for harm to the significance of listed buildings to be weighed against public benefits associated with the proposal. This wording should be amended so it’s consistent.</p> |                                        |                                                                          |                                                        |
| <p>4. Action Programme</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                        |                                                                          |                                                        |
| <p>It is difficult to distinguish between the Technical notes and the Supplementary Guidance and having too many documents to refer to can be very confusing. Recommendation that the technical notes become “Technical Appendices” contained within the Supplementary Guidance documents</p> <p>Support the commitment to monitor the impact and success of the Guidance and revise it accordingly and consider that the Design Panel, if used in proportion to the significance of the development, is</p>                                                                                                                                                                                                                                                                              | <p>Scone Estates and Errol Estates</p> | <p>Technical Notes have now been incorporated into the Guide itself.</p> | <p>Technical Notes are now chapter 5 of the Guide.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from   | PKC Officer response                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                                                                                                                                                                                                                                                                                                                             |                               |
| <p>a very positive approach as long as the timings for the Design Panel’s input are carefully handled and the Panel is able to react swiftly to proposals and not slow down development. It should also be made clear what scale of development would trigger a Design Panel approach</p> <p>Welcome the Design Training proposed and the fact that it includes public, private and community sector audiences. Consider that this should be extended to agents and architects and planning consultants active in the area. We consider that being trained together can create a much more collaborative approach which will be of real benefit to Placemaking in Perth and Kinross.</p> |                 |                                                                                                                                                                                                                                                                                                                                                             |                               |
| 1. Masterplanning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                                                                                                             |                               |
| <p>We acknowledge the Technical Notes on Masterplanning as part of the Placemaking SG however we suggest that where large sites are subject to a masterplan it is not always possible to achieve a single agreed outcome where there are a number of ownerships or developers with options to take forward the site. In such circumstances the requirement to produce a single masterplan covering the entire site can have the effect of stymieing the development particularly in circumstances where not all parties are willing to</p>                                                                                                                                               | Strutt & Parker | <p>It is best practice to achieve an overall design for a site rather than piecemeal development that does not have a comprehensive approach to all the issues. In cases where there is a number of owners, it is important that they recognise the need to work as a collective to ensure the best design possible for the site and for the community.</p> | No change.                    |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from | PKC Officer response                                                        | Change to be made to Guidance                            |
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| <p>Relevant section/paragraph of Guidance</p> <p>engage in the masterplanning process. While we do welcome the principles of the masterplan process and what it can achieve in assisting the delivery of a well-planned, well-connected and serviced site we would ask the Council to be cognisant of such issues as set out above when applying a requirement for a single masterplan outcome for any site with multiple ownerships or developer interests.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                                                             |                                                          |
| <p><b>How does the proposal respond to environmental constraints and opportunities?</b></p> <p>Recommended amendments:</p> <ul style="list-style-type: none"> <li>• The proposal fits into the landscape and the natural topography and is designed to avoid excessive re-levelling or terracing of the site. It introduces or reinforces structural landscaping where appropriate.</li> <li>• Flood risk has been considered and mitigated against. Drainage and SUDS are considered from the outset and are designed, based on the existing natural drainage patterns and as part of the wider green infrastructure</li> <li>• Buildings and public spaces are orientated to maximise solar gain and views to the wider landscape or greenspaces</li> <li>• Existing natural features such as hedgerows, trees or watercourses have been surveyed and incorporated in the right locations with</li> </ul> | SNH           | Re-wording and additional points agreed with and Guide updated accordingly. | Masterplanning section changed to reflect comments made. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Received from | PKC Officer response | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>the layout and design of the proposal - shelter belts and wildlife corridors are retained with adequate buffer space around them and connections are enhanced.</p> <ul style="list-style-type: none"> <li>• Add: The layout of access roads should respond to landscape views by creating vistas and aim to create a distinct and legible non-labyrinthine pattern that helps orientation by providing foci and visual and spatial continuity including some larger scale continuous connections across a site and into other neighbourhoods, overall providing a clear hierarchy of roads that differ in their function, length and width</li> <li>• Add: “The proposal includes a highly functional network of walking and cycling paths forming larger connections across and beyond the development, linking points of interest and greenspaces. These should be wherever possible be separate from vehicular traffic and aligned with proposals for green networks and greenspaces and connect into existing routes.”</li> </ul> <p><b>How does the proposal relate to the existing townscape?</b></p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                     | Received from                                                                             | PKC Officer response                                                                                                                                                                  | Change to be made to Guidance                          |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                      |                                                                                           |                                                                                                                                                                                       |                                                        |
| <ul style="list-style-type: none"> <li>Add: Enhance streetscapes and car parking with wide pavements or shared surfaces, street-trees and other linear blue-green infrastructure such as swales to improve amenity and biodiversity and compensate for urban density throughout new developments.</li> </ul>                                                                                                |                                                                                           |                                                                                                                                                                                       |                                                        |
| <ul style="list-style-type: none"> <li>Page 2 - the mention of flood risk and SUDS is welcomed.</li> <li>Page 4 – Checklist of reports – against Technical Data, Flood Risk Assessment could be mentioned in addition to Drainage Impact Assessment.</li> </ul>                                                                                                                                             | Structures & Flooding<br>Housing and Environment<br>Service<br>Perth & Kinross<br>Council | Flood Risk Assessment also added as an example.                                                                                                                                       | Checklist of Reports for Masterplanning updated.       |
| 2. Housing in the Countryside                                                                                                                                                                                                                                                                                                                                                                               |                                                                                           |                                                                                                                                                                                       |                                                        |
| <p><b>How does the proposal facilitate sustainable transport?</b></p> <p>The proposal has a legible street pattern that connects strongly into neighbouring areas, existing or future development and improves connectivity - cul-de-sac layouts should be avoided</p> <p>We recommend replacing some illustrations in this section; these may mislead given they are urban rather than rural examples.</p> |                                                                                           | The Housing in the Countryside SG has now incorporated the Technical Notes and therefore the Placemaking Guide now provides a link for it in the introduction to the Technical Notes. | Housing in the Countryside Technical Note now removed. |
| 3. Sustainability                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                           |                                                                                                                                                                                       |                                                        |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received from                                                                       | PKC Officer response                                                                                                                                                            | Change to be made to Guidance                                   |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                 |                                                                 |
| <ul style="list-style-type: none"> <li>Page 1 - the mention of surface water run-off is welcomed.</li> <li>Page 3 – At the end of the first paragraph, add “...increased surface water run-off. This shall be considered through the preparation of a Drainage Impact Assessment.”</li> <li>Page 3 – Development Checklist - amend the sentence “Where drainage is required, SUDS (sustainable drainage systems) are in place to reduce the total amount, flow and rate of surface water run-off as well as providing treatment before discharging into a storm sewer or watercourse.” – could be worded better. We would suggest the following revised wording: “Where required, SUDS (sustainable urban drainage systems) are in place to attenuate the flow of surface water run-off as well as providing treatment before discharging into a storm sewer or watercourse.”</li> <li>Page 4 – We welcome the clear requirement “The ownership and responsibility for maintenance of each SUDS element is clear and long term management is in place”</li> <li>We would recommend a link be included to the Flood Risk and Flood Risk Assessments Supplementary Guidance</li> </ul> | Structures & Flooding<br>Housing and Environment Service<br>Perth & Kinross Council | The Sustainability Technical Note has now been incorporated into the body of the Guide, specifically in the Resource Efficient section as well as the SuDS & planting sections. | Technical Note advice incorporated into chapter 3 of the Guide. |
| 4. Window & Doors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                 |                                                                 |
| Generally considers that the approach to Windows & Doors in Conservation Areas is too restrictive and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A member of the public                                                              | The Guide is simply reflecting best practice and legislation in terms of Listed Buildings and                                                                                   | No change.                                                      |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Received from          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance                                                                                                                               |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                             |
| not reflective of the existing materials used on many of the buildings in these areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        | Conservation Areas. The guidance has been prepared by the Council's Conservation Officers and provides further detail on what they advise applicants to do in terms of these issues.                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                             |
| In both the section on windows and doors in the Technical Notes the boxed statement contains the following wording which is factually incorrect. "It is an offence to alter the character of a listed building without permission, and this applies to windows/doors. Work to listed buildings of national or regional importance (category A or B listed buildings) must be formally approved by Historic Environment Scotland"<br>We would therefore recommend this be altered to; "Work that alters the character of a listed building requires Listed Building Consent which is issued by Perth and Kinross Council." | HES                    | Agreed that statement needs updating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Wording changed to:<br>"Work that alters the character of a listed building requires Listed Building Consent which is issued by Perth and Kinross Council." |
| New draft supplementary guidance: <ul style="list-style-type: none"> <li>Lacking in acknowledgment of the fact that sometimes a contemporary solution/addition can be more appropriate than a traditional solution – in particular in relation to where a building changes use.</li> <li>The wording needs to be more specific or less sweeping – e.g. "Modern stained finishes are not acceptable" is not helpful.</li> <li>Perhaps the council could be more specific as to which thicknesses of double glazing units may be preferred, and where this may</li> </ul>                                                   | A member of the public | The Technical Notes on Windows & Doors is specifically focused on Listed Buildings and Conservation Areas. There are opportunities to have more contemporary approaches in new development. With more specific details on these issues, it is best to discuss in advance with the Conservation Officers. It was requested by consultees that they provided examples of good contemporary designs but none were submitted. Therefore, the examples provided have remained but can be updated if and when newer examples can be | No change.                                                                                                                                                  |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received from | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance |
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| <p>Relevant section/paragraph of Guidance</p> <p>be more favourable, e.g. renovations of homes.</p> <ul style="list-style-type: none"> <li>• Technical guidance makes branding shopfronts etc difficult.</li> <li>• Guidance does not encourage variety of design.</li> <li>• Guidance cannot always apply due to other factors e.g. limited technology.</li> <li>• Guidance needs to be more consistent generally so it can be more easily implemented within design drawings/ the architecture process.</li> </ul> |               | <p>sourced. Some of the detail requested would not be appropriate for a Placemaking Guide – the Technical Notes are there as a guide but are comprehensive. They cover some the issues most often enquired about. The purpose of the Placemaking Guide is to get a more consistent approach to development. It will be monitored in terms of its success and further feedback on its use will be collated during the monitoring of the policy and guide.</p> |                               |

# **Comments on Air Quality and Planning draft supplementary guidance**

| Comment                                                                                                                                                                         | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                          |                                    |                                                                                                                                                                                                                                                                                                                                                                      |                               |
| General observations seeking changes                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                      |                               |
| Much of the air pollution legislation is old and therefore PKC must be prepared to uphold this legislation correctly, which has not always been the case in the past.           | Scone & District Community Council | Local air quality management duties are carried out under Part IV of the Environment Act 1995. The supplementary guidance also makes reference to the current Scottish Government and partner organisations policy, strategy and guidance documents e.g. 'Cleaner Air For Scotland'.                                                                                 | No                            |
| Much of what is recommended is too general, who is to define 'reasonable' etc. Specific controls and requirements are needed.                                                   | Scone & District Community Council | This comment is noted. However, the guidance is intended to be used to determine if proposals are likely to generate the need for an Air Quality Impact Assessment (AQIA) and, if required, how the assessment should be carried out. It is for individual AQIAs to address 'specific controls and requirements' ensuring that they are necessary and proportionate. | No                            |
| Cognisance is not taken of the fact that lower levels of air pollution adversely affect flora and fauna. This should be taken into account when countryside developments occur. | Scone & District Community Council | This comment is noted however the guidance intentionally focuses on human health in line with air quality legislation and current policy, strategy and guidance documents. The interests of flora and fauna are already covered elsewhere by statutory powers.                                                                                                       | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                    | Change to be made to Guidance                                                                               |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                                                                                                                                                                                                                                                                                                                         |                                                                                                             |
| 1. Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                         |                                                                                                             |
| Paragraph 1.1 could explain some of the reasons for strict pollution control. Quotes could be taken from, for example, 'Every breath we take: the lifelong impact of air pollution'. This would alert the developer to the reasons for such control and might allow more thought re this to go into proposals. This paper, by the eminent Royal Colleges of Physicians and paediatricians, states 'Each year in the UK, around 40,000 deaths are attributable to exposure to outdoor air pollution ... Air pollution plays a role in many of the major health challenges of our day, and has been linked to cancer, asthma, stroke and heart disease, diabetes, obesity, and changes linked to dementia.' | Scone & District Community Council | This comment is noted however the guidance does not intend to set out the reasons for pollution control as this is already set out elsewhere. Its intended purpose is to determine if proposals are likely to generate the need for an Air Quality Impact Assessment (AQIA) and, if required, how the assessment should be carried out. | No                                                                                                          |
| Paragraph 1.2 amend the list of who this guidance is for to include Council Officers, because not all 'builds' are by developers e.g. the CTRL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Scone & District Community Council | It is unnecessary to amend the guidance to clarify this point because the guidance is intended to apply to all planning applications, regardless of whether the applicant is a Council Officer.                                                                                                                                         | No                                                                                                          |
| Paragraph 1.4 it is worth noticing that these AQMAS have been in operation for five or more years and thus efforts to prevent worsening must be stringent. This could be stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Scone & District Community Council | There would be merit in amending the guidance to include a link to the Air Quality progress reports, which are published on the Council website in fulfilment of Part IV of the Environment Act 1995.                                                                                                                                   | Amend paragraph 1.4 with a link to <a href="http://www.pkc.gov.uk/airquality">www.pkc.gov.uk/airquality</a> |

| Comment                                                                                                                                                                                                                                                                                                                        | Received from   | PKC Officer response                                                                                                                                                                                                                                                                                                                             | Change to be made to Guidance                                                                                                              |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                            |
| 2. Our responsibilities, policies and the local air quality situation                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                            |
| More information should be provided on the national and regional context of sustainable and active travel including Perth & Kinross Council's Active Travel Strategy which all support a mode shift from car use to sustainable travel which will have a direct impact on air quality across Perth & Kinross.                  | Tactran         | There would be merit in amending the guidance to include a link to the Active Travel Strategy.                                                                                                                                                                                                                                                   | Insert a new paragraph following paragraph 2.3 with a link to <a href="#">Active Travel Strategy</a>                                       |
| Support for the reference to CAFS, the acknowledgement that a key objective of the national strategy relates to placemaking and the fact that CAFS highlights one of the reasons for non-compliance is topography and creation of street canyons as these issues should be addressed during place design.                      | SEPA            | Support is acknowledged.                                                                                                                                                                                                                                                                                                                         | No                                                                                                                                         |
| Policy 1 – Placemaking. The text under section 2.3 states that good air quality is recognised in the placemaking policy with regards health and wellbeing. Unfortunately on reviewing the wording of policy 1 we can see no such commitment within the proposed plan policy text, although we would support such an inclusion. | SEPA            | Good air quality is identified as one of several environmental considerations to be researched and responded to in the placemaking process. While it is referenced in the Placemaking Supplementary Guidance, it is acknowledged that there is no longer explicit reference to it in Policy 1 Placemaking; instead Policy 57 Air Quality refers. | Amend section 2.3 to delete the words '...in this policy...' and insert a new reference to the Placemaking Supplementary Guidance instead. |
| We agree with the ambition to protect and improve public health through safeguarding air quality and reducing and restricting harmful emissions in built up areas.                                                                                                                                                             | Strutt & Parker | Support is acknowledged.                                                                                                                                                                                                                                                                                                                         | No                                                                                                                                         |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                                                                                                                                                                                                                                                                                     |                               |
| Paragraph 2.1 it should be stressed that developments which feed in to AQMAs need to be restricted, and that cumulative effects of development downstream must be taken into consideration as outlined in the Client Earth QC opinion, and as required by Councils, by Scottish Government head of planning. This is mentioned in Box 2 but the regulation is not quoted and it should be.                                                                                                                                                                                      | Scone & District Community Council | This issue was addressed as part of the LDP examination, and the relevant policy was updated so it now refers to all areas, not only AQMAs. The requirement to take this into account is found in Local Air Quality Management technical guidance <a href="#">TG-09</a> and <a href="#">TG-16</a> . | No                            |
| Policy 1A is too non-specific. There should be a ratio of green space to housing numbers. Apart from brown field sites, developments are in the countryside. To avoid urban sprawl and very poor place making actual hectares of green space/ house number should be specified or at least given as an example of what would be expected. This should be easy to do, and if in consultation with the Scottish Government can be enforced. As written there is no mandate at all to follow, the words reasonable, sensitively, satisfactory do not mandate. This is too general. | Scone & District Community Council | This is a comment on the policy in the proposed plan. The issue of Placemaking has already been considered as part of the LDP examination and in related Supplementary Guidance.                                                                                                                    | No                            |
| Policy 1C developers are getting round development size by putting forward application of small nos many times. It should be stated clearly here that if planning in principal is awarded for a no of houses over 200 then submission of individual small nos must follow these rules for >200 houses                                                                                                                                                                                                                                                                           | Scone & District Community Council | This is a comment on the policy in the proposed plan. This issue has already been considered as part of the LDP examination. The cumulative impact of development is taken into consideration.                                                                                                      | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| Policy 1D there should be a pre-specified range of houses allowed in the development in this document. Recent behaviour of developers shows that nos have increased steadily above those initially granted, and as such there is no public consultation on those increased nos. This should be reasonable eg 5% above, and here it should also state that PKC have the right to reduce house nos to preserve green space and air quality | Scone & District Community Council | This is a comment on the policy in the proposed plan. This issue has already been considered as part of the LDP examination.                                                                                                                                                                                                                                                               | No                            |
| Box 2 (Policy 55) it must be stated that this will apply to all future detailed applications, even if planning in principal has been awarded for a large development in principal eg H29                                                                                                                                                                                                                                                 | Scone & District Community Council | This is a comment on the policy in the proposed plan. This issue has already been considered as part of the LDP examination.                                                                                                                                                                                                                                                               | No                            |
| Box 2 the placement of the diffusion tubes in some areas does not comply with standard good practice ie behind hanging flower baskets. This document should state that it will measure using standard good practice. The Council should publish its high resolution dispersal model, which must not replace actual measurement.                                                                                                          | Scone & District Community Council | This is a comment on the policy in the proposed plan. This issue has already been considered as part of the LDP examination. Referring to the specific comments about diffusion tubes, their placement and repositioning is in line with TG-16 guidance and subject to frequent checks. The dispersal model cannot readily be published however relevant data can be provided as required. | No                            |

| Comment                                                                                                                                                                                                                                                                                                                | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                              | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                                                                                                                                                                                                                                   |                               |
| Paragraph 2.5 please define 'close to' as AQMA. Unacceptably vague                                                                                                                                                                                                                                                     | Scone & District Community Council | It is accepted that it is difficult to place an exact figure on 'close to' because this depends on the facts and circumstances of each case. It is typically in the region of 25m however other factors are taken into account not just physical proximity to a road or AQMA.                                                                     | No                            |
| 3. How Air Quality will be considered for planning applications                                                                                                                                                                                                                                                        |                                    |                                                                                                                                                                                                                                                                                                                                                   |                               |
| Air quality should be considered in advance of any road modifications being made. As an example the recent plan to include a roundabout at Crook of Devon ignored the fact that by doing so will increase the particulate and smog around the junction, severely impairing the quality of life of the residents there. | A member of the public             | This is already provided for in the draft guidance. At the (pre-application) screening stage, road modifications such as realignment or the introduction of a new junction that significantly changes vehicle acceleration or deceleration were included in the Stage 2 criteria for determining if an air quality assessment is required (box 4) | No                            |
| Paragraph 3.2 this list should also include near to or feeding into an already designated AQMA                                                                                                                                                                                                                         | Scone & District Community Council | This is already provided for in the draft guidance. At the (pre-application) screening stage (box 3) the impact on existing AQMAs is required to taken into account.                                                                                                                                                                              | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Received from | PKC Officer response | Change to be made to Guidance                                                                |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                      |                                                                                              |
| <p>Paragraph 3.2: Medium Combustion Plant Directive</p> <p>The Medium Combustion Plant Directive has been transposed into Pollution Prevention and Control Regulations and therefore medium combustion plant with a net rated thermal input of between 1 and 50MW that are put into operation after 20 December 2018 must be registered/permitted by SEPA under Pollution Prevention and Control Regulations and will require to meet specified emission limits, depending on the size, type of fuel, etc.</p> <p>Assessment of air quality and stack heights for these developments will however be for the local authority to consider at planning application stage as these issues will not form part of the PPC permit application for Medium Combustion Plant Directive developments, unless there is an impact on relevant conservation sites. Further relevant information is available on our website from the following link: <a href="https://www.sepa.org.uk/regulations/pollution-prevention-and-control/medium-combustion-plant/">https://www.sepa.org.uk/regulations/pollution-prevention-and-control/medium-combustion-plant/</a>. We recommend that contact is made with your Environmental Health colleagues with regards this issue.</p> <p>We have suggested the inclusion of a further paragraph in section 3.2 to address this point.</p> <p>'Do I need to be aware of any other requirements relating to air quality?</p> | SEPA          | Agreed.              | Insert a new paragraph at section 3.2 to address this point, using wording supplied by SEPA. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Received from   | PKC Officer response     | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                          |                               |
| <p>Proposals for large commercial or industrial installations that have the potential to emit pollution may be regulated under the Pollution Prevention &amp; Control (PPC) regime and will normally require an air quality assessment as part of the permit application. To avoid duplication of effort the same air quality assessment could be used to help determine the impact of the development in terms of air quality for a planning application. However, if a scheme changes through the permitting process we would expect to be notified of the changes and information provided regarding the effect on air quality.</p> <p><i><u>It is noted that medium combustion plant with a net rated thermal input of between 1 and 50MW that are put into operation after 20th December 2018 must be registered/permitted by SEPA under Pollution Prevention and Control Regulations and will require to meet specified emission limits, depending on the size, type of fuel, etc. Assessment of air quality and stack heights for these developments will however be for the local authority to consider at planning application stage as these issues will not form part of the PPC permit application for Medium Combustion Plant Directive developments, unless there is an impact on relevant conservation sites.'</u></i></p> |                 |                          |                               |
| It is appropriate to request Air Quality Impact Assessments in relation to proposed developments in sensitive areas that are likely to result in a significant increase in dust or energy or transportation related carbon emissions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Strutt & Parker | Support is acknowledged. | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received from   | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |
| <p>We highlight that Air Quality Impact Assessment (AQIA) is unlikely to be required in all cases where development is proposed; while a proposed development may increase traffic on the local road network the scale of the proposals and the capacity of the existing infrastructure are critical factors in determining whether it is likely that any increase in traffic associated with the proposals would result in a consequent increase in transportation emissions beyond the construction phase.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Strutt & Parker | <p>It is agreed that there should be provision to screen out certain proposed developments. This is already provided for in the draft guidance. At the (pre-application) screening stage (box 3); and at the screening stage (box 4)</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | No                            |
| <p>We welcome the inclusion in the draft SG of criteria to help identify scenarios where an AQIA is required and what this assessment should cover. However, we highlight an issue in how the Council may seek to apply this wider policy guidance, especially in a rural context.</p> <p>We note in particular the current practice by the Council's Environmental Health department of seeking to attach conditions to planning permissions which would exert control over the installation of domestic stoves in new developments in rural locations. We note that only two Air Quality Management Areas (AQMAs) have been declared across the Council Area – these being all of Perth and Crieff High Street. We therefore consider that to permit the practice by internal departments of requesting conditions on domestic scale installations outwith any defined AQMA is contrary to good planning practice and would have the effect of undermining the correct application of Permitted Development Rights (PDR) in relation to domestic microgeneration.</p> | Strutt & Parker | <p>While the remit of this Supplementary Guidance is limited to Air Quality and Planning issues, there are a wider range of other material considerations that also need to be considered when determining planning applications.</p> <p>The reason for imposing specific conditions on the grant of planning permission may be for several reasons, not only air quality.</p> <p>These include potential wider amenity issues, and the potential for the proposed development to cause nuisance. Sometimes information is requested for reasons other than Air Quality issues. These issues are not within the scope of this Supplementary Guidance.</p> | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Received from | PKC Officer response | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                      |                               |
| <p>In this regard we note the provisions of primary legislation viz the <i>Town and Country Planning (General Permitted Development) (Scotland) Order 1992</i> and <i>Scottish Statutory Instrument No. 34 (2009): The Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2009</i>, which set out the parameters for which the installation of domestic stoves and biomass would be considered to benefit from PDR. This is further detailed in the Scottish Government’s handbook for Domestic Permitted Development and in the Government’s technical note on Microgeneration (see <a href="https://www.gov.scot/publications/microgeneration-planning-advice/">https://www.gov.scot/publications/microgeneration-planning-advice/</a>).</p> <p>The legislation and guidance all confirm that PDR is in place for Microgeneration which would allow biomass systems generating up to 45kW of heat, unless such installations are located in AQMAs or Conservation areas wherein Article 4 restrictions on PDR can be imposed by the Planning Authority.</p> <p>For a Council department to subsequently suggest the imposition of a condition relating to the installation of such outwith either a Conservation Area or declared AQMA would appear to be at odds with primary and secondary legislation and furthermore would contradict several of the tests that apply to the application of planning conditions to planning permission. In particular, we consider that any condition that seeks to control the installation of domestic stoves or biomass features in proposed</p> |               |                      |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received from                      | PKC Officer response                                                                                                                                                                              | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                                                                                                                                                                                   |                               |
| <p>developments outwith declared Conservation Areas or AQMAs could not be considered to be necessary, relevant to planning, enforceable nor reasonable.</p> <p>Therefore, while we welcome additional guidance on how the Council will consider air quality issues as they relate to planning we consider that the Council has a responsibility to ensure that good practice is applied in relation to all elements of air quality and planning.</p> |                                    |                                                                                                                                                                                                   |                               |
| Box 4 Indicative Criteria for Requiring an Air Quality Assessment. Traffic volume. This must apply to the whole development otherwise developers can submit many multiples of 99 annual average daily traffics and avoid EIS                                                                                                                                                                                                                         | Scone & District Community Council | The indicative criteria are sourced from EPS/RTPI Delivering Cleaner Air for Scotland 2017, and a cumulative assessment is required.                                                              | No                            |
| Box 4 the word 'adjacent' must be defined. It is usually defined as five miles. Without this the document has not the required rigour, not to developers have any knowledge of when there could be a problem                                                                                                                                                                                                                                         | Scone & District Community Council | The indicative criteria are sourced from EPS/RTPI Delivering Cleaner Air for Scotland 2017. It is accepted that the wording allows for consideration of the facts and circumstances of each case. | No                            |
| Paragraph 3.3 this should read: 'should be proportional to the whole development not just the part submitted'                                                                                                                                                                                                                                                                                                                                        | Scone & District Community Council | The paragraph states that the cumulative air quality impacts are required to be considered.                                                                                                       | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                               | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance                                                                                                     |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |
| 4. Mitigation of air quality impacts                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |
| Paragraph 4.2 mitigation should include green space defined allowances (as above) and tree planting. Tree lined walking routes should be another example                                                                                                                                                                                                                                              | Scone & District Community Council | The issue of Placemaking (including design issues and green space) is linked to air quality but is considered separately as part of the LDP examination and in related Supplementary Guidance.                                                                                                                                                                                               | No                                                                                                                                |
| Section 4.3: Section 75 Planning Obligations This should reflect the Council's developer contributions policy which will assist in delivering all phases of Perth's Transport Future which by reducing City Centre traffic within Perth will have a positive impact on air quality.                                                                                                                   | Tactran                            | <i>The Developer Contributions and Affordable Housing Supplementary Guidance includes the legal background and policy detail including contribution requirements towards transport infrastructure. In the case of air quality, the Council is focusing on avoiding adverse impacts from proposed developments by incorporating mitigation within the design of the proposed development.</i> | No                                                                                                                                |
| Best Practice Design Principles [Box 5] Detailed information is reproduced from EPS Guidance that has specific site requirements in terms of EV charging infrastructure along with travel planning guidance. However, it is stated that this "May not always be applicable for Perth & Kinross Council". It would be useful if it was clarified which elements would apply and in what circumstances. | Tactran                            | This is intended to be an example of some general principles of design that could be incorporated to mitigate air quality impacts.                                                                                                                                                                                                                                                           | Delete text below box 5 '...'*<br>May not always be applicable for Perth and Kinross Council'.<br>Delete asterisk at top of page. |

| Comment                                                                                                                                                                                                                                                                                                                                   | Received from                      | PKC Officer response                                                                                                          | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                    |                                    |                                                                                                                               |                               |
| Appendix A: Technical Guidance for Conducting Air Quality Impact Assessments                                                                                                                                                                                                                                                              |                                    |                                                                                                                               |                               |
| A.2.5 Monitoring. This should include the advice about not measuring during school holidays. Annual changes occur so the 3-6m monitoring should be divided up in time.                                                                                                                                                                    | Scone & District Community Council | The requirement to take this into account is found in Local Air Quality Management technical guidance <a href="#">TG-16</a> . | No                            |
| General comments that do not seek any changes                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                               |                               |
| It is good to see that key health issues will be addressed throughout the planning process.                                                                                                                                                                                                                                               | NHS Tayside                        | Support is acknowledged.                                                                                                      | No                            |
| Content with those aspects of the guidance that relate to the historic environment                                                                                                                                                                                                                                                        | Historic Environment Scotland      | Support is acknowledged.                                                                                                      | No                            |
| Tactran supports the general policies proposed to manage air quality in Perth and Kinross and notes that many of the key issues relate to transport and in particular vehicular traffic. Measures to reduce vehicular traffic align with Tactran's objectives as well as policies that promote the uptake of ultra-low emission vehicles. | Tactran                            | Support is acknowledged.                                                                                                      | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received from                      | PKC Officer response                                     | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                                          |                               |
| The content of the guidance is sufficient to allow developers, or consultants acting on their behalf, to determine if their proposal is likely to generate the need for an Air Quality Impact Assessment (AQIA) and, if required how the assessment should be carried out. The assessment of significance of impact is in line with Environmental Protection Scotland/Royal Town Planning Institute Scotland guidance document "Delivering Cleaner Air for Scotland, Development Planning & Development Management January 2017". The requirements for dispersion modelling are in line with statutory Technical Guidance LAQM TG (16). We support the production of this guidance as it should help support delivery of the objectives of the national strategy Cleaner Air for Scotland. | SEPA                               | Support is acknowledged.                                 | No                            |
| In general, it is excellent to see such a document being prepared by the Council. This is a key health matter. But its impact will depend on rigorous application by Council Officers and more specific guidance to Developers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Scone & District Community Council | Support is acknowledged.                                 | No                            |
| Comments seeking changes to formatting etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                          |                               |
| Regarding the flow charts, the dark red colour is no good as you can't read the print on the red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A member of the public             | Agreed, the design will be changed to avoid this problem | Amend colours in figure 3     |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received from   | PKC Officer response                                                                                                                                                                                                                                 | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                                                                                                      |                               |
| Comments seeking changes to other areas (not Air Quality)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                                                                                                      |                               |
| <p>As a general comment, we note references throughout the draft SG documents to the desirability for developers and applicants to engage with the Council in formal Pre-Application enquiries particularly to establish what environmental assessment reports may be required to support the submission of an application. We consider that if the Pre-Application stage is to become mandatory for all proposals the Council should set and adhere to a maximum target date within which to meet with and respond to applicants.</p> <p>We also suggest that any and all agreements reached at the Pre-Application stage in relation to the type and extent of technical and/or environmental information that is required to be submitted alongside an application should be binding on all parties. We consider that this would remove some of the uncertainty associated with the application process and should encourage a more transparent approach for all parties which we believe will assist the Council to improve its determination rates and associated performance statistics.</p> | Strutt & Parker | This is a comment on the procedures relating to the submission and determination of planning applications It is not within the remit of the Air Quality and Planning Supplementary Guidance but has been passed to the relevant team in the Council. | No                            |

# **Comments on Housing in the Countryside draft supplementary guidance**

| Comment                                                                                                                                                                                 | Received from                                                               | PKC Officer response | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                  |                                                                             |                      |                               |
| General comments                                                                                                                                                                        |                                                                             |                      |                               |
| Important, constructive and mature guidance which makes a significant contribution to setting a balance between protecting landscape and developing appropriate housing in rural areas. | Portmoak Community Council                                                  | Support welcomed     | n/a                           |
| Support overall aims for Policy 19 and the general proposals. Guidance is now easier to read; diagrams and summaries are clear and helpful.                                             | Glen Lyon & Loch Tay CC – comments supported by Fearnan Village Association | Support welcomed     | n/a                           |
| Support need for SG and aims of Policy 19.                                                                                                                                              | Scottish Land & Estates                                                     | Support welcomed     | n/a                           |
| Content with those aspects of the guidance which relate to the historic environment.                                                                                                    | Historic Environment Scotland                                               | Support welcomed     | n/a                           |
| Supports general principles outlined in SG.                                                                                                                                             | Tactran                                                                     | Support welcomed     | n/a                           |
| Support the flexible approach towards housing in the countryside including the allowance for the development of rural brownfield land.                                                  | Network Rail                                                                | Support welcomed     | n/a                           |

| Comment                                                                                                                                                                                                                                                                                                                                                               | Received from                                                | PKC Officer response                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance                                                                      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                |                                                              |                                                                                                                                                                                                                                                                                                                                               |                                                                                                    |
| Support guidance; flow charts are helpful.                                                                                                                                                                                                                                                                                                                            | A member of the public                                       | Support welcomed                                                                                                                                                                                                                                                                                                                              | n/a                                                                                                |
| Guidance is only as good as its implementation; the Council must subscribe to the guidance.                                                                                                                                                                                                                                                                           | Scone and District Community Council; A member of the public | The suggestion that the Council does not implement or subscribe to the guidance is refuted. (Note – All the comments from these respondents appear to have been made within the context of site H29 Scone North which is within the settlement boundary and therefore the Housing in the Countryside policy and guidance are not applicable.) | No                                                                                                 |
| Needs better linkage to other Council documents but without repetition. Guidance is vague, discouraging, negative and is not set out logically making it hard to understand. Guidance should highlight positive examples rather than bad using more diagrams and pictures; good examples should be down to design and not just because they are small or well hidden. | CRGP                                                         | Disagree that SG is vague or illogically set out. Acknowledge that in some parts the SG does discourage development but only where this is necessary to protect the landscape. Agree that the SG could be improved by incorporating more diagrams, pictures and examples.                                                                     | Yes<br>More diagrams and pictures have been included                                               |
| Essential that the technical notes are amalgamated into the relevant core SG to ensure transparency and ease of use; separate documents risks an inconsistent approach to development by applicants and the Council itself.                                                                                                                                           | Strutt and Parker                                            | Agree                                                                                                                                                                                                                                                                                                                                         | Yes<br>The Placemaking Housing in the Countryside Technical Note has been amalgamated into the SG. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| Support statements on landscape protection and the emphasis on the re-use of rural buildings however this central statement of re-use is not carried through the guidance. This can be improved by placing re-use as the first consideration in the development hierarchy, strengthening the guidance wording to reflect this statement, and re-ordering categories 4-6 to the beginning of the guidance.                                                                                                                                                                                                                                                                                                    | SNH                                   | Appreciate reasoning but can't reorder for this revision of the SG as this would mean amending the policy itself. This can, however, be considered for LDP3.                                                                                                                                                                                                                                                                                                                  | No                            |
| Concerned that, with the designation of the Green Belt, there may in the future be more pressure for housing in the Braes of the Carse being a rural area out with the Green Belt. The SG must therefore be robust and sufficient to prevent inappropriate development of rural non-Green Belt land.                                                                                                                                                                                                                                                                                                                                                                                                         | Braes of the Carse Conservation Group | SG is considered to be sufficiently robust to protect all areas of non-green belt land whilst still encouraging appropriate development in these rural areas.                                                                                                                                                                                                                                                                                                                 | No                            |
| SG should clarify guidance on housing in the countryside within the green belt; it does not limit the application of the proven economic need, conversions and replacement building tests to any particular Policy 19 categories e.g. all of these could apply to rural brownfield land. Development in the green belt could facilitate the objectives of directing growth towards cities and maintaining a vibrant countryside. Green Belt policy allows for SG to take this approach. Section 3.3. of the SG should therefore apply to all policy 19 categories and not just those in 'open countryside'. As a minimum the text box on page 3 should include category 6 as applying within the green belt. | RP Planning Ltd                       | Categories 1-6 of Policy 19 correspond to the same categories in the SG. The Introduction on page 3 of the SG clarifies that the application of Policy 19 within the green belt is limited to categories 3.3, 4 and 5.<br><br>Policy 19 and the SG reflect Policy 43: Green Belt which limits housing within the green belt area to proven economic need, conversions and replacement buildings. To amend the SG to include more categories would bring it into conflict with | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                            | Received from     | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance                                                                                                                             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                             |                   |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                           |
| A wider scope of development should be allowed within the green belt, in particular categories 3.3, 3.1, 3.2 and 6. Of these category 6 rural brownfield land is the most important to assist in protective and enhancing the attractiveness of the green belt; the Estate has a number of unattractive brownfield areas which are uneconomic to remediate without the ability to promote a higher value land use. | Scone Estate      | policies 19 and 43 of the Plan, neither of which can be changed until the next review of the LDP. Furthermore, it could mean that the Green Belt becomes almost indistinguishable in housing policy terms from all other rural areas in Perth & Kinross, bringing into question the value of having a Green Belt at all and potentially meaning the LDP is inconsistent with TAYplan |                                                                                                                                                           |
| For All Proposals                                                                                                                                                                                                                                                                                                                                                                                                  |                   |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                           |
| If the pre-application stage is to become mandatory for all proposals the Council should set and adhere to a maximum target date within which to meet with and respond to applicants.                                                                                                                                                                                                                              | Strutt and Parker | As noted on p.4 of the SG, the pre-application stage is recommended but not mandatory.                                                                                                                                                                                                                                                                                               | No                                                                                                                                                        |
| <i>A Successful, Sustainable Place</i>                                                                                                                                                                                                                                                                                                                                                                             |                   |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                           |
| Criterion (ii) Rural sites usually do not benefit from good transport links and if this were really required for all sites, almost no rural sites would be developed.                                                                                                                                                                                                                                              | Meikleour Trust   | Agree that criterion ii) would benefit from some rewording to improve clarity.                                                                                                                                                                                                                                                                                                       | Yes<br>Criterion ii) amended to clarify that proposals in less sustainable locations will only be permitted where the benefits outweigh the dis-benefits. |

| Comment                                                                                                                                                                                       | Received from           | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                        |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |
| Criterion (ii) should be removed as this is a detailed requirement which has not been established in the LDP.                                                                                 | RP Planning Ltd         | Policy 1: Placemaking requires all development to be planned and designed with reference to climate change, mitigation and adaptation which is considered to support criterion ii). It is acknowledged, however, that LDP policy is not so explicit as to specifically require sites to be in close proximity to public transport or a settlement with services. It is agreed therefore that it is appropriate to amend criterion ii). | Yes<br>Criterion ii) amended  |
| Criterion (ii) should note the equal importance of the proximity of housing to economic activity for creating successful, sustainable places.                                                 | Scottish Land & Estates | The amendment to criterion ii) noted above addresses this point as the specific reference to public transport or services is removed.<br><br>Category 3 section 3.3 already allows for new housing which is justifiable on the grounds of economic activity.                                                                                                                                                                           | No                            |
| Criterion (iii) welcome this section but suggest adding guidance on the reasonable size of garden ground i.e. this should be the appropriate size for the scale / form of the development.    | SNH                     | Agree                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes<br>Criterion iii) amended |
| New houses in the countryside should be consistent with the style and nature of the buildings around them.                                                                                    | A member of the public  | Building design is already covered in section iii)                                                                                                                                                                                                                                                                                                                                                                                     | No                            |
| Criterion (iii) welcome this section but recommend adding guidance on ancillary development e.g. scale, nature and form of associate workshops, garages, sheds and other ancillary buildings. | SNH                     | Agree but consider this sits better within criterion iv) rather than iii)                                                                                                                                                                                                                                                                                                                                                              | Yes<br>Criterion iv) amended  |

| Comment                                                                                                                                                                                                                                                                                                                          | Received from           | PKC Officer response                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                           |                         |                                                                                                                                                                                                                                                                                                                                    |                                |
| Criterion (iv) – add ‘new developments should provide a high quality of design and finish that enhances its surrounding environment’.                                                                                                                                                                                            | SNH                     | Agree but consider this sits better within criterion iii) rather than iv)                                                                                                                                                                                                                                                          | Yes<br>Criterion iii) amended  |
| Criterion (viii) should be removed or reworded; Policy 27 only refers to a presumption in favour of retaining listed buildings and not to a strong presumption against.                                                                                                                                                          | RP Planning Ltd         | Policy 27B presumes against the demolition of listed buildings. It is therefore considered appropriate to retain the presumption against in criterion viii) but amend the wording to more accurately reflect Policy 27 and 27B.                                                                                                    | Yes<br>Criterion viii) amended |
| <i>A Low Carbon Place</i>                                                                                                                                                                                                                                                                                                        |                         |                                                                                                                                                                                                                                                                                                                                    |                                |
| Criterion (i) should follow LDP policy and allow proposals the flexibility to present the best solution to contribute to sustainability.                                                                                                                                                                                         | RP Planning Ltd         | Policy 1B requires resource efficiency and sustainable construction in all proposals and so it is considered important that this criterion remains to assist sustainability and to help protect and enhance local character. It is, however, considered appropriate to amend the wording to include ‘where possible’ at the start. | Yes<br>Criterion i) amended    |
| Criterion (i) is impractical in expecting existing on-site materials to be used in all cases because of the high costs involved and difficulty in reusing some materials. Building in rural areas is already more difficult due to servicing costs – this blanket requirement will make building in the countryside prohibitive. | Scottish Land & Estates |                                                                                                                                                                                                                                                                                                                                    |                                |
| <i>A Natural Resilient Place</i>                                                                                                                                                                                                                                                                                                 |                         |                                                                                                                                                                                                                                                                                                                                    |                                |
| Criterion (i) welcome this section on biodiversity enhancement, but it should provide examples of how this could be achieved e.g. native boundary hedges and trees, build integrated nest boxes into stonework, or provide new nest boxes.                                                                                       | SNH                     | Agree                                                                                                                                                                                                                                                                                                                              | Yes<br>Criterion i) amended    |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Change to be made to Guidance                                                  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |
| Criterion (i) recommend protected species are dealt with in a separate sub-heading making it clear to potential developers that species surveys may need to be carried out at the appropriate time of year and that failure to do this may delay the planning decision. Reference made to the SNH website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SNH                                   | The sub-headings under For All Proposal reflect the four policy themes in LDP2. It is, however, agreed that a separate criterion be created under the Natural, Resilient Place sub-heading on protected species.                                                                                                                                                                                                                                                                                                                                                        | Yes<br>New criterion created and amended                                       |
| Criterion (ii) – welcome this section                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SNH                                   | Support welcomed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | n/a                                                                            |
| The SG should protect fruit orchards, if these are not specifically protected in LDP policy. These are particularly important in the Carse for historical and cultural reasons. The significance of orchards throughout Scotland is now being recognised. At present there is nothing to stop a landowner from clearing any orchard (refers case in Ballindean). TPOs would prevent their loss but the same could be achieved if the HiC SG made it clear that planning permission would not be granted for development on a site where there was or had been an orchard. Criterion on biodiversity should be expanded to include: “Furthermore, a proposal that involves the removal of an orchard or is in respect of an area on which there was previously an orchard shall also require to show that development would achieve significant and clearly defined additional public benefits.” | Braes of the Carse Conservation Group | It is acknowledged that orchards are an important cultural, historical and landscape feature in some parts of Perth & Kinross. This comment is primarily concerned with the protection of orchards which the SG cannot provide directly; there is not considered to be a justification for singling out orchards in relation to their role in enhancing or protecting biodiversity as opposed to any other type of habitat. It is, however, considered appropriate to include a reference to the felling of orchards to create a site under Category 1 building groups. | Yes<br>Category 1, adding to a group, amended to include reference to orchards |
| Recommend SG is expanded to highlight that a feasible foul drainage solution is a requirement of all development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SEPA                                  | Agree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes<br>New criterion created under A Natural, Resilient Place                  |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance                         |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| <i>A Connected Place</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| Access to services and sustainable transport should be considered as part of any development proposals. Existing access and connectivity issues should not be exacerbated. Appropriate mitigation should be included as part of the development.                                                                                                                                                                                                                                                                              | Tactran                | Agree                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes<br>Criterion i) amended to incorporate suggestion |
| No mention in guidance of the impact and potential dangers of an increase in traffic from new houses in the countryside. Issues include: road narrowing by developers, contamination of roads by water, lack of attention to the maintenance of existing drainage facilities, and hazards created where a number of houses are built with just one entry / exit point. There appears to have been an easing of planning restrictions to allow applications which are not compliant with guidance and regulatory requirements. | A member of the public | The suggestions by Tactran will help reinforce the need to take into account the impact of increased traffic from new houses in the countryside. The detailed issues raised are a matter for the development management and enforcement processes.                                                                                                                                                                                                     | No                                                    |
| Category 1 – Building Groups                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| Second paragraph should be strengthened to: ‘The majority of the buildings should be residential’. Many redundant buildings are uninhabited. This could mean an existing group of 3 buildings comprises of 2 agricultural sheds which can have a distinctive character, size and nature.                                                                                                                                                                                                                                      | SNH                    | In the current version of the SG, the use of buildings under this category is considered less important than the buildings themselves. The current wording therefore allows for non-domestic buildings to be included as counting towards the requirement for a minimum of 3 buildings. It is agreed, however, that it is appropriate that the majority of buildings in a building group should be residential or be buildings which would be suitable | Yes<br>Category 1 amended                             |

| Comment                                                                                                                                                                                                                                                                               | Received from              | PKC Officer response                                                                                                                                                                                                                                                                                            | Change to be made to Guidance                     |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                |                            |                                                                                                                                                                                                                                                                                                                 |                                                   |
|                                                                                                                                                                                                                                                                                       |                            | for conversion to residential use under Category 5 of the Policy.                                                                                                                                                                                                                                               |                                                   |
| The proximity of new houses to livestock is included under category 3 but not category 1. How / if / when will new residential development be assessed as part of such a group?                                                                                                       | SNH                        | Criterion iv) under For All Proposals: A Natural, Resilient Place sets out how proposals for houses adjacent to working farms will be considered.                                                                                                                                                               | No                                                |
| Overall the section needs strengthened – guidance is needed on the number of houses which could be acceptable in a building group and the factors that need to be considered when determining this e.g. landscape fit, nature and scale and functions of the existing building group. | SNH                        | Disagree that the SG should stipulate the number of new houses which can be added to a building group. This will vary depending on the layout and character of each group. Agree, however, that further clarification of the factors to be taken into account would be beneficial.                              | Yes<br>Category 1, adding to a group, amended     |
| Does not appear to address ‘creeping housing development’; larger scale developments may be refused but allowing numerous small applications can cumulatively result in the same number of additional houses.                                                                         | Portmoak Community Council | If a proposal meets the provisions of Category 1 the fact that it adds to other new development within a building group should not automatically render the proposal unacceptable. Each planning application will be assessed on its own merits, taking into account other new development and consented sites. | No                                                |
| Further guidance is needed on how a new house can fit into dispersed building groups; the focus is on more compact groups.                                                                                                                                                            | RP Planning Ltd            | Agree                                                                                                                                                                                                                                                                                                           | Yes<br>Illustration added                         |
| SG does not define what is meant by ‘mature’ or ‘well established’ planting; hedge height is defined but no height is given for tree belts – guidance needs to be consistent across all categories.                                                                                   | Galbraiths                 | Acknowledge inconsistencies between Categories 1 and 3 regarding hedging but it is impractical to seek to provide a minimum height for tree belts.                                                                                                                                                              | Yes<br>Inconsistencies between Categories 1 and 3 |

| Comment                                                                                                               | Received from                                                                         | PKC Officer response                                                                                                                                                                                                                                                                                                                      | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                |                                                                                       |                                                                                                                                                                                                                                                                                                                                           |                               |
|                                                                                                                       |                                                                                       | The important issue here is that a suitable setting can be provided. It is not considered necessary to further define the terms highlighted; ultimately Case Officers have the knowledge and experience to be able to assess whether a feature such as a tree belt is sufficiently mature so as to be able to provide a suitable setting. | regarding hedging addressed   |
| SG fails to acknowledge that in some areas post and wire fencing is a typical and prevailing rural landscape feature. | Galbraiths                                                                            | For the purposes of this SG it is not considered that post and wire fencing can reasonably be considered a landscape feature when defining a site for new development.                                                                                                                                                                    | No                            |
| Support third paragraph in relation to the creation of a site or woodland clearance.                                  | SNH<br>Glen Lyon & Loch Tay CC<br>– comments supported by Fearnan Village Association | Support welcomed                                                                                                                                                                                                                                                                                                                          | n/a                           |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                     | Change to be made to Guidance                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |                                                                                                                                                                                                                                                                                          |                                               |
| SG should make absolutely clear that an attempt to artificially create a landscape framework for a site will not be accepted. This is stated in the Siting Criteria but not under Building Groups. In the second sentence, the word “will” should be replaced with “may”, the words “definable sites” replaced with “an obvious nucleated shape” or similar wording as it could be argued that any site could be “definable”, and the word “well” replaced by “long”. This would help tighten the guidance. It is vitally important that artificially created sites tagged onto a building group is not permitted. Alternative wording for paragraph suggested. | Braes of the Carse Conservation Group | Agree this section would benefit from further clarification and strengthening. However, the term ‘nucleated’ (meaning to form around a central area) will not always be appropriate – a slightly more dispersed group, for example, will not necessarily have a ‘centre’ to form around. | Yes<br>Category 1, adding to a group, amended |
| Support clarification of ribbon development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SNH                                   | Support welcomed                                                                                                                                                                                                                                                                         | n/a                                           |
| The proposed five dwelling limit for linear development is too restrictive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Galbraiths                            | It is clearly stated that each case will be treated on own merits.                                                                                                                                                                                                                       | No                                            |
| Graphic on page 6 should show an un-developed area adjacent to the watercourse in keeping with PKC Flood Risk Guidance and principles of sustainable flood management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SEPA                                  | Agree                                                                                                                                                                                                                                                                                    | Yes<br>Illustration amended                   |
| Category 2 – Infill Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                                                                                                                                                                                                                                                                          |                                               |
| Support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SNH                                   | Support welcomed                                                                                                                                                                                                                                                                         | n/a                                           |
| The proposed five dwelling limit for linear development is too restrictive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Galbraiths                            | It is clearly stated that each case will be treated on own merits.                                                                                                                                                                                                                       | No                                            |

| Comment                                                                                                                                                                                                            | Received from              | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                             |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| Question the reasoning for not allowing the retention of a field access within an infill plot. This is not an unusual feature in the countryside and could mean farming businesses have to construct a new access. | Galbraiths                 | <p>The SG requires that for a proposal to be treated as infill development the full extent of the gap should be included. Allowing the retention of a field access means a gap is created in what would otherwise be a continuous line of buildings. Without specifying the width of such a gap there is a risk that this could become too open to interpretation.</p> <p>It is envisaged that in most cases a farmer will either own or have right of access to their field so there shouldn't be a need to construct a new access. If this is not the case then this can be taken into account through the planning application process.</p> | No                            |
| Category 3 – New houses in open countryside                                                                                                                                                                        |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| Does not appear to address 'creeping housing development'; larger scale developments may be refused but allowing numerous small applications can cumulatively result in the same number of additional houses.      | Portmoak Community Council | If a proposal meets the provisions of Category 3 the fact that it adds to other new development in the area should not automatically render the proposal unacceptable. Each planning application will be assessed on its own merits, taking into account other new development and consented sites in the area.                                                                                                                                                                                                                                                                                                                                | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                               | Received from           | PKC Officer response                                                                                                                                                                                                              | Change to be made to Guidance  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                                                                                                                                   |                                |
| <i>Siting Criteria</i>                                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                                                                                                                                   |                                |
| 'unless otherwise stated' is unclear; there should be greater clarity over the exceptions where the siting criteria do not apply.                                                                                                                                                                                                                     | RP Planning Ltd         | Agree                                                                                                                                                                                                                             | Yes<br>Siting criteria amended |
| 'surrounding vantage points' should be defined; this differentiates from <u>any</u> view of the site.                                                                                                                                                                                                                                                 | RP Planning Ltd         | No further definition is considered necessary.                                                                                                                                                                                    | No                             |
| Criterion for 'an identifiable site with long established boundaries' should be deleted or reworded; it is unlikely that a countryside site will be defined on all boundaries. Also applies to the second bullet point on page 10. Alternative wording suggested.                                                                                     | RP Planning Ltd         | The purpose of this criterion is to avoid a completely open boundary on any side; site boundaries need to be defined by topography / established landscape features to prevent uncontrolled spread of development into open land. | No                             |
| Clarity sought over natural as opposed to artificial boundary. Existing mature boundaries will have been put there by humans so could be considered 'artificial'; the future bedding in of landscaping should be considered as 'natural'. Each application should be treated on its own merit rather than a blanket man-made versus natural approach. | Scottish Land & Estates | The issue is whether the boundary has been constructed or planted with the specific intention of 'creating' a site for development. Agree removing the word 'artificially' would help clarify this.                               | Yes<br>Siting criteria amended |
| 'it does not have detrimental impact on the surrounding landscape' – should be reworded to put the onus on the applicant to show how the proposals can at best make a positive contribution to the landscape or to be in keeping with local landscape character.                                                                                      | SNH                     | Agree                                                                                                                                                                                                                             | Yes<br>Siting criteria amended |

| Comment                                                                                                                                                                                                                                                                                                                                                   | Received from                                                | PKC Officer response                                                                                                                                                                                                                     | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                    |                                                              |                                                                                                                                                                                                                                          |                               |
| Criteria on page 10 appear inconsistent with those on page 9 and should be deleted.                                                                                                                                                                                                                                                                       | RP Planning Ltd                                              | It is not considered that there are inconsistencies but acknowledge that there is some repetition in this section which should be removed.                                                                                               | Yes<br>Remove repetition      |
| <i>3.1 Existing Gardens</i>                                                                                                                                                                                                                                                                                                                               |                                                              |                                                                                                                                                                                                                                          |                               |
| Unsympathetic to the guidance for the Council to allow development in a field surrounded by old and established woodland, and to allow partial felling of that woodland to create a road and housing.                                                                                                                                                     | Scone and District Community Council; A member of the public | All the comments from these respondents appear to have been made within the context of site H29 Scone North which is within the settlement boundary and therefore the Housing in the Countryside policy and guidance are not applicable. | No                            |
| <i>3.2 Houses in areas of Flood Risk</i>                                                                                                                                                                                                                                                                                                                  |                                                              |                                                                                                                                                                                                                                          |                               |
| Support, but if ad-hoc protection measures are in or on the banks of a watercourse the applicant should be encouraged to seek advice from SEPA on the opportunities for restoration and any regulatory requirements.                                                                                                                                      | SEPA                                                         | Agree                                                                                                                                                                                                                                    | Yes<br>Section 3.2 amended    |
| If a relocated house needs to comply with all the Siting Criteria there is no incentive to relocate as the identifiable site could be developed anyway. Alternative sites under this section should be more enclosed than the site they are replacing and able to be further enclosed through appropriate landscaping, rather than already being perfect. | Meikleour Trust                                              | The incentive to relocate is to move out of an identified flood risk area. Section 3.2 already states that the new site should be the 'best and nearest alternative' site. No further clarification is considered necessary.             | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from                                                | PKC Officer response                                                                                                                                                                                                                                                                                     | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |                                                                                                                                                                                                                                                                                                          |                               |
| PKC must take cognisance of and implement this section; this is not the case for site H29.                                                                                                                                                                                                                                                                                                                                    | Scone and District Community Council; A member of the public | All the comments from these respondents appear to have been made within the context of site H29 Scone North which is within the settlement boundary and therefore the Housing in the Countryside policy and guidance are not applicable.                                                                 | No                            |
| <i>3.3 Economic Activity</i>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                              |                                                                                                                                                                                                                                                                                                          |                               |
| Requirement for consideration to be given to the renovation, conversion or redevelopment of existing buildings within the landholding; in many cases the costs of renovation or redevelopment render a scheme unviable. Council should confirm they will accept development viability as a reason for not pursuing this option.                                                                                               | Strutt and Parker                                            | Agree                                                                                                                                                                                                                                                                                                    | Yes<br>Text amended           |
| Generally content with wording apart from the requirement for applicants to display their entire landholding. This is disproportionate and unnecessary; applications should be determined on siting and design and applicants will have already demonstrated the site chosen is the best option. The planning authority can request another more suitable location be found without requiring the entire landholding upfront. | Scottish Land & Estates                                      | Applicants <u>may</u> be asked to display their entire landholding. This will only be requested where the case officer is neither able to agree or disagree that the best option has been chosen, or require that a more suitable location is found, without knowing the full extent of the landholding. | No                            |
| Houses for farm workers neglects to mention other farm operations which require a constant workforce presence e.g. at harvest.                                                                                                                                                                                                                                                                                                | Scottish Land & Estates                                      | The justification for a new house has to be based on those activities which require an on-site presence all year round.                                                                                                                                                                                  | No                            |

| Comment                                                                                                                                                                                                                                                                                                                             | Received from           | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance                                                                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                              |                         |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                               |
| Too narrow in its interpretation of 'economic need' – this should also cover the economic viability of proposals.                                                                                                                                                                                                                   | RP Planning Ltd         | It is not clear what point is being made here. If the suggestion is that new housing should be permitted in order to support the economic viability of an existing business, there is already scope for this under other categories of the Policy.                                                                                                                                                                     | No                                                                                            |
| In relation to seeking expenses for an independent expert opinion on supporting information for a planning application, to evaluate a business plan and / or a Development Viability Statement, please note that planning authorities may only charge for undertaking their functions where there is an express authority to do so. | Scottish Government     | Agree it would be appropriate to reword to instead place the emphasis on the submission of a business appraisal or plan which has been prepared by an independent expert.                                                                                                                                                                                                                                              | Yes<br>Remove reference to charging the applicant for the evaluation of information submitted |
| Inappropriate for the Council to commission an independent expert opinion with costs to be borne by the applicant. If the submission of an economic or business justification is a policy requirement the Council must be sufficiently resourced to undertake the assessment without further cost to the applicant.                 | Strutt and Parker       |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                               |
| Issue of reducing carbon footprint through reducing the need to travel has been neglected.                                                                                                                                                                                                                                          | Scottish Land & Estates | This is a valid consideration but only if that person who is commuting is required to do so every day all year round. If this is the case, then it should be possible to justify a new house under this category anyway. If daily commuting is not required then it is not considered that the reduction in carbon footprint is sufficient justification for a building a new house in the countryside which will then | No                                                                                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               | require travel, probably by private car, for services / facilities etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |
| Clarity is welcomed but a broader vision and understanding of economic activity in the countryside is needed not only farming.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Errol Estate;<br>Scone Estate | Only one paragraph in 3.3 relates specifically to housing for farm workers. The policy seeks to support all rural business, not just farming. It is important, however, to retain an emphasis on supporting those businesses which are rural in nature, and to make a distinction between those economic activities which have to be located in rural areas and those which could just as easily be located within the settlement boundary.                                                                                                                                                                     | No                            |
| Despite the importance of agriculture as a core economic driver in PKC there is little if any hard policy support for farming use within the adopted LDP. Instead both the policy and SG appear to seek to prevent housing outside existing settlements, mirroring the adopted LDP where priority is given to larger housing proposals. Neither the LDP nor SG differentiate between the desire to avoid sporadic extensions to outlying villages from the fact that many agricultural holdings require its workers to live on the farming unit; there is no sequential test in law for farm workers to have to prove that they must use existing settlements rather than live within the farm. The adopted SG seeks to address this via occupancy restrictions but these can no longer be used. As a result there seems to be a reluctance to allow new houses as there is no longer this 'safety net'. SG should provide detail on the mechanism of proving economic need; if a farmer can prove | Simon Howie<br>Farms          | Disagree that there is little support in the LDP or SG for farming. Policy 19 and the SG seek to strike a balance between encouraging sustainable rural developments whilst at the same time protecting the very aspects which make our rural areas special.<br><br>TAYplan Policy 1 directs the majority of development to the principal settlements and the LDP must comply with this higher level plan.<br><br>Section 3.3 of category 3 is all about trying to enable new housing in open countryside where this can be justified and where a need has been demonstrated to the satisfaction of the Council | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from                      | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance                                                                                               |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                             |
| <p>(presumably via an agricultural consultant) that on-site housing is needed why would PKC dispute this? LDP policy and SG appear more focussed on the visual impact of new houses on existing settlements than on an acceptance that a new house is required to sustain and enhance the countryside through active farming. Many people in smaller settlements are commuters who do not want change. PKC policy and SG need to shift from constraint to enthusiastic support and encouragement reflecting the high level support the farming sector has within the Scottish Government.</p> |                                    | <p>(and this is usually by an agricultural consultant or the SAC).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                             |
| <p>Issue of the requirement for housing created by the new Private Residential Tenancy (whereby a landlord can no longer get houses back for farm workers) has been neglected.</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Scottish Land &amp; Estates</p> | <p>If landlord has chosen to let a property to a non-agricultural tenant (who they then can't evict on the grounds that they want to lease the property to a farm worker) this cannot be a justification for building a new house. Landlords have to take this issue into account and assess the likely future need for farm worker housing on their land before letting to a non-farming tenant, particularly if the property is, on or can reasonably be considered to be associated with, a farm.</p> | <p>No (other than a factual correction to replace 'Short Secure or Assured Tenancy' with 'Private Residential Tenancy')</p> |

| Comment                                                                                                                                                 | Received from                                                       | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                  |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
| <i>3.4 Houses for Local People</i>                                                                                                                      |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
| <p>Welcome this policy and encourage the inclusion of ‘succession housing’ for farming families to allow retiring farmers to remain on the holding.</p> | <p>Errol Estate;<br/>Scone Estate</p>                               | <p>There is some scope already within the policy, e.g. under category 5, which could potentially allow new housing to be created for a retiring farmer. Whilst the reasons behind the comment are appreciated, the difficulty with allowing an additional house on succession grounds is that the retiring farmer, whilst maybe wishing to stay on the landholding initially, may reach the stage where they want or need to move, often when they are less able to drive or for health reasons. This could result in the new house being sold off, as occupancy cannot be restricted. When the next generation is looking to retire there’s then pressure for yet another house.</p> | <p>No</p>                     |
| <p>There does not appear to be any pressure on the H29 developers to provide housing for local people in Scone, significantly those on low incomes.</p> | <p>Scone and District Community Council; A member of the public</p> | <p>All the comments from these respondents appear to have been made within the context of site H29 Scone North which is within the settlement boundary and therefore the Housing in the Countryside policy and guidance are not applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>No</p>                     |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received from                                                               | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance |
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| <i>3.5 Houses for Sustainable Living</i>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| Welcome, but paragraph 2 sets an extremely high bar for this kind of development and does not recognise the technological changes that are facilitating more sustainable rural living.                                                                                                                                                                                                                                                          | Errol Estate;<br>Scone Estate                                               | Section 3.5 isn't about sustainable living in terms of being able to drive an electric car or work from home but is about opting for a completely different lifestyle approach. If the use of existing renewable technologies is taken as being sufficient to allow a new house (and one which does not comply with any other category of the SG) then there would be little to prevent anyone from building a new house in the countryside, to the potential detriment of what the Policy is seeking to protect.                                          | No                            |
| The criterion requiring that proposals go beyond widely available technologies and instead include new elements is far too stringent. The use of new technologies is expensive and may put sustainable living beyond the means of those wishing to try it. It also assumes there will always be something new and suitable to meet this criterion. The use of existing renewable technologies should be sufficient.                             | Glen Lyon & Loch Tay CC – comments supported by Fearnan Village Association |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| The criterion requiring that households are not dependent on car travel elsewhere to meet their basic shopping needs is impractical because many everyday items cannot be produced locally. It is also unnecessary because of modern storage facilities and bulk buying which reduce shopping trips, the availability of supermarket / supplier deliveries, and because electric transport will make the car-dependency argument null and void. | Glen Lyon & Loch Tay CC – comments supported by Fearnan Village Association | The whole point of section 3.5 is to support those who which to embrace an entirely different lifestyle in that they want to be as self-sufficient as practicable, producing all those foodstuffs which it is possible to produce in Scotland. Being able to bulk buy and store and / or use electric vehicles / supermarket deliveries are all things which can all be done living in the built up area. It is, however, accepted that there are some 'basic shopping needs' which cannot be produced here and so the text should be amended accordingly. | Yes<br>Section 3.5 amended    |

| Comment                                                                                                                                                                                                                                                                                                                             | Received from       | PKC Officer response                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance                                                                                  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                              |                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                |
| Category 4 – Renovation or replacement of houses                                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                |
| Recommend an introductory section to reinforce sentiment in SG Introduction to harness the potential of redundant traditional buildings.                                                                                                                                                                                            | SNH                 | Agree, although it is considered more appropriate to add this to the overall 'Brownfield Sites (Categories 4, 5 & 6)' section as it could apply to both categories 4 and 5.                                                                                                                                                                  | Yes<br>Additional text added to introductory paragraph of the 'Brownfield Sites (Categories 4, 5 & 6)' section |
| <i>Traditional houses and houses of architectural merit</i>                                                                                                                                                                                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                |
| Welcome definition of traditional buildings and houses of architectural merit. Recommend that 'every effort to retain them where possible' is strengthened with a presumption against replacement, or where retention is not possible then replacements should retain the vernacular style.                                         | SNH                 | Agree it would be beneficial to add a general presumption against the replacement of traditional houses. In the case of replacements however, the SG already requires that the design must be of a high quality and appropriate to its setting and surrounding area. Specific reference to the vernacular style is not considered necessary. | Yes<br>Text amended                                                                                            |
| In relation to seeking expenses for an independent expert opinion on supporting information for a planning application, to evaluate a business plan and / or a Development Viability Statement, please note that planning authorities may only charge for undertaking their functions where there is an express authority to do so. | Scottish Government | Agree to reword to instead place the emphasis on the submission of a Development Viability Statement which has been prepared by an independent expert.                                                                                                                                                                                       | Yes<br>Remove reference to charging the applicant for the evaluation of information submitted                  |

| Comment                                                                                                                                                                                                                                                                                                            | Received from                                                               | PKC Officer response                                                                                                                                                                                                                                                                    | Change to be made to Guidance |
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| Inappropriate for the Council to commission an independent expert option with costs to be borne by the applicant. If the submission of an economic or business justification is a policy requirement the Council must be sufficiently resourced to undertake the assessment without further cost to the applicant. | Strutt and Parker                                                           |                                                                                                                                                                                                                                                                                         |                               |
| Low ceiling heights in traditional buildings should not be a reason to allow their demolition. If the ceiling height does not meet the developers' requirements then the building should not be considered.                                                                                                        | Glen Lyon & Loch Tay CC – comments supported by Fearnan Village Association | Where a traditional building is proposed for demolition the Council has the option of requesting a Development Viability Statement from the applicant which demonstrates that all potential options for retaining the building have been explored. No changes are considered necessary. | No                            |
| <i>Non-traditional houses</i>                                                                                                                                                                                                                                                                                      |                                                                             |                                                                                                                                                                                                                                                                                         |                               |
| The benefits of replacing a house of poor quality or design should not be used as a pretext to replace a small house with a significantly larger one.                                                                                                                                                              | Glen Lyon & Loch Tay CC – comments supported by Fearnan Village Association | Agree it would be beneficial to add a cross reference to the requirements already listed for the replacement of traditional houses.                                                                                                                                                     | Yes<br>Text amended           |

| Comment                                                                                                                                                                                               | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| <i>Ruinous houses</i>                                                                                                                                                                                 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| If proposal is for the replacement of an existing ruinous house, conditions i) and iii) should be sufficient – it is already a site and so considering if it meets siting criteria seems unnecessary. | Meikleour Trust               | Agree to remove the reference to the siting criteria but it is considered that the rest of criterion ii) is still relevant; how well established the site is can depend on how long the house has been ruinous. It is not simply a case of allowing the building of a new house because there was something there before – there is a need to consider the landscape impact of building a new house in place of a ruin.                                        | Yes<br>Text amended           |
| SG is not clear on how an application would be assessed for the replacement of a fire damaged house which had to be demolished as this would not comply with category 4 or 6.                         | Galbraiths                    | Unfortunately the SG can't cover every eventuality and the situation where a house is so badly damaged by fire that it has to immediately be demolished is unlikely to occur very often. However, in this specific set of circumstances, should the owner seek to rebuild within a reasonable timescale (e.g. allowing time for insurance to pay out) then it may be possible to treat this as an exception and still assess the application under Category 4. | No                            |
| Category 5 – Conversion or replacement of redundant non-domestic buildings                                                                                                                            |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| Clarification is needed over whether the requirement for full details for demolition proposals also refers to conversion proposals.                                                                   | Errol Estate;<br>Scone Estate | The requirement for full details relates to proposals which involve the demolition of a traditional building. Agree it would be clearer to move the paragraph to the end of the section.                                                                                                                                                                                                                                                                       | Yes<br>Paragraph moved        |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance            |
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| <p>More requires to be done to ensure that farm buildings can be retained for agricultural use or utilised for other employment uses as opposed to housing; farming businesses cannot compete with the monetary value offered by developers for housing and this is putting pressure on the future sustainability of agriculture in Perthshire. The purchase of actively used farm buildings with a view to leaving them unused should not qualify the building as redundant. The second definition of redundant in the SG (unsuited to the restructuring needs of the farm) allows too much leeway.</p> | Braes of the Carse Conservation Group | <p>The SG now requires that it is demonstrated that buildings are not only vacant but have been marketed for another employment use for at least a year. Agree, however that it would be appropriate to delete the second definition because in most situations where a business is being restructured, either of the other parts of the definition will apply anyway.</p>                                                                                                                                                                               | <p>Yes<br/>Second definition deleted</p> |
| <p>If a building is in an obviously poor state of repair, the condition to market it for sale or rent for employment use for at least one year would seem unnecessary.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               | Meikleour Trust                       | <p>The marketing requirement is to discourage owners from deliberately allowing a building to deteriorate specifically in order to gain consent for housing. It is acknowledged that, if the condition of the building is very poor, housing may be the only use which would generate sufficient value for conversion. However, in order to prevent the loss of such buildings to housing wherever possible, it is considered reasonable to require the applicant to demonstrate that every effort has been made to find a new employment use first.</p> | <p>No</p>                                |

| Comment                                                                                                                                                                                                                                           | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance |
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| Requirement for marketing for a year does not work well where a building is in the core of the owners land and not in a suitable position to be sold on the open market. This requirement should be removed or qualified to cover this situation. | Errol Estate;<br>Scone Estate | Whilst the concern is understood, ultimately it will be the owner's choice whether to comply with the SG and market the building, or retain and reuse it for an alternative employment use themselves. If the building is converted to housing it is possible that this would be sold on the open market at some point anyway.                                                                                                                                                                                                                                                                                                                                                                                                             | No                            |
| Paragraph 5 – recommend adding guidance that does not support further applications for non-domestic buildings on the same land for a specified period of time after the development takes place.                                                  | SNH                           | The main consideration is ensuring that traditional non-domestic buildings aren't being lost to housing needlessly. If it can be demonstrated that existing buildings are redundant on the grounds that they are no longer fit for purpose, then it is considered appropriate to allow new non-domestic buildings to be constructed on the same land providing that the full details are provided upfront. Where an application for conversion to housing is approved on the grounds that the building is surplus to requirements, however, the Council would not expect future applications for new buildings associated with the business. It is agreed that this section would benefit from some further clarification on these points. | Yes<br>Category 5 amended     |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance                                                                         |
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| <p>In relation to seeking expenses for an independent expert opinion on supporting information for a planning application, to evaluate a business plan and / or a Development Viability Statement, please note that planning authorities may only charge for undertaking their functions where there is an express authority to do so.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Scottish Government</p>            | <p>Agree to reword to instead place the emphasis on the submission of a Development Viability Statement which has been prepared by an independent expert.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Yes<br/>Remove reference to charging the applicant for the evaluation of information submitted</p> |
| <p>Sites for housing in the countryside are not generally allocated. SG should therefore clarify that applications in principle will be accepted to establish whether the principle of development is acceptable thus avoiding potentially abortive costs. Thereafter aspects of design can be constrained by condition. This is particularly relevant to steading conversions. The issue is in finding a balance in terms of the cost of producing information e.g. Development Viability Statements. Suggest there is a need for a way in which a middle ground can be reached without having to commit to expensive surveys which may not result in an application e.g. a specific pre-application enquiry fee for the conversion / replacement of traditional non-domestic buildings and complexes.</p> | <p>Errol Estate;<br/>Scone Estate</p> | <p>The SG only seeks to remove in principle applications where demolition is proposed. In such cases the siting and design of the new house(s) will be integral to the acceptability of the proposal and so it will not normally be possible to agree to the principle of a new house in isolation. The Council, through the revised SG, has sought to provide further detail and clarity on what will and will not be accepted. In the case of steading conversions, where full or partial demolition is sought it is suggested that the information which would be required for a Development Viability Statement is the same information which the applicant themselves is likely to require to be able to make an informed decision.</p> | <p>No</p>                                                                                             |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Change to be made to Guidance |
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| <i>Traditional building complexes(renamed 'New build associated with conversion')</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |
| Disagree that traditional building complexes should have to be in an accessible location except where a green belt restriction might be relaxed. This is challenging and no longer appropriate given changes in technology.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Errol Estate;<br>Scone Estate | Disagree. The potential offered by technological changes is acknowledged, but where new houses are being developed on a site these still need to be accessible to certain services and facilities, particularly schools.                                                                                                                                                                                                                                                                                                | No                            |
| Cost involved in steading conversions can be prohibitive but there are a range of significant benefits from taking a more flexible approach to steading conversions, particularly in the addition of new build elements: new build can assist in making a scheme viable and in turn creates a means to protect, enhance and conserve rural buildings of merit; economic benefits; additional housing can facilitate the remediation of farmyard contamination, enhancing the environment and reducing health risks; new build elements stimulate projects and allow more budget for conversion works, potentially allowing a higher quality development. Setting a 25% limit on the brownfield area is an arbitrary figure which will adversely affect the quality of development. | Errol Estate;<br>Scone Estate | This section seeks to allow appropriate development on rural brownfield land associated with existing steading complexes, whilst ensuring that the traditional form of the steading is not lost. 25% is considered a reasonable figure to ensure that the character of the original building is retained. <u>In general</u> , no more than 25% should comprise new development – a larger percentage is not therefore precluded where it can be demonstrated that the design, form, layout and context are appropriate. | No                            |
| Developing only 25% of a brownfield site, plus affordable housing, landscaping and servicing requirements, is a barrier on developing these sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Scottish Land & Estates       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |

| Comment                                                                                                                                                                                                                                                   | Received from              | PKC Officer response                                                                                                                                                                                                                                                                                                                      | Change to be made to Guidance |
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| A limit of new building dwellings within steading developments should be considered.                                                                                                                                                                      | Rettie & Co Ltd            | Allowing a pre-defined number of new build houses is not considered appropriate; the number of new houses can vary greatly depending on the site and nature of the existing building complex. The existing requirement that generally no more than 25% should comprise new build development is considered the most appropriate approach. | No                            |
| When granting permission for steading conversions consideration should be given to enabling phased development to allow early sales / rentals to assist with overall cash flow.                                                                           | Errol Estate; Scone Estate | This can be considered through the planning application process.                                                                                                                                                                                                                                                                          | No                            |
| Consideration should be given to relaxing or removing affordable housing requirements on steading conversions to increase viability, allowing the provision of much needed housing.                                                                       | Errol Estate; Scone Estate | There is already scope within the Developer Contributions and Affordable Housing SG to allow for a reduced affordable housing contribution where it can be demonstrated, through a viability statement, that the provision of 25% affordable housing would render the development unviable.                                               | No                            |
| <i>Non-traditional non-domestic buildings</i>                                                                                                                                                                                                             |                            |                                                                                                                                                                                                                                                                                                                                           |                               |
| Support clarification that replacement of non-traditional non-domestic buildings with housing is not supported.                                                                                                                                           | SNH                        | Support welcomed                                                                                                                                                                                                                                                                                                                          | n/a                           |
| Section on 'Non-traditional non-domestic buildings' is far too restrictive. Such buildings often do not lend themselves to conversion or re-use for alternative employment uses because of their condition, construction type or location. They may be on | Montgomery Forgan          | First and foremost the emphasis within the Policy is on the conversion of traditional buildings. Such buildings make a significant contribution to the character and quality of the rural area. Treating                                                                                                                                  | Yes<br>Text amended           |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received from     | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Change to be made to Guidance |
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| brownfield land which need or would benefit from environmental improvement and new housing is the only means to achieve this. The blanket ban means such sites may be left to deteriorate to the detriment of the environment. It would be more proactive to allow brownfield land containing modern non-domestic buildings to be redeveloped for housing if a significant net environmental improvement can be achieved.                                  |                   | these buildings differently to non-traditional buildings is therefore considered justifiable. It is however agreed that the wording of this section would benefit from further clarification in relation to the creation of a residential use where one did not previously exist.                                                                                                                                                                                                                                                                                 |                               |
| Narrow focus on buildings deemed as 'traditional' removes the possibility for appropriate conversion or replacement of non-traditional buildings constructed after the early 1900s. Such buildings can have the same potential for reuse and adaptation to meet housing needs as pre-1900s buildings. If replacement of such buildings with housing is not possible and other uses are not practical / appropriate this could prompt retained dereliction. | Strutt and Parker | Whilst the issue of non-traditional buildings becoming derelict is acknowledged, this has to be balanced against the potential adverse visual impacts of new housing. In many cases non-traditional buildings are not of a design or form which can be readily translated into housing and so the replacement buildings would differ to the original. This weakens the argument that replacements for traditional buildings must be generally faithful to the design, form, siting and materials of the existing buildings to help retain the original character. |                               |
| The argument that non-traditional non-domestic buildings should not be redeveloped for housing because this would introduce a residential use which did not previously exist is illogical; this already happens with traditional non-domestic buildings. Question why traditional and non-traditional buildings are being treated differently.                                                                                                             | Galbraiths        | Category 5 already allows for the development of some new build which may allow scope for the redevelopment of non-traditional buildings where this is associated with the conversion of a traditional building complex.                                                                                                                                                                                                                                                                                                                                          |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from     | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change to be made to Guidance |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   | Category 6 already allows for redevelopment where brownfield land has been so degraded by a former use that it would be better in environmental terms to allow the site to be redeveloped for housing.                                                                                                                                                                                                                                                                                                                                                                                              |                               |
| Category 6 – Development on Rural Brownfield Land                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |
| Definition of rural brownfield land is at odds with the presumption in favour of redeveloping brownfield land in SPP; the SPP does not require demonstration of environmental degradation. This unduly restricts development in the countryside and could prejudice the Council’s ability to achieve the windfall element of the housing land supply. Policy should be more flexible making it clear that in all cases siting, design and landscape impact will be the primary consideration. | Strutt and Parker | In line with SPP, the SG presumes in favour of the redevelopment of brownfield land over greenfield, covering both sites which still contain buildings (Categories 4 & 5) and sites where buildings have been removed (Category 6). The Examination Reporter for LDP1 concluded that the Council was entitled to define brownfield land in rural areas on a different basis to that in other areas, and this was reiterated by the Reporter for LDP2 with the latter noting that there has been no change to legislation or national planning policy on the issue since the original determination. | No                            |
| Definition of rural brownfield land is too restrictive and is inconsistent with the accepted definition of brownfield land in SPP.                                                                                                                                                                                                                                                                                                                                                            | Galbraiths        | The windfall element of the overall housing land requirement calculation is a very conservative 10% which has been regularly exceeded in past years – it is considered therefore that not allowing the development of inappropriate rural brownfield sites will not impact on the Council’s ability to meet the housing land requirement.                                                                                                                                                                                                                                                           |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                       | Received from     | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance     |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| 'Significant environmental improvement' needs to be defined; as written the guidance is open to subjective interpretation and judgement.                                                                                                                                                                                                                                                                                      | Galbraiths        | This category has evolved since it was first included in the 2005 policy. In the 2009 revision consideration was given to removing the category altogether as it was considered open to too generous an interpretation in relation to what was meant by 'significant environmental improvement', and had allowed land associated with steadings and farmyards to be redeveloped resulting in large scale suburban type developments in the countryside which had been met with significant public opposition. Whilst more recent revisions of the SG have sought to provide further clarity, the issue of what is meant by significant environmental improvement is still a source of controversy. It is therefore proposed to remove the term altogether and instead reorder this section and provide further clarity as to when the redevelopment of a brownfield site will be supported. | Yes<br>Text amended and reordered |
| There are many reasons why land and structures can fall into disrepair and to blight such sites is contrary to the spirit of brownfield and the presumption in favour of developing brownfield over greenfield. Unclear how this could be applied in the absence of any threshold or measure of degradation or damage. The first two sentences of paragraph 2 'Many sites...fall into disrepair' should therefore be deleted. | Strutt and Parker |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| Current policy is unclear as to what is eligible for development as brownfield; sites are only classed as brownfield once buildings are removed but demolition costs can be prohibitive on a speculative basis.                                                                                                                                                                                                               | Rettie & Co. Ltd  | The inclusion of introductory paragraphs preceding Categories 4, 5 & 6 clarify that if buildings remain on a site then it will be considered under Category 4 or 5 rather than 6. No further change is considered necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                |

| Comment                                                                                                                                                                                                                                                                                            | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                             |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| Development could be stymied because of the need to undertake expensive contaminated land investigations without knowing that a planning application will be approved. The pre-application enquiry process could facilitate an approach whereby a proportionate amount of information is provided. | Errol Estate;<br>Scone Estate | The concerns are understood but where a proposal relies on the remediation of contaminated land as a justification for development, without the contaminated land investigations the acceptability of the proposal cannot be assessed. It is suggested that this information would also be required by the applicant themselves in order to make an informed decision as to whether to proceed to work up proposals for a site.                                                                                                                      | No                            |
| Suggest adding that development should take place on the footprint of the brownfield land to ensure this land is used for re-development.                                                                                                                                                          | SNH                           | It is not entirely clear what is meant by this comment. It is assumed that the respondent feels that development should be restricted to the footprint of the former buildings, however, where contamination is an issue this will not necessarily be restricted to those parts of the site where buildings previously stood. It is not therefore considered necessary or appropriate to restrict development in this way; the most important consideration will be that any contamination is dealt with and the For All Proposals criteria are met. | No                            |

| Comment                                                                                                                                                                                                                                                 | Received from                    | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |
| Restricting new housing proposals to 5 units is an arbitrary number which could be replaced with requirements for development to be of a suitable scale in relation to the extent of the brownfield land and level of landscape containment.            | Errol Estate;<br>Scone Estate    | Limiting proposals to 5 units is intended to give a clear indication as to the scale of development which will be accepted. Whilst it is acknowledged that some large rural brownfield sites may be able to accommodate a greater number, allowing more than 5 new build houses risks the development becoming more urban than rural in nature. Furthermore there is already provision within the guidance for a greater number under certain circumstances. | No                            |
| Does not appear to address 'creeping housing development'; larger scale developments may be refused but allowing numerous small applications can cumulatively result in the same number of additional houses.                                           | Portmoak<br>Community<br>Council | If a proposal meets the provisions of category 6 the fact that it adds to other new development in an area should not automatically render the proposal unacceptable. Each planning application must be assessed on its own merits; the impact of other consented sites in the surrounding area can be taken into account through the planning application process.                                                                                          | No                            |
| Other comments on content                                                                                                                                                                                                                               |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |
| SG must take cognisance of growing trends towards homeworking and electric vehicles. It is clear that previous assumptions that housing in the countryside is fundamentally unsustainable must be updated to reflect new technology and living choices. | Errol Estate;<br>Scone Estate    | As discussed under 3.5 and 5 above, the potential offered by technological changes is acknowledged but if these arguments are taken as sufficient justification then there would be little to prevent                                                                                                                                                                                                                                                        | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Received from                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |
| SG is overly restrictive. Rural living will become more sustainable with electric vehicles, home and remote working etc. More remote rural areas need to be able to provide opportunities to sustain and grow populations to maintain and enhance rural facilities. There should therefore be more opportunities to use brownfield and / or derelict land for housing.                                                                                                                                                                                 | Montgomery Forgan             | <p>anyone from building a new house in the countryside, to the potential detriment of what the Policy is seeking to protect.</p> <p>Other categories of the SG, for example building groups and infill, already allow opportunities for the sustainable growth of small rural settlements to help support rural facilities and services (which are most likely to be located in settlements). The development of rural brownfield land is discussed under Category 6 above.</p> |                               |
| SG should allow for settlement edge development for small scale housing and for new build housing associated with conversion / replacement under category 5. Many settlements do not have housing allocations; windfall development on settlement edges that brings significant visual and placemaking improvements should be encouraged. Not allowing the development of logical infill settlement edge sites because they are not allocated or permissible under policy 19 removes the possibility for sustainable development close to settlements. | Errol Estate;<br>Scone Estate | Policy 6: Settlement Boundaries sets out the circumstances under which development directly adjoining a settlement boundary will be permitted. The change suggested would bring the SG into direct conflict with Policy 6 and cannot therefore be supported.                                                                                                                                                                                                                    | No                            |
| More weight should be given to economic benefits within planning policy for new housing developments in the countryside. SG as it stands will likely result in limited rural development due to costs involved. Crucial that planning authorities take an enabling, flexible approach.                                                                                                                                                                                                                                                                 | Scottish Land & Estates       | Previous versions of the SG – which took a more relaxed approach – resulted in some developments which met with significant public opposition. As stated in the opening paragraph of the SG, the Council’s objective is to strike a balance between                                                                                                                                                                                                                             | No                            |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                               | Received from                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| <p>Additional clarity on many policy points is appreciated and overall the new SG will be very helpful, but question whether it reflects the Government’s aspirations for rural areas and the role that rural areas already play in our economies. A more dynamic vision for rural areas and allowing greater flexibility in development opportunities should be considered to allow the rural economy to thrive.</p> | <p>Errol Estate;<br/>Scone Estate</p> | <p>protecting the landscape of Perth &amp; Kinross and encouraging appropriate housing development. The SG has been revised numerous times since it was first introduced in 2005. The present guidance is considered to strike an appropriate balance between protection and encouragement.</p> <p>Disagree that the SG will likely result in limited rural development; a considerable number of planning applications are submitted every year for housing in the countryside.</p> |                               |

# **Comments on Airfield Safeguarding draft supplementary guidance**

| <b>Comment</b>                                                                                                                | <b>Received from</b>                       | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>Change to be made to Guidance</b> |
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| Relevant section/paragraph of Guidance                                                                                        |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| General observations seeking changes                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| Why no mention of Perth airport at Scone?                                                                                     | Councillor                                 | <p>Our guidance has been drafted to cover safeguarding only at aerodromes that are not already licenced (these are the smaller, non-passenger ones); however Perth Airport is a licenced aerodrome and this means it has already adopted its own safeguarding measures, as required by its licence.</p> <p>There is no need for the Council to duplicate existing safeguarding measures for licenced aerodromes.</p> | None                                 |
| General comments that do not seek any changes                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| Motorised hang gliders are considered a noisy and nosy pest where I live. Questions whether these are licensed by the Council | A Member of the public (SG044)             | The Council has no plans to introduce a licensing scheme to deal with noise from motorised aircraft because this is already covered elsewhere by statutory powers.                                                                                                                                                                                                                                                   | None                                 |
| Support for the guidance as published                                                                                         | General Aviation Awareness Council (SG045) | The General Aviation Awareness Council is an industry body representing general and light aviation (organisations such as aerodrome operators, flying training organisations, and other bodies and individuals). Its aims include the promotion of a co-ordinated approach to major issues affecting General Aviation activities in the UK.                                                                          | None                                 |

# **Comments on delivering Zero Waste draft supplementary guidance**

| <b>Comment</b>                                                                                                                                                                                                                                                          | <b>Received from</b>           | <b>PKC Officer response</b>                                                                                                                                                                            | <b>Change to be made to Guidance</b> |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                  |                                |                                                                                                                                                                                                        |                                      |
| 5. Waste management infrastructure in Perth and Kinross                                                                                                                                                                                                                 |                                |                                                                                                                                                                                                        |                                      |
| The recycling point identified at Scone on the map on page 12 has been removed without prior agreement or consultation in April 2019. A recycling point like the one removed is vital in a community the size of Scone.                                                 | A member of the public (SG042) | No change to the guidance was needed because after a search for a new location in the village, Scone is served by a recycling point at David Douglas Avenue and a glass recycling point at Sandy Road. | None                                 |
| There is no recycling facility in Blairingone so could the waste collection vehicle be modified with compartments to accept all waste including recycling? Making special trips to recycling centres is neither convenient nor sustainable.                             | A member of the public (SG043) | This comment was passed to the recycling team in the Council that deals with operational matters.                                                                                                      | None                                 |
| There are no objectives and no guidance as to how to deal with illegal waste streams (such as disposal of end of life vehicles and equipment on rural land, disposal of waste beside the road, and how to quickly and effectively deal with such illegal waste streams) | A member of the public (SG046) | The Council has no plans to introduce this to the guidance because this is already covered elsewhere by statutory powers.                                                                              | None                                 |
| General comments that do not seek any changes                                                                                                                                                                                                                           |                                |                                                                                                                                                                                                        |                                      |
| The introduction of beverage container deposit scheme and the associated return to retailer system will reduce littering but how will diverting higher value containers back to retail fit with and affect PKC's recycling system                                       | A member of the public (SG046) | The deposit scheme is outwith the scope of this guidance.                                                                                                                                              | None                                 |

| Comment                                                                                                                                                                                                                                                    | Received from | PKC Officer response                   | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                     |               |                                        |                               |
| In terms of restoration and aftercare of waste management sites (p11), we welcome the inclusion of the statement that “It is important that this considers the enhancement and connectivity of existing habitats as well as the creation of new habitats.” | SNH (SG047)   | No change to the guidance is proposed. | None                          |

# **Comments on Developer contributions draft supplementary guidance**

| Comment Summary                                                                                                                                                                                                                                            | Received From                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                            | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                               |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                    |
| 1. General Comments                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                    |
| No Comments                                                                                                                                                                                                                                                | Coal Authority                | The response is noted.                                                                                                                                                                                                                                                                                                                                          | No change proposed by the Council. |
| No Comments                                                                                                                                                                                                                                                | Historic Environment Scotland | The response is noted.                                                                                                                                                                                                                                                                                                                                          | No change proposed by the Council. |
| The draft SG has been issued in connection with Local Development Plan Policy 5 (Infrastructure Contributions) and Policy 20 (Affordable Housing). The draft SG should be reviewed to make sure it complies with the relevant regulations before adoption. | RP Planning/<br>Ristol        | The Guidance has been assessed and an independent Legal review carried out. The Guidance complies with all relevant regulations.                                                                                                                                                                                                                                | No change proposed by the Council. |
| The Guidance should include a commitment to consult Network rail where development may impact on the rail network and may require rail network improvements.                                                                                               | Network Rail                  | Network Rail is currently a statutory consultee where a planning application is deemed to impact on the rail network. Where rail network improvements are required as a result of future development this should be identified by Network Rail through this planning application consultation process or through the development of the Local Development Plan. | No change proposed by the Council. |
| The Council should produce annual report on developer contributions.                                                                                                                                                                                       | RP Planning/<br>Ristol        | Annual reports on the level of contributions collected are produced annually and published on the Council website:<br><a href="http://www.pkc.gov.uk/developercontributions">www.pkc.gov.uk/developercontributions</a>                                                                                                                                          | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                                                     | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| Provide further clarification on whether the costs are indexed or fixed.                                                                                                                                                                                                                                                            | Scone Estates | The contribution levels set out in the Guidance are fixed. Where a Planning obligation is entered into which phases the payments then these may be index linked as set out in Para 3.20.                                                                                                                                                                                                                                                                                                                                                                      | No change proposed by the Council. |
| An overall cap on contribution level should be set by the District Valuer for proposals which bring redundant/vacant houses back into use.                                                                                                                                                                                          | Scone Estates | The level of contributions being sought are based on mitigating the impact of new development on that infrastructure. This contribution is usually secured from the uplift in value of land achieved through grant of planning consent, although it is recognised this is not always the case for proposals to bring vacant/redundant buildings back into use. If the contributions create viability issues, then the applicant has the option to submit a Development Viability Statement to demonstrate why the full level of contributions cannot be paid. | No change proposed by the Council. |
| The Guidance does not state any specific requirement for development in or near an opportunity area to support (either through contributions or direct intervention) one of the opportunities identified. It would make the Guidance more effective if it stated requirements of development rather than an aspirational wish list. | TACTRAN       | In line with the Green Infrastructure Guidance developers will have to demonstrate that they considered the opportunities within and around the site and developed a proposal which maximises the potential benefits of Green Infrastructure to people and wildlife. The planning application stage will provide an opportunity to determine the ideal form of Green Infrastructure delivery in light of the analysis provided in this guidance and the detailed site work and studies undertaken by the developer.                                           | No change proposed by the Council. |
| Identify key green infrastructure in the guidance and strengthen the mechanism for securing their delivery through developer contributions.                                                                                                                                                                                         | SNH           | Where requirements are identified and where appropriate these may be secured as contributions in line with Circular 3/2012 and Local Development Plan Policy 5: Infrastructure Contributions.                                                                                                                                                                                                                                                                                                                                                                 |                                    |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                              | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance                                                                                                                                                                                                                                                                                                               |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                             |
| The Guidance should reference other guidance on the design and implementation of active travel infrastructure.                                                                                                                                                                                                                                                                                               | TACTRAN                | The Council does not have their own best practice guidance on the implementation of active travel infrastructure. From the list of guidance recommended by TACTRAN, Transport Scotland's Cycling by Design has been referred to as an advisory document in the past however this will soon be reviewed. The updated Guidance is expected to provide a better baseline for designing for active travel and once completed can be referred in planning guidance. | No change proposed by the Council.                                                                                                                                                                                                                                                                                                          |
| Tarmac welcome the certainty to Developer Contributions outlined within the Guidance and consider that this certainty is necessary where there are to be land transactions prior to the development schemes being designed or sites being allocated within the Local Development Plan 2. This will allow developers to purchase land at a price which ensures that all contributions are taken into account. | Tarmac                 | The response is noted.                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change proposed by the Council.                                                                                                                                                                                                                                                                                                          |
| 2. Introduction                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                             |
| Para 1.7 Review this paragraph so that it follows the wording of Policy 5 of Local Development Plan 2019, legislation and Government Circular 3/2012.                                                                                                                                                                                                                                                        | RP Planning/<br>Ristol | While this paragraph is providing a description of the general content of the Guidance it is agreed that it could better reflect the wording of Local Development Plan Policy 5: Infrastructure Contributions which in turn meets the requirements of Circular 3/2012 and TAY Plan Policy 6: Developer Contributions.                                                                                                                                          | Amend Para 1.7 to read: 'This Guidance concentrates on the delivery of developer contributions to provide a means to secure contributions towards the provision of on-site facilities necessary in the interests of comprehensive planning, and/or, the provision, or improvement of, off-site facilities and infrastructure where existing |

| Comment Summary                                                                                                                                                                                                                                                                                          | Received From                         | PKC Officer response                                                                                                   | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                             |                                       |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                          |                                       |                                                                                                                        | facilities or infrastructure will be placed under additional pressure. This Guidance also provides advice and information on the application of the affordable housing policy.'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Para 1.9 The National Park has published developer contribution guidance which covers education. The Pupil Product Ratio used differs from PKC i.e. 0.4 for primary school as opposed to 0.27 used by Perth & Kinross Council so the contribution rate would differ if applied. Suggest revised wording. | Loch Lomond & Trossachs National Park | The principle of the revised wording is accepted but will be amended to better fit within the context of the Guidance. | Amend Para 1.9 to read: 'The statutory development plans within the Cairngorms National Park and the Loch Lomond and Trossachs National Park comprise their own Local Development Plans and associated Supplementary Guidance. These documents are prepared by the relevant National Park Authority and define the items towards which the developer contribution will be sought within the Perth & Kinross area of each National Park. While Perth & Kinross Council is responsible for providing services including education in these areas the relevant National Park's Guidance provides the developer contribution requirements for determining proposals in the National Park towards primary education.' |
| 3. Implementation                                                                                                                                                                                                                                                                                        |                                       |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Para 3.2 Supportive of the bullet at paragraph 3.2, but consider that there is a typo, which is "the" before "each".                                                                                                                                                                                     | Scone Estates                         | The proposed amendment is accepted.                                                                                    | Amend Para 3.2 to remove 'the' before 'each' in the second bullet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance                                                                                                                                                            |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                          |
| Para 3.3 Exempt all proposals which bring redundant/vacant properties back into use from developer contributions.                                                                                                                                                                                                                                                                                                                                                                                                              | Scone Estates | The Guidance sets out that where a property has paid Council Tax in the 7-year period prior to the registration of a planning application to bring it back into use then it would be exempt. The 7-year period is set out as this is the timescale for a child to pass through primary school. To put in place a blanket exemption could mean that buildings which have been vacant for decades could be brought back into use without proper mitigation being secured. Where the application of the Guidance to redundant/vacant properties would impact on the viability of bringing them back into use then the applicant has the option of submitting a Development Viability Assessment. | No change proposed by the Council.                                                                                                                                                       |
| Para 3.15 Further flexibility to reduce the amount of developer contributions should be provided in instances where no recent land transaction has taken place. Add the following: 'It is acknowledged that, in some cases, there may be abnormal development cost which were unknown at the time of the site was purchased <u>or when sites were allocated for development within the Local Plan. It is also acknowledged that some sites have significant abnormal costs associated with them due to historic land uses.</u> | Tarmac        | Where a site has not been recently sold then any Development Viability Assessment would look at the Market Value based on its current use. While the principle of amendment is agreed with the suggested revised wording is not accepted.<br><br>Under Para 3.16 the first bullet point to be amended to read 'Information of land values paid for the site or where no recent land transaction has taken place the Market Value (with supporting evidence and assumptions made);'.                                                                                                                                                                                                           | Amend Para 3.16 to 'Information of land values paid for the site or where no recent land transaction has taken place the Market Value (with supporting evidence and assumptions made);'. |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                              | Received From          | PKC Officer response                                       | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                                            |                                                                                                                                                                                                                                                                                                                                                                                              |
| Abnormal costs should be reflected in the purchase price of land and in this respect, the developer will be asked to demonstrate abnormal costs were not known at the time the site was purchased. <u>Where no recent land transaction has taken place Market Value as agreed by the District Valuer or agreed valuation surveyor for the site should be taken into account in any viability assessment.</u> |                        |                                                            |                                                                                                                                                                                                                                                                                                                                                                                              |
| Para 3.6 Modify the Guidance to explain how the Guidance would apply to applications to modify or discharge a planning obligation and a section 42 application to vary a condition, where the original developer contribution was secured under the previous Supplementary Guidance on Developer Contributions.                                                                                              | RP Planning/<br>Ristol | It is acknowledged that further clarification is required. | Amend Para 3.6 and add the following to the end 'Where an application is made to modify or discharge a planning obligation or a section 42 application to vary a condition, where the Core Development remains unchanged then any revised Guidance introduced since the original grant of planning consent will not normally be applied but each case will be determined on its own merits.' |
| Para 3.7 states that in the case of large and/or complex developments contributions would be tailored to the particular scheme. This is supported.                                                                                                                                                                                                                                                           | RP Planning/<br>Ristol | The supporting comments are noted.                         | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                           |

| <b>Comment Summary</b>                                                                                                                                                                                                                                                                                                                              | <b>Received From</b>   | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Change to be made to Guidance</b>                                                                                                                                                                                                                                                                |
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| <b>Relevant Section of Guidance</b>                                                                                                                                                                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                     |
| Para 3.9 The draft Guidance focuses almost solely on the use of Section 75 Agreements. In accordance with Circular 3/2012 (paragraph 15), the planning authority should consider a sequence of other options before using a planning obligation. The Guidance should provide guidance on all these mechanisms, and where they might be appropriate. | RP Planning/<br>Ristol | It is not considered necessary to repeat the requirements of Circular 3/2012 within the Guidance. But for Clarity it is agreed that other mechanisms for securing contributions may be appropriate in certain circumstances, although the general approach for securing delayed payments will be through the use of a planning obligation.                                                                                                                                                                                                                                                                | Amend para 3.9 to read: 'Delayed payment of contributions and affordable housing may be secured through a range of mechanisms as defined in Circular 3/2012 but will normally be by means of a Section 75 Planning Obligation between the Council, the landowner and any other relevant person(s).' |
| Para 3.11 – 3.12 The Guidance should consider the use of suspensive conditions or provisions in planning obligations to deal with off-site provision of infrastructure.                                                                                                                                                                             | RP Planning/<br>Ristol | The Guidance does not discount the use of suspensive conditions or provisions in planning obligations to secure off-site provisions of infrastructure. In line with Para 3.20 of the Guidance the Council will enter into discussions with the applicant to secure the necessary delivery of infrastructure or contributions through the most appropriate mechanism.                                                                                                                                                                                                                                      | No change proposed by the Council.                                                                                                                                                                                                                                                                  |
| Para 3.15 – 3.17 The Guidance should set out a commitment to encourage early engagement between the council and developers where payment of all required contributions renders a development financially unviable.                                                                                                                                  | RP Planning/<br>Ristol | Para 3.16 identifies that a Development Viability Statement should be submitted at the earliest opportunity. Under Policy 23: Delivery of Development Sites for all Local Development Plan development sites and windfall sites of 10+ units the applicant is required to produce a Delivery Strategy which should identify any concerns relating to site deliverability including viability. The Council is committed to engaging with the development industry to support appropriate development and the Guidance as it stands allows for early engagement where viability is identified as a concern. | No change proposed by the Council.                                                                                                                                                                                                                                                                  |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                     | Received From              | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| Para 3.15 – 3.17 Unknown costs from key infrastructure agencies can impact on site viability. There should be joint Council-landowner/developer buy-in at a site from an early stage and support from the Council to work with key infrastructure providers to establish costs at an early stage to allow for assessment of viability. If not, then assumptions based on comparable evidence should be used in assessing viability. | Scone Estates              | Para 3.16 identifies that a Development Viability Statement should be submitted at the earliest opportunity. Under Policy 23: Delivery of Development Sites for all Local Development Plan development sites and windfall sites of 10+ units the applicant is required to produce a Delivery Strategy which should identify any concerns relating to site deliverability including viability. The Council is committed to engaging with the development industry and key stakeholders in order to deliver appropriate development. The assessment of viability will be undertaken independently by a third-party advisor at which point it may be appropriate to use assumptions if figures are not yet established. The Guidance as it stands will support this and no modification is required. | No change proposed by the Council. |
| Para 3.15 – 3.17 Where pre-application advice is sought on projects that involve enabling development and building surveying work will be required. The Council should look favourably upon such projects and/or give firm advice on the likelihood of planning consent being granted or not- this avoids significant up-front cost at risk.                                                                                        | Scone Estates              | The Council pre-application advice will be given at officer level only and cannot guarantee whether an application will ultimately be successful. It will provide an overview of relevant policies and guidance, identify where there is need for specialist input and flag up where a proposal could be unacceptable in planning terms.<br><br>It is up to applicants to progress matters at their own risk based on any advice provided.                                                                                                                                                                                                                                                                                                                                                        | No change proposed by the Council. |
| Para 3.18 - 3.19 The Community Council welcomes the arrangement for accountability.                                                                                                                                                                                                                                                                                                                                                 | Portmoak Community Council | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change proposed by the Council. |

| <b>Comment Summary</b>                                                                                                                                                                                                        | <b>Received From</b>   | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Change to be made to Guidance</b> |
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| Relevant Section of Guidance                                                                                                                                                                                                  |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |
| Para 3.18 – 3.19 The Guidance should require the collected contributions to be spent within an agreed period of time.                                                                                                         | RP Planning/<br>Ristol | Para 3.19 sets out the timescales whereby collected contributions are to be used. Individual contributions not covered by the Guidance will have the timescale for use determined on an individual basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change proposed by the Council.   |
| Para 3.18 – 3.19 The Guidance should set out that unspent developer contributions should be refunded at the end of the agreed period of time from when the respective payment was made, and not the date of the last payment. | RP Planning/<br>Ristol | Para 3.19 sets out the timescale for the reclaim of unspent contributions. The cost of an infrastructure project may require all the secured contributions and the payments may be phased as the development progresses. If the project stalls for a period, the proposed approach would require the return of unspent contributions even though a sufficient level was not collected to allow the delivery of the infrastructure. If the contributions are returned at this point and the development progresses in the future, then necessary infrastructure would not be delivered. To remove this issue the Council holds onto the funds until the development is completed to allow for the delivery of the necessary infrastructure. | No change proposed by the Council.   |
| Para 3.18 – 3.19 The SG should also acknowledge that refunds would add a suitable amount of interest.                                                                                                                         | RP Planning/<br>Ristol | Para 3.19 covers this issue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change proposed by the Council.   |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                            | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                                                                                                                                                                                                                                                                                                                 |                                    |
| Para 3.18 – 3.19 Add the following <i>'Developers will be able to seek a refund of their payments if the Council has not spent the contributions within a specified time period. Generally, the timescale for the refund of contributions will be from the date of the respective payment. The timescale will be determined by the particular circumstances of a development and the requirement for the developer contributions. Reasonable interest would be added to the refund of contributions.'</i> | RP Planning/<br>Ristol | It is considered that Para 3.19 covers this issue sufficiently. The suggested wording is not supported.                                                                                                                                                                                                                         | No change proposed by the Council. |
| Para 3.20 Provide further guidance and circumstances on where staged or phased payments would be acceptable.                                                                                                                                                                                                                                                                                                                                                                                              | RP Planning/<br>Ristol | Paragraph 3.20 sets out that where a Planning obligation is entered into then phased payments will be considered through joint discussions between the applicant and the Council. The phasing of payments will take account of the individual development requirements. It is not considered that further guidance is required. | No change proposed by the Council. |
| Para 3.20 The flexible approach to applying guidance is supported, especially in terms of the potential phasing of payments.                                                                                                                                                                                                                                                                                                                                                                              | Network Rail           | The supporting comments are noted.                                                                                                                                                                                                                                                                                              | No change proposed by the Council. |

| Comment Summary                                                                                                                     | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                        |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| 4. Primary Education and New Housing                                                                                                |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| Para 4.4 The Council to provide further information on the expected primary school capacity pressures arising over the plan period. | RP Planning/<br>Ristol | Through the development of the Local Development Plan the Council has taken account of projected levels of development and the primary school infrastructure requirements necessary to support it. Appendix 1 identifies those schools which are projected to require additional capacity to support future levels of development as a result of Local Development Plan allocations. It is not expected that this list of schools will change significantly but it will be reviewed annually and may require to be updated if levels of development do not progress as expected or where windfall sites come forward.                                                                                                                              | No change proposed by the Council. |
| Para 4.4 Justification for the use of 80% operating capacity threshold (for primary schools).                                       | RP Planning/<br>Ristol | At 80% some but not all of the primary streams are full or approaching it and this ability to accommodate children of any age to classes will be compromised. 80% capacity allows sufficient space to reorder classes if the age profile of the school roll changes, allows some placing requests to be accommodated and tries to ensure that children moving into a catchment area during an academic year can be accommodated. There is also a need for time to consider impact, plan, seek approval for any adjustments to the capital plan, design and build the accommodation whilst minimising disruption to the education of existing children at the school – there are specific times of the year when this is more suitable than others. | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                                 | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                            |                                    |
| Para 4.4 The 80% capacity figure should be increased to 90% for the 5 out of the previous 7 years period. The requirement for proposed development, extant planning permissions and Local Development Plan allocations resulting in 100% or above total capacity operation of the Primary School should remain. | Scone Estates          | The 80% capacity is based on optimising the use of the school infrastructure and forms the basis for future education planning. No justification has been presented as to why a 90% figure would be more appropriate.                                                                                                                                                                      | No change proposed by the Council. |
| Para 4.4 The monitoring of 'Placement Requested' should be undertaken.                                                                                                                                                                                                                                          | Scone Estates          | Legislation requires that Local Authorities accept placing requests where capacity is available. School estate planning takes account of this demand and monitors it. Spaces are reserved for placing requests, but this does not impact on the school capacity figures in terms of calculating the school capacity for applying contributions.                                            | No change proposed by the Council. |
| Para 4.4 The potential for school catchment reviews should be considered as an option rather than the payment of contributions.                                                                                                                                                                                 | Scone Estates          | Catchment reviews can take a significant period of time to undertake the statutory consultation period. Any catchment review is required to show an educational benefit and to accommodate additional house building would not be a sufficient justification.                                                                                                                              | No change proposed by the Council. |
| Para 4.6 Guidance on the effect on education contributions where a planning application would provide land for primary and / or secondary school development should be provided.                                                                                                                                | RP Planning/<br>Ristol | The Local Development Plan site allocations identifies where land for primary or secondary school provision would be required within new development sites. The securing of land will be agreed with the applicant on an individual basis. The primary education contribution level does not include land so the provision of land on a site will not change the contribution requirement. | No change proposed by the Council. |

| <b>Comment Summary</b>                                                                                                                                                                                          | <b>Received From</b>   | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Change to be made to Guidance</b> |
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| <b>Relevant Section of Guidance</b>                                                                                                                                                                             |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |
| Para 4.12 Further justification of assumptions regarding the average number of children per household (pupil product ratio) and average cost of creating additional primary school capacity should be provided. | RP Planning/<br>Ristol | In 2009 the Council published a report setting out the background calculation supporting the Pupil Product Ratio of 0.27 pupils per dwellinghouse and the cost per pupil for additional school capacity. These reports underpinned the Primary Education Contribution level. Through the review of the Guidance these reports have been reviewed and updated where appropriate. A copy of each report can be made available upon request. | No change proposed by the Council.   |
| <b>5. Auchterarder A9 Junction Improvements</b>                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |
| Para 5.5 Details of the thresholds for the requirement for a transport assessment should be set out.                                                                                                            | TACTRAN                | A Transport Assessment will be required when a development has a significant transport implications. Indicative criteria regarding transport implications are given in Paras. 3.10 – 3.21 and Table 3.1 of Transport Assessment Guidance published by Transport Scotland. It is not considered necessary to duplicate this information.                                                                                                   | No change proposed by the Council.   |
| Para 5.7 Clarify that a transport assessment should look at the full impact on the road network and not just road safety.                                                                                       | TACTRAN                | The junction improvements on the A9 at Auchterarder have been identified as a requirement by Transport Scotland on the basis of safety and not road capacity. As such while a Transport Assessment would look at all aspects of the development on the road network the issue of safety is the key driver for supporting any development in relation to the A9 junction improvements.                                                     | No change proposed by the Council.   |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From                                                        | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| Para 5.8 Further details of what the package of measures that the developer contributions will contribute to should be provided.                                                                                                                                                                                                                                                                                                                | TACTRAN                                                              | The A9 junction improvements will be delivered by the Development consortium of Stewart Milne Homes and Muir Homes in relation to the Auchterarder Expansion Area and planning consent under ref: 08/01133/IPM. Details of the Development Framework and the junction improvements can be found on the Council website: <a href="https://www.pkc.gov.uk/article/15045/Development-briefs">https://www.pkc.gov.uk/article/15045/Development-briefs</a> .                                                                                                                                                                      | No change proposed by the Council. |
| 6. Transport Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| We are in agreement with the Councils draft guidance on contributions to be made on transport infrastructure.                                                                                                                                                                                                                                                                                                                                   | Deloitte LLP on behalf of Universities Superannuation Scheme Limited | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change proposed by the Council. |
| The current Guidance again notes that developer contributions will solely be used for the Cross Tay Link Road and the A9/A85 Crieff Road junction improvements with no funding of additional infrastructure or transport interventions, including active travel or public transport. Contributions should be available to bring forward other elements of the Transport Package required to mitigate the transport implications of development. | TACTRAN                                                              | The Guidance secures contributions towards a package of measures which have been costed and have a committed delivery timescale. In line with Circular 3/2012 the Council is unable to secure contributions where there is no direct link between the development and the proposed infrastructure. Local Development Plan Policy 5: Infrastructure Contributions allows for the securing contributions from new developments where infrastructure is placed under additional pressure, this will include additional transport interventions such as active travel and public transport where a direct impact is established. | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                              | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
| <p>The Guidance should include a requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.</p>                                                                                       | Network Rail  | <p>The Transport Assessment Guidance produced by Transport Scotland provides guidance on the criteria and scope of the requirements of a Transport Assessment (TA) including the assessment of Sustainable Transport Provision and Public Transport Impacts. The Scoping Report produced in advance of completing the TA will provide an opportunity for the Local Authority to identify any specific areas of likely impact on rail infrastructure. As no specific projects in relation to rail infrastructure within Perth &amp; Kinross which are the result of Local Development Plan have been identified to date it is not considered necessary to include the suggested requirement. If specific requirements are identified, then these can be addressed through the relevant policy framework.</p> | No change proposed by the Council. |
| <p>Section 6 should be amended to exempt operational railway works from contributing towards Transport Infrastructure. Para 5.5 of the Guidance sets out a blanket exemption for non-residential development if it is considered to reduce the need to travel and would cover operational railway works.</p> | Network Rail  | <p>The basis for the A9 Junction Contribution and the Transport Infrastructure Contributions are different. The A9 Junction is based on junction safety being the key driver for the necessary junction improvements. The Transport Infrastructure contribution relates to road network capacity and the requirement for a developer contribution is to mitigate any adverse impact on infrastructure, services and amenities brought about by development. If a development is proposed by Network Rail which would impact on infrastructure, services or amenities then the development would be assessed on an individual basis. Proposal required for an operational nature will generally be exempt from any contribution</p>                                                                          | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                | Received From       | PKC Officer response                                                                                                                                                                                                                                                                                  | Change to be made to Guidance                                                                                       |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                   |                     |                                                                                                                                                                                                                                                                                                       |                                                                                                                     |
|                                                                                                                                                                                                                                                                                |                     | requirement. Modifying the Guidance to provide a blanket exemption for Network Rail is not considered appropriate.                                                                                                                                                                                    |                                                                                                                     |
| Para 6.2 Should include that the CTRL and A9/A85 Junction are commitments within the Tay City Deal and Scottish Government deal to deliver the CTRL.                                                                                                                           | Transport Scotland  | The A9/A85 Junction and the CTRL do not form part of the Tay Cities Deal. The CTRL is being part funded through a separate agreement between Perth & Kinross Council and the Scottish Government.<br><br>The Action Programme should include reference to this funding arrangement.                   | No change proposed by the Council.                                                                                  |
| Para 6.3 Further justification is required for the contribution level being calculated on the basis of 50% of the total costs for the CTRL and the A9/A85 improvements.                                                                                                        | RP Planning/ Ristol | SYSTRA carried out traffic modelling work looking at the impact of the proposed development in the current and new Local Development Plan. This report established that this new development would have an additional 50% impact on the road network. This report can be made available upon request. | No change proposed by the Council.                                                                                  |
| Para 6.4 Network Rail is a publicly funded organisation it would not be reasonable to require it to fund rail improvements necessitated by commercial development. The Guidance should specifically name 'rail infrastructure' as an area where contributions can be collected | Network Rail        | Where a specific project is identified in relation to improvements required to rail infrastructure as a direct result of new development then where the Tests of Circular 3/2012 are met a contribution may be secured. The Guidance will be updated to reflect this.                                 | Amend Para 6.4 to include 'for work to the strategic transport network, including rail infrastructure, for example' |
| Para 6.4 Further information is required regarding developer contributions towards the strategic transport network (method of calculation, amount, type of project etc.) other than for CTRL and the A9/A85 improvements.                                                      | RP Planning/ Ristol | The requirement for contributions towards the strategic transport network will be identified and determined by Transport Scotland in consultation with the Council. These will be determined on an individual basis and will not form part of this Guidance.                                          | No change proposed by the Council.                                                                                  |

| Comment Summary                                                                                                                                                           | Received From                         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                              |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |
| Para 6.4 Further detail should be included in the expected assessment methodology that will be used to determine cumulative impact to the transport networks (all modes). | TACTRAN                               | Transport Assessments submitted with relevant planning applications will be used as the basis for calculating any site-specific transport contribution by Perth & Kinross in considering the proposal. Strategic infrastructure contributions based on the cumulative impact will be determined by the Strategic Transport Authorities such as Transport Scotland or Network Rail based on their own methodologies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change proposed by the Council. |
| Para 6.5 Further detail and justification for the basis of the Transport Contribution boundary should be provided.                                                        | RP Planning/<br>Ristol<br><br>TACTRAN | The boundary is based on the percentage of trips likely to be made from a settlement to Perth. This data stems from the Census 2011 travel to work data. In order to ensure that settlements can be shown to have a discernible impact on the Perth Road infrastructure the contribution boundary only includes settlements which are identified to have a percentage of trips to Perth of 12% or more. Settlements which fall below this threshold will be exempt. The 12% figure has been identified as the majority of the main settlements which fall above this level, are out with the Perth Housing Market Area or have a significantly lower percentage, such as Longforgan which has a percentage of trips of 3%. The contributions are split into two levels - the full contribution rate and the reduced contribution rate. The reduced rate which is a 25% reduction in the contribution level will apply to settlements with a percentage of trips of 12% - 19%. Settlements with a percentage of trips of more than 19% or above will fall under the full contribution rate. | No change proposed by the Council. |

| <b>Comment Summary</b>                                                                                                                                                                                                       | <b>Received From</b>                                                 | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                             | <b>Change to be made to Guidance</b>                                                                                         |
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| Relevant Section of Guidance                                                                                                                                                                                                 |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                              |
| Para 6.7 gives an exemption to 'employment proposals' on brownfield sites. Clarity should be provided on the definition of the 'Employment Use Category' and whether this includes Network rail proposals.                   | Network Rail                                                         | Employment Land Use fall under the Town and Country Planning (Use Classes) (Scotland) Order 1997 categories Class4- Business, Class 5 – General Industrial & Class 6- Storage or Distribution. If a proposal by Network Rail falls under these Use Class, then it would fall under the Employment Use category. If not, it would be considered on an individual basis.                                  | No change proposed by the Council.                                                                                           |
| Para 6.8 to Clarify what areas are defined as 'Non-Trading' Space and 'Back of House Functions' and seek to remove the Transport Infrastructure contribution requirement from 'Back of House Functions'                      | Deloitte LLP on behalf of Universities Superannuation Scheme Limited | The Retail land use contribution rate will only apply to functional trading retail floorspace. Back of House functions would fall under the non-trading floorspace. Back of House functions space supports the operation on the Retail floorspace and it is appropriate that an appropriate contribution is secured.                                                                                    | Amend Para 6.8 to include 'Non-trading and Back of House functions space will be calculated on the employment use category.' |
| Para 6.11 Clarify paragraph to determine whether operational railway improvements would be a specific council objective.                                                                                                     | Network Rail                                                         | The Council will support necessary Operational improvements where the relevant policy framework is met. Proposal by Network Rail required for an operational nature will generally be exempt from any contribution requirement. If a development is proposed by Network Rail which would impact on infrastructure, services or amenities then the development would be assessed on an individual basis. | No change proposed by the Council.                                                                                           |
| Para 6.11 The potential exemption or reduction in contributions in relation to proposals which support Council objectives but where it would not be viable due to the application of the Guidance is welcomed and supported. | RP Planning/ Ristol                                                  | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                      | No change proposed by the Council.                                                                                           |

| Comment Summary                                                                                                                                                                                    | Received From                  | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance             |
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| Relevant Section of Guidance                                                                                                                                                                       |                                |                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |
| <p>Para 6.13 Revision to the amount of contribution where a contribution of land is made towards the development of the CTLR should apply equally to other strategic transport infrastructure.</p> | <p>RP Planning/<br/>Ristol</p> | <p>The requirement for contributions towards the strategic transport network will be identified and determined by Transport Scotland in consultation with the Council. These will be determined on an individual basis and where appropriate may include a revision in level based on the provision of land. This requirement will not be included within this Guidance.</p>                             | <p>No change proposed by the Council.</p> |
| <p>Para 6.13 It is recommended the Guidance outlines what trunk road infrastructure will be required to be delivered when and by whom.</p>                                                         | <p>Transport Scotland</p>      | <p>The Guidance concentrates on the mechanisms for securing contributions towards the identified package of transport infrastructure to be delivered by the Council. Improvements to the trunk road network will be determined and delivered by Transport Scotland. The Action Programme is the appropriate place to include guidance on the delivery of any project once they are fully identified.</p> | <p>No change proposed by the Council.</p> |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                          |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                        |
| Para 6.13 It is considered further clarity and robustness is required in relation to the delivery of mitigation at Broxden given the progress made since publication of the previous Guidance. Transport Scotland has identified potential schemes that it is taking forward for further appraisal and will be contacting the Council in due course to discuss the final scheme for which contributions will be gathered. Additionally, monies already gathered through S75 Agreements should be utilised to deliver the final agreed scheme. | Transport Scotland     | <p>The Action Programme is the appropriate place to include guidance on the delivery of any project once they are fully identified.</p> <p>The Council has provided Transport Scotland with a Memorandum of Understanding between the Council and Transport Scotland which sets out the terms for the transfer of all secured contributions towards the trunk road infrastructure projects.</p>                                        | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                     |
| Para 6.14 Provide a definition of 'Large' in terms of 'large' gross internal area of 'large' impact on transport network.                                                                                                                                                                                                                                                                                                                                                                                                                     | RP Planning/<br>Ristol | It is acknowledged that the use of the term 'large' lacks definition but as this is referring to wide range of possible developments including a strict definition may also cause issues to arise. The determination whether a contribution would be required will be determined through a review of any Transport Assessment submitted along with the planning application. The paragraph should be amended to clarify this position. | Amend Para 6.14 to read: 'In circumstances where non-residential developments are proposed which typically do not include built internal floorspace (for example quarries, outdoor leisure operations etc.) but are judged through a Transport Assessment to have a demonstratable impact on the transport network, the contribution level will be calculated on an individual basis.' |
| Para 6.15 Information should be provided on the appropriate formula applied for an application for planning permission in principle.                                                                                                                                                                                                                                                                                                                                                                                                          | RP Planning/<br>Ristol | Para 3.8 identifies that where application for 'In Principle' planning permission then a condition will be added to any consent which will require the proposal to be assessed against the Guidance at the time of submission of the detailed application.                                                                                                                                                                             | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                     |

| Comment Summary                                                                                                                                                                                                                                                                              | Received From              | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance      |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                 |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| Para 6.18 In terms of contribution rates per development, page 21 of the Guidance states ' <i>Any revised contribution level will not be applied retrospectively to consented planning permissions.</i> ' Pilkington Trust are pleased to note this comment and fully support this position. | Savills                    | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change proposed by the Council. |
| 7. Affordable Housing                                                                                                                                                                                                                                                                        |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| Guidance to include a record of how the policy has influenced the distribution of affordable and sheltered housing and how it can support an equal distribution between rural and urban areas.                                                                                               | Portmoak Community Council | <p>Perth and Kinross Council aims to deliver the right amount and type of housing in the right area (whether in an urban or rural setting).</p> <p>Perth and Kinross Council face a huge challenge to deliver the required homes as highlighted through our Housing Needs and Demand Assessment and through our Common Housing Register, and this is a challenge when delivering affordable housing and specialist accommodation within a rural area.</p> <p>We deliver against challenges like this by working together, having good clear policies, understanding local viability issues and through strong leadership. Planning for rural housing is not inherently different to that in urban areas and any development must meet identified market and affordable housing need. However, with rural development tending to be focused in larger, more expensive affordable homes which, coupled with limited supply it requires greater policy emphasis on providing smaller market and affordable homes.</p> | No change proposed by the Council. |

| Comment Summary              | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change to be made to Guidance |
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| Relevant Section of Guidance |               | <p>Through our Local Housing Strategy, we ensure people have access to the right type of housing and support to live as independently as possible. Our Housing Service and Social Care Partnership play a key role in helping achieve the national health and wellbeing outcomes. We ensure that housing developments are flexible and meet the housing for varying needs standards to address people’s existing and longer-term needs. Many of our new build properties are designed to facilitate independent living to meet the specific needs of households.</p> <p>A record of our proposed future housing is stated within the Strategic Housing Investment Plan which can be viewed online (<a href="#">Link to SHIP</a>) which confirms how the policy has influenced the distribution of affordable and sheltered accommodation within Perth and Kinross.</p> <p>Our aim is to get better in supporting an equal distribution of both affordable and sheltered housing in both a rural and urban setting however dependent on current and future land supply and need.</p> |                               |

| Comment Summary                                                                                                                                                                                                                                                         | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Change to be made to Guidance                                                                                                                                                                                       |
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| Relevant Section of Guidance                                                                                                                                                                                                                                            |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                     |
| Para 7.3 The draft Guidance relies on the Housing Needs & Demand Assessment (HNDA) 2010 as evidence of need for affordable housing and a 25% benchmark. Further justification should be set out why a 2010 study is still relevant and when it is likely to be updated. | RP Planning/<br>Ristol | PKC Local Development Plan was informed through a robust HNDA completed in 2010 which was prepared through Scottish Government HNDA Guidance which was approved as robust and credible by the Scottish Governments Centre for Housing Market Analysis. The HNDA provides strong evidence to inform our Local Housing Strategy and approved Local Development Plan. The HNDA 2010 is still relevant as it provides a detailed analysis of housing need and demand over a 10-year period at a functional housing market level which covers all housing tenures. The current HNDA was signed off in 2010. It would seem sensible to prepare a new HNDA for sign off in 2020 and going forward maintaining a 5-year cycle. This consistency assists in analysing historic trends. | No change proposed by the Council.                                                                                                                                                                                  |
| Para 7.9 The inclusion of discounted serviced plots for self-build housing within the definition of affordable housing is supported.                                                                                                                                    | RP Planning/<br>Ristol | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change proposed by the Council.                                                                                                                                                                                  |
| Para 7.9 The principle of including “unsubsidised low cost housing for sale” as affordable housing is supported.                                                                                                                                                        | RP Planning/<br>Ristol | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change proposed by the Council.                                                                                                                                                                                  |
| Para 7.9 The description for “Unsubsidised low cost housing for sale” appears to copy the description for ‘social rented’ within the same table. This should be checked for accuracy.                                                                                   | RP Planning/<br>Ristol | This section has been checked for accuracy and it is agreed that an amendment is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Amend Para 7.9 to read ‘Housing without public subsidy sold for an affordable level. Conditions may be attached to the missive in order to maintain the property at an affordable level for subsequent purchasers.’ |

| Comment Summary                                                                                                                                                                                                                                                                                                                     | Received From          | PKC Officer response                                                                                                                                                                                                                                                                  | Change to be made to Guidance                                                                                                                                                                                                                                                                         |
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| Relevant Section of Guidance                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                       |
| Para 7.13 Table A should be amended to provide guidance on taking a hybrid approach where a combination of one or more options is provided (on-site, off-site, commuted sum) and where self-build serviced plots are provided as affordable housing the land is likely to be transferred to a party, other than the Council or RSL. | RP Planning/<br>Ristol | The proposed amendment is agreed.                                                                                                                                                                                                                                                     | Amend Para 7.13 Table A to include ' <b>(more than one may apply)</b> '.<br><br>Use Appendix 7 to contact Affordable Housing Enablers to discuss the affordable housing requirement for the site and agree approach to delivery'                                                                      |
| Para 7.15 On-site housing should also include option of discounted service plots for self-build housing.                                                                                                                                                                                                                            | RP Planning/<br>Ristol | The proposed amendment is agreed.                                                                                                                                                                                                                                                     | Amend Para 7.15 to read:<br>'Where affordable housing is being provided on-site the housing will either be built by or transferred to an RSL or the Council with the exception of discounted for sale, unsubsidised homes, private rented accommodation or discounted serviced plots for self-build.' |
| It should be included that credits are an effective method to help stimulate rural affordable house building where it is required.                                                                                                                                                                                                  | Scone Estates          | Para 7.29 of the Guidance states:<br>'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 credits were accrued'<br><br>This can reflect urban/rural areas. | No change proposed by the Council.                                                                                                                                                                                                                                                                    |

| <b>Comment Summary</b>                                                               | <b>Received From</b>   | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Change to be made to Guidance</b> |
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| Relevant Section of Guidance                                                         |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| 8. Appendixes                                                                        |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| A table within the Guidance would be helpful to aid understanding of the exemptions. | RP Planning/<br>Ristol | Each section of the Guidance sets out the requirements and exemptions for the application for the Guidance to new development. It is acknowledged that a table setting out the key exemptions could be helpful, but it would not be able to accurately cover all exemptions as these are often decided on a case by case basis taking account of individual applications. It is not considered necessary to add an additional table to the Guidance. | No change proposed by the Council.   |

# **Comments on Forest and Woodland Strategy draft supplementary guidance**

| <b>Comment Summary</b>                                                                                                                                                                                                                                                                                       | <b>Received From</b>   | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Change to be made to Guidance</b> |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                       |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |
| General Comments                                                                                                                                                                                                                                                                                             |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |
| Welcome update to Forest and Woodland Strategy (FWS) and support Strategy's vision and themes including acknowledgement of change in forestry drivers e.g. climate change. Aim of strategic approach to guiding new woodland supported however caution noted against taking too prescriptive a view on this. | A member of the public | The purpose and scope of the strategy is to provide a strategic framework for the development of forestry in Perth and Kinross detailed statements regarding specific priorities, actions for implementation are beyond the scope of this Strategy. Further detail will be provided through individual forest management plans, the Forest Design Framework and other supplementary guidance where relevant (e.g. Green Infrastructure, Landscape Guidance etc.). This will be supported by detailed assessment at the site level on a case-by-case basis to ensure opportunities are realised and any impacts of proposals are suitably considered in line with LDP policy. | No change proposed by the Council.   |
| No comments                                                                                                                                                                                                                                                                                                  | Coal Authority         | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change proposed by the Council.   |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance                         |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |
| <p>Welcome updated response to previous comments on guidance. Content with aims of FWS including spatial data (with further clarifications provided by PKC) developed in partnership with Scottish Forestry. Also welcome production of Policy Map E in LDP2 (as modified) which satisfies previous comments on this issue. Recommend strategy provides clear cross-referencing and alignment with other proposed SG especially Green &amp; Blue Infrastructure &amp; Landscape.</p> | SNH                   | References to other relevant SG docs will be updated where necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | References to other SG docs updated on pages 3 and 8. |
| <p>The contribution from Scottish Forestry in writing the Council's Strategy is acknowledged by the Council. Scottish Forestry has set out very clearly how it will deliver <i>Scotland's Forestry Strategy 2019–2029</i> with considerable guidance. What is far from clear in the earlier part of this document is how the Council will deliver its own Strategy and what will be different from that already covered by the Scottish</p>                                          | Friends of the Ochils | The PKC Forest and Woodland Strategy (2019) is a localised interpretation of the Scottish Forestry Strategy (2019). The overarching visions/objectives of the PKC Forest and Woodland Strategy are considered to be in accordance with the range of objectives contained in the Scottish Forestry Strategy. In terms of delivery, the FWS will support landowners, developers, communities and forest/woodland managers to realise opportunities for the sustainable management of forests and woodland in the Perth and Kinross area, with specific delivery actions noted | No change proposed by the Council.                    |

| Comment Summary                                                                                                                                                                                                                                                                              | Received From   | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance                            |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                       |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
| Strategy and what Scottish Forestry is providing.                                                                                                                                                                                                                                            |                 | in Section 6 (Priorities, Themes and Actions). PKC are required to set out the framework under which sustainable forest and woodland management can take place in the Council area and alongside Policy 40 of the LDP (2019) the FWS does this through the strategic framework guiding the location of new woodlands as well as setting out the key priorities/themes/actions for the area. Scottish Forestry also co-produced the FWS and no objections have been raised in respect of the relationship between the FWS and Scottish Forestry Strategy. |                                                          |
| The draft SG has been issued in connection with Local Development Plan 2019 although it refers to policy NE2 of the LDP 2014 (page 4). The draft SG should be clear on which policies it supplements and be reviewed to make sure it complies with the relevant regulations before adoption. | RP Planning Ltd | The SG will be updated to include reference to Policy 40 of the Perth & Kinross Local Development Plan (2019).                                                                                                                                                                                                                                                                                                                                                                                                                                           | Updated policy reference on page 4 to <i>Policy 40</i> . |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From   | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                  | Change to be made to Guidance                                                               |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                             |
| Cross referencing to Tables within the document should be checked as it is not clear which Table is being referred to in the text. A note should also be added to SG to say that the diagrams (e.g. p14, 17, 18, 27) are only for illustrative purposes only because it is not possible to relate them to specific sites.                                                                                                       | RP Planning Ltd | Comments noted. The SG will be updated to include appropriate referencing of tables as well as a note to clarify that the mapping contained in the FWS is at a strategic scale and to be used for illustrative purposes only. The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram (pg. 24) is available on the <a href="#">Scottish Forestry website</a> alongside other Councils FWS maps. | Updated table/map referencing and added note clarifying the role of the mapping on page 20. |
| RSPB Scotland was not a stakeholder involved in writing this strategy.                                                                                                                                                                                                                                                                                                                                                          | RSPB            | RSPB have been invited to comment on the draft SG and PKC welcome their input in this regard.                                                                                                                                                                                                                                                                                                                                         | No change proposed by the Council.                                                          |
| Note that this strategy updates the existing strategy on forest and woodland in order to align with the emerging Local Development Plan 2. In light of this we can confirm that we have no comments to offer on the updated guidance other than welcoming the continued focus on the good stewardship of the historic environment and recognition of the contribution made by forests and woodland to the historic environment. | HES             | Comments noted and welcomed.                                                                                                                                                                                                                                                                                                                                                                                                          | No change proposed by the Council.                                                          |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                  | Received From              | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                           |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                           |
| <p>Number of factors flagged for further consideration including: engagement with appropriate flood risk management authorities; need to consider whether work situated in flood-sensitive catchments where land-use changes could increase flood risk, run-off generation impacts, addition debris sources for watercourses, and climate change adaptation.</p> | <p>PKC – Flooding Team</p> | <p>The UK Forestry Standard sets out the guiding principles under which proposals are assessed and include the following key considerations:</p> <ul style="list-style-type: none"> <li>• Biodiversity</li> <li>• Climate change</li> <li>• Historic environment</li> <li>• Landscape</li> <li>• People</li> <li>• Soil</li> <li>• Water</li> </ul> <p>These key themes identify a wide range of considerations that individual proposals will be expected to take in to account. The FWS (as outlined in page 9) identifies that proposals must ensure woodland removal and creation is developed in accordance with the UK Forestry Standard. As such the FWS already ensures that relevant environmental and social factors are taken in to account in the design and assessment process recognising the nationally-agreed standard for forestry/woodland management.</p> | <p>No change proposed by the Council.</p> |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Executive Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| <p><b>Page 4.</b> The Strategy’s aims are set out, but not how they will be achieved:</p> <ul style="list-style-type: none"> <li>• guiding and supporting LDP Policy NE2: specifically; how?</li> <li>• in particular, a strategic approach is required to identify areas for woodland creation with indicative, clear mapping. Further consultation is required on this. This strategic approach is required not just across Perth &amp; Kinross covering the Ochils, but also in conjunction with Clackmannanshire Council and Stirling Council to provide a consistent approach across the entire Ochils.</li> </ul> | Friends of the Ochils | <p>The purpose and scope of the strategy is to provide a strategic framework for the development of forestry in Perth and Kinross; detailed statements regarding specific priorities and actions for implementation are beyond the scope of this Strategy. Further detail will be provided through individual forest management plans, the Forest Design Framework and other supplementary guidance where relevant (e.g. Green Infrastructure, Landscape Guidance etc.). This will be supported by detailed assessment at the site level on a case-by-case basis to ensure opportunities are realised and any impacts of proposals are suitably considered in line with LDP policy, particularly Policy 40 (Trees, Forestry and Woodlands). The strategic framework associated with the 2014 FWS SG has been carried forward in to the new draft as part of the 5-year review of the 10-year strategy. The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram (pg. 24) is available on the Scottish Forestry website alongside other Councils FWS maps and provides consistent, indicative mapping across Council areas.</p> | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |
| <ul style="list-style-type: none"> <li>• woodland removal is set out clearly in a policy document from Scottish Ministers. Perth &amp; Kinross Council needs to a) identify woodland removal as a last resort and b) set out the circumstances when this may be considered.</li> <li>• our second comment above applies to guiding development for planting schemes and grant. This requires additional guidance for applicants that is also available to a wider audience to be able to understand the implications of these schemes. Examples are the publications available on the website of Forestry Scotland. Further consultation is required on this.</li> <li>• Would be pleased to be included in screening and scoping exercises for EIA applications.</li> </ul> |               | <p>Policy 40 of the LDP (2019) clearly sets out that proposals that involve woodland removal will be considered in the context of the Scottish Government’s Policy on the Control of Woodland Removal.</p> <p>Planting grants fall within the remit of Scottish Forestry including associated guidance to support this process. The Councils Strategy map has been provided via the <a href="#">Scottish Forestry website</a> alongside other Councils. The Scottish Forestry website provides detailed information on areas benefiting from Forestry Grant Scheme funding; forestry Grant Scheme target and eligibility areas; felling permissions and plans; and legacy grant applications to assist with informing woodland creation.</p> <p>In relation to the request to input in to future proposals (both EIA/Forest District Strategic Plans) PKC will ensure that the legislative requirements for consultations are met.</p> |                               |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                          | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| <ul style="list-style-type: none"> <li>• Would be pleased to be included in the review of Forest District Strategic Plans.</li> </ul>                                                                                                                                                                                                                                                                                                                    |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| Part 1 – Introducing the Strategy                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| <p>Introduction needs to be amended to include a better balance including further consideration of significant increase in woodland cover in Perthshire before 18<sup>th</sup> and 19<sup>th</sup> centuries including coverage in Roy Military Survey of Scotland 1747-55 mapping (much of which is included in the Ancient Woodland Inventory of Scotland). Ochils have considerable area of woodland of cultural importance and for biodiversity.</p> | Friends of the Ochils | <p>The Guidance was developed in collaboration with Scottish Forestry and no updates are considered necessary in relation to introducing the strategy. Specific proposals relating to forests and woodlands within the Ochils area will be able to consider the detailed information which has been highlighted taking in to account the proposal, the site and the surrounding area as well as any relevant historical/cultural information. The SEA has been developed incorporating a range of woodland interests including native woodland, ancient woodland and SSSI (woodland interest), all of which have been included in the spatial framework to help shape the spatial priorities of the FWS.</p> | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                    | Received From                | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                           |
| Part 2 – Woodlands and Forests in a Scottish Context                                                                                                                                                                                                                                                                                                                                               |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                           |
| <p><b>Page 8.</b> Reference is made to <i>A Land Use Strategy for Scotland 2016 - 2021</i>, but there is no indication how Perth &amp; Kinross Council will help to support this. The Strategy gives rise to a number of considerations and the Council needs to set out its position on this. Two examples follow in relation to land use decision-making and regional land use partnerships.</p> | <p>Friends of the Ochils</p> | <p>Key visions/objectives associated with the Land Use Strategy (2016-2021) have been considered in the drafting of the Guidance including specific assessment of the compatibility of the overall visions/objectives of both documents. Scottish Forestry has also been consulted on the draft Guidance and raised no comments in relation to the compatibility of the Guidance with other key national strategies.</p> <p>Looking specifically at the two examples provided, neither of these are statutory duties. PKC support the principle of these aims but it is not for the FWS to identify how these will be supported explicitly. It is also important to note that the FWS is specifically a land use planning document so the primary focus is on engagement through planning process although other opportunities for wider engagement should be encouraged where possible.</p> | <p>No change proposed by the Council.</p> |

| Comment Summary                                                                                                                                                                                                                                                                               | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                              | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                        |                       |                                                                                                                                                                                                                                                                                                                   |                                    |
| <p>7.2 Of 10 points listed on page 11 only the last one relating to Forest District Strategic Plans, long-term Forest Design and Management Plans can be imagined how implementation will be achieved through collaboration with SF. Concerns raised how other 9 points will be achieved.</p> | Friends of the Ochils | Ongoing monitoring of proposals submitted to PKC will be undertaken to help inform the review of further strategy work in this sector. Engagement with Scottish Forestry and other relevant stakeholders will also be undertaken to ensure that ongoing and future implementation of key objectives is optimised. | No change proposed by the Council. |
| Part 3 – Woodlands and Forests in Perth and Kinross Today                                                                                                                                                                                                                                     |                       |                                                                                                                                                                                                                                                                                                                   |                                    |
| <p>7.3 Query raised regarding the listing of woodland types in table of woodland types on page 13.</p>                                                                                                                                                                                        | Member of the public  | Figures are sourced from Scottish Forestry – National Forestry Inventory. For a detailed understanding of data capture and categorisation please see the metadata supplied in the following <a href="#">link</a> .                                                                                                | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                  | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance                                                                                                                                                                                     |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                           |                       |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                   |
| Update text on page 13 to take in to account contribution from oak woods and other broadleaved woodlands to biodiversity.                                                                                                        | Friends of the Ochils | Text to be updated to reflect suggested change.                                                                                                                                                                                                                                                                                                                                                                | Updated statement on pages 10-11 to add in following text <i>“Oak woods and other broadleaved woodlands in Perthshire provide a similar function and overall provide a greater contribution to biodiversity.”</i> |
| 7.4 Concern raised about the statement ‘more of the same’ on page 15 as the Strategy needs to be explicit about what it aims to achieve and how this is to be done.                                                              | Friends of the Ochils | The overall purpose and specific visions and objectives of the Strategy are explicitly set out in the FWS document. As noted above, the overall aims and objectives of the FWS have been considered in relation to the Land Use Strategy and these are considered to be compatible and to reflect the Scottish Government’s policy to consider land use including forestry holistically.                       | No change proposed by the Council.                                                                                                                                                                                |
| Text on the following opportunities and challenges (p.15) supported: our woodland heritage, broadleaves for quality timber, farm forestry, connecting and protecting habitats at a landscape scale, landscapes, and placemaking. |                       | Woodland expansion: the FWS Strategy map provides an indicative spatial framework which targets where there are opportunities for new planting as well as the locations of existing sensitivities and constraints at a strategic scale. The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram (pg. 24) is available on the Scottish Forestry website to guide woodland | Opportunities and Challenges (p.13) – added further text reflecting suggested changes for: <ul style="list-style-type: none"> <li>• softwood timber production and processing.</li> </ul>                         |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance                                                         |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                       |
| <p><b>Woodland expansion:</b> there is no reference to where this expansion might take place and qualification is required.</p> <p><b>Woodland removal:</b> need for Council to set out its policy position on woodland removal.</p> <p><b>Softwood timber production and processing:</b> need for Council to consider transport impacts from any timber haulage and provision of sawmilling facilities.</p> <p><b>Fuelwood and short rotation crops:</b> short-rotation broadleaves should not be viewed solely as a source of fuel as they can provide a market for traditional crafts, with a further benefit of tourist interest. This could also provide a market for furniture, indoor and outdoor. The use of wood for these purposes sequesters carbon for a much longer period than the use for wood fuel.</p> |               | <p>expansion. Proposals will be dealt with on a case by case basis against the LDP policy framework as well as other key national policy and guidance.</p> <p>Woodland removal: as noted above Policy 40 of the LDP (2019) clearly sets out that proposals that involve woodland removal will be considered in the context of the Scottish Government’s Policy on the Control of Woodland Removal.</p> <p>Softwood timber production and processing: potential transport impacts from timber haulage is recognised as an important issue and SG text will be updated to reflect this.</p> <p>Fuelwood and short rotation crops: Priority and actions included to encourage the development of local timber markets by local businesses, particularly markets based on wood fuel and added value craft products (p.30). Indicators of progress include training and skills measures such as number of people enrolling or registering for forestry related short courses, qualifications and Modern Apprenticeship programmes. Potential market of short rotation crop from broadleaves for traditional crafts is recognised and SG text will be updated to reflect this in the Opportunities and Challenges section.</p> | <ul style="list-style-type: none"> <li>• Fuelwood and short rotation crops</li> </ul> |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change to be made to Guidance                                                                        |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |
| <p><b>Community and urban-fringe forestry:</b> this is supported, but there must also be assistance to meet the pressures from public use.</p> <p><b>Climate Change Adaptation:</b> the principle of planting trees for sequestering carbon is proven as is their use in flood control. The use of wood fuel has to be treated cautiously; it has been and continues to be a source of pollution in the UK and other parts of the world. A recent publication provides advice: <i>The Potential Air Quality Impacts from Biomass Combustion</i>, DEFRA, 2017.</p> |               | <p>Community and urban-fringe forestry: proposals for community and urban-fringe forestry are supported and any issues with particular pressure(s) from public use will be dealt with on a case by case basis depending on the individual characteristics of the site and surrounding area and any ownership/maintenance regime proposed.</p> <p>Climate Change Adaptation: comments noted. PKC Environmental Health are consulted on proposals where there may be an air quality issue.</p> |                                                                                                      |
| <p>Recommend expanding existing wording to identify carbon rich soils should be protected in line with LDP policy as they are carbon stores and have a role in climate change mitigation.</p>                                                                                                                                                                                                                                                                                                                                                                     | SEPA          | <p>The SG will be updated to include explicit reference to the protection of carbon rich soils as a climate change mitigation measure.</p>                                                                                                                                                                                                                                                                                                                                                   | <p>Added new challenge 'Climate Change Mitigation' to page 14 and include reference to CR soils.</p> |

| <b>Comment Summary</b>                                                                                                                                                                                                                                                                                                     | <b>Received From</b>  | <b>PKC Officer response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Change to be made to Guidance</b> |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| Part 4 – Achieving the Vision                                                                                                                                                                                                                                                                                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| Whilst some of the vision is desirable the following page fails to demonstrate how the vision will be realised and what the Council will do towards this.                                                                                                                                                                  | Friends of the Ochils | Page 18-19 of the draft FWS outlines the priorities and key themes PKC will utilise to assist in achieving the vision set out on pages 17-18. The priorities and themes set out pragmatic steps to assist PKC – alongside key stakeholders – in achieving the overall vision, which is considered to be in accordance with the overall vision of the Scottish Forestry Strategy.                                                                                                                                      | No change proposed by the Council.   |
| Local Priorities - Four strategic priorities are set out in the Draft SG (page 21). Policy 40 (Forestry, Woodland and Trees) states that the Council will support proposals which, amongst other matters, meet “local priorities”. It would be helpful if the SG could explain what such local priorities are or could be. | RP Planning Ltd       | Local priorities will be considered on a case by case basis taking in to the individual characteristics of the site and surrounding area and the nature/scale of the proposal to be considered. This approach is considered to be a pragmatic and non-prescriptive way to consider local priorities in relation to forestry/woodland proposals. For example, a local priority for a specific geographical area may suggest the planting of a particular native tree type to support specific biodiversity objectives. | No change proposed by the Council.   |

| Comment Summary                                                                                                                                                                                                                                                                                                                     | Received From     | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance                                                     |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                              |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |
| Page 20 should include clear reference to the priority native woodland habitats in the Tayside LBAP 2016-2026. Guidance should also include more ambitious aim in relation to black grouse recovery for 2034. Open ground habitats are not just important in the uplands, lowland wet areas are also important for breeding waders. | RSPB              | Section to be updated to make specific reference to supporting priority native woodland habitats as identified in the Tayside LBAP. Comments in relation to black grouse and importance of specific land characteristics for breeding waders are noted however the vision on p.17 is intended to be a high level, strategic vision delivered through the key priorities and themes in Part 6 so no additional changes considered necessary. | Part 4 – Achieving the Vision – page 20/1. Updated text to refer to Tayside LBAP. |
| Support commitment to UK Forestry Standard being material consideration and proposals should accord with the Forestry Standard.                                                                                                                                                                                                     | SEPA              | Comments noted and welcomed.                                                                                                                                                                                                                                                                                                                                                                                                                | No change proposed by the Council.                                                |
| Part 5 – Geographic Priorities for Woodland and Forestry                                                                                                                                                                                                                                                                            |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |
| <b>Page 23.</b> Seek copy of Forest Research as referenced in the FWS. While many of the statements might be supported on this page, the guidance following is too simplistic to be meaningful, including the map on p27. This section is so poor that there is no meaningful guidance to comment on.                               | Friends of Ochils | This refers to the Landscape Capability for Forestry research undertaken by the Macaulay Land Use Research Institute (JHI).<br><a href="https://soils.environment.gov.scot/maps/capability-maps/national-scale-land-capability-for-forestry/">https://soils.environment.gov.scot/maps/capability-maps/national-scale-land-capability-for-forestry/</a>                                                                                      | No change proposed by the Council.                                                |

| Comment Summary                                                                                                                                                                                                                                                                                                                             | Received From   | PKC Officer response                                                                                                                                                                                            | Change to be made to Guidance                                                                                         |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                      |                 |                                                                                                                                                                                                                 |                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                             |                 | The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram (pg. 24) is available on the Scottish Forestry website. See also comments below on mapping.                       |                                                                                                                       |
| <p><b>Local Sensitivities</b></p> <p>The guidance at page 26 emphasises that proposals for woodland restructuring, creation and expansion need to be assessed on a case-by-case basis to take account of local sensitivities. This is welcomed. But in addition, other matters such as ‘constraints’ should also be taken into account.</p> | RP Planning Ltd | Specific reference to ‘constraints’ will be added to reflect that proposals will take account of both sensitivities and constraints, in line with the 3 <sup>rd</sup> paragraph of page 10 (purpose and scope). | <p><i>Guiding the Location of New Woodlands – page 23:</i></p> <p>Added in reference to ‘constraints’ on page 23.</p> |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                             | Received From        | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Change to be made to Guidance                                                                                                                                                                                                                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                      |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                               |
| Recommend that the specific reference to blanket bog within the land use constraints referred to in this section is expanded to carbon rich soils as this is in keeping with local development plan policy. Recommend that the wording of the second paragraph on page 24 is expanded to clarify that proposals will be required to take account of local sensitivities in line with the most up to date data and guidance. | SEPA                 | The SG text will be updated to include explicit reference to the protection of carbon rich soils including taking in to account most up to date data and guidance in line with LDP Policy 51 (Soils).                                                                                                                                                                                                                                                                                                                                                                                                     | <p><i>Guiding the Location of New Woodlands – pages 20-21:</i></p> <ul style="list-style-type: none"> <li>• Added in specific reference to carbon rich soils (p.20)</li> <li>• Added in suggested text to second paragraph of p.21</li> </ul> |
| Part 6 – Priorities, Themes and Actions                                                                                                                                                                                                                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                               |
| Draft FWS clearly recognises both the values of native woodlands & that our remnants are under pressure within Perth & Kinross - one of the strongholds for native woodlands in Scotland. Following recommendations suggested to help implement various aspirations in FWS:                                                                                                                                                 | Member of the public | The removal of woodland and forested areas is subject to the Scottish Government’s Policy on the Control of Woodland Removal. This policy is in accordance with the Climate Change Plan as well as the UK Forestry Standard and therefore identifies the circumstances under which removal is deemed to be acceptable including issues surrounding climate change in relation to tree removal. As the policy framework for woodland removal is already set at the national level (and recognised in Policy 40 of the LDP (2019)) it is not considered necessary to add in additional text in this regard. | No change proposed by the Council.                                                                                                                                                                                                            |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |
| <p>Native woodlands have been in decline in Perth &amp; Kinross (&amp; elsewhere) for many years. Such woodlands represent our richest terrestrial wildlife habitat &amp; I recommend that your Supplementary Guidance flags this up. Your Guidance should also flag up the key importance of conserving natural habitats to help avert the Climate Emergency.</p> <p>Building developments both adjacent &amp; within native woodlands are incompatible with maintaining habitat integrity. The such siting of these developments should therefore not be permitted in future. This cannot be mitigated by habitat creation elsewhere, as native woodland remnants, with their genetic integrity going back 8000 years, cannot be replicated.</p> |               | <p>In addition, existing native woodland and new planting areas will be managed in line with UKFS guidelines for a range of benefits, and seek to minimise future risks from climate change, for example from tree pathogens, through the creation of forest habitat networks, and using diverse tree species, improve the quality of life and well-being of people by supporting community development, encourage outdoor education and encourage the use of UK Forestry Standard and relevant Forest Guidelines to protect water and soil resources, including riparian and upper catchment planting (see Part 6 Priorities, Themes and Actions).</p> |                               |

| Comment Summary                                                                                                                                                                                                                                                                                              | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance                                                                                                                  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                       |                       |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                |
| Page 29 - Proposal for review is supported.                                                                                                                                                                                                                                                                  | Friends of the Ochils | Comments noted and welcomed.                                                                                                                                                                                                                                                                                                                                                                                | No change proposed by the Council.                                                                                                             |
| <p>Page 40 include The Allan water catchment project which includes riparian planting and is a partnership project with SEPA, SNH, Forth Fisheries Trust and RSPB Scotland.</p> <p>Page 42 we welcome the opportunities for action.</p> <p>Page 43 welcome that area of native woodland is an indicator.</p> | RSPB                  | Update text on page 40 to include Allan Water Catchment Project.                                                                                                                                                                                                                                                                                                                                            | <i>Part 6 – Priorities, Themes and Actions – Priority 4 (p.36):</i><br>Updated text to include reference to the Allan Water Catchment Project. |
| Maps                                                                                                                                                                                                                                                                                                         |                       |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                |
| Improvements could be made in the quality of the maps to allow readers to identify locations. As currently presented, the maps do not readily allow this to happen, which does not sit well with the aim of addressing uncertainties expressed on page 10.                                                   | Member of the public  | The purpose and scope of the strategy is to provide a strategic framework for the development of forestry in Perth and Kinross and inform decisions about the location of all types of new woodland. The maps provide a strategic scale guide to the appropriate locations for forestry to minimise the likelihood of undesirable environmental or social outcomes. The conceptual map has been designed to | <i>Part 3 – Woodlands and Forests in Perth and Kinross Today:</i> Add note to maps on pages 15, 16 and 24 to clarify purpose of maps with      |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From         | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance                                                                                                                                                                  |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |
| <p><b>Page 17.</b> Information on ‘Sensitivities’ map is poorly presented. All that can be said is the Strategy has failed to address the subject.</p> <p><b>Page 18.</b> The ‘Opportunities’ map is little better. It indicates better agricultural land for tree planting and while some may be possible, higher land values in the lowlands and falling incomes in the uplands will direct woodland planting to the uplands. The Strategy has failed to recognise the pressures on the Ochils and how to deal with them.</p> | Friends of the Ochils | <p>provide clarity and communication of key messages at a strategic level in line with Skeleton mapping approach taken at a national level (Scottish Government). Map design has been developed in partnership with the Scottish Government for the purpose of conveying a clear message to a wide audience. A note will be added to the maps on pages 17, 18 and 27 to clarify that they are interactive and individual considerations can be clicked on/off by hovering over the map legend entries.</p> <p>Detailed maps regarding specific sites or priorities for implementation are beyond the purpose and scope of this Strategy and will be dealt with at the more appropriate scale of site specific proposals (e.g. Forest Design Plans, Planning applications etc.)</p> | <p>instructions how to view individual map legend entries.</p> <p><i>Part 5 – Guiding the Location of New Woodlands:</i> Added link to SF website for detailed mapping for FWS on page 20.</p> |
| Highlight that we have found the mapped output within the strategy difficult to read.                                                                                                                                                                                                                                                                                                                                                                                                                                           | SEPA                  | The detailed Forest and Woodland Strategy map which is conceptualised in the Strategy diagram (pg. 24) is available on the Scottish Forestry website. The SG will be updated to provide a link to the map on the SF website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From                | PKC Officer response                                                                                                                                                                                                                                      | Change to be made to Guidance             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |                                                                                                                                                                                                                                                           |                                           |
| <p>Generally support themes 1-7. Theme 5 (Access and Health). “Appropriate tourism infrastructure” is not sufficiently defined, even with the addition “such as interpretive centres”. There is a current trend towards trivialising the importance of rural culture, to provide instant gratification for a less than well informed public. Friends of the Ochils seek further consultation to ensure sensitive infrastructure is provided with a true, quality experience</p> | <p>Friends of the Ochils</p> | <p>In relation to the comment on <i>Theme 5 Access and Health</i> PKC consider that the term ‘appropriate tourism infrastructure’ is suitable and provides scope for specific proposals relevant to the site and surrounding context to be developed.</p> | <p>No change proposed by the Council.</p> |

# **Green and Blue Infrastructure draft supplementary guidance**

| Comment Summary                                                                                                                                                                                                                                               | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                              | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| 1. General Comments                                                                                                                                                                                                                                           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| Confirmed support for the provision of a spatial strategy which is better focussed on settlement scale opportunities, and expansion and enhancement of the green/blue network. SNH also supports the clearer language and structure of this revised guidance. | SNH           | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                | No change proposed by the Council. |
| HES welcomes the improvements made in terms of the online spatial tool as well as the specific opportunities identified at the settlement and strategic scales. The recognition of the contribution made by gardens and designed landscapes is appreciated.   | HES           | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                                                                | No change proposed by the Council. |
| It would be beneficial if the document referenced other guidance on the design and implementation of active travel infrastructure to ensure best practice.                                                                                                    | TACTRAN       | The Council does not have their own best practice guidance on the implementation of active travel infrastructure. From the list of guidance recommended by TACTRAN, Transport Scotland's Cycling by Design has been referred to as an advisory document in the past however this will soon be reviewed. The updated guidance is expected to provide a better baseline for designing for active travel and once completed can be referred to in planning guidance. | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                           | Received From        | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| The guidance should emphasise the importance of native woodlands and flag up the key importance of conserving natural habitats to help avert the Climate Emergency. Developments both adjacent & within native woodlands are incompatible with maintaining habitat integrity and should not be permitted. | Member of the public | Woodlands are an essential component of GI and form part of the guidance, including the online map and data analysis (See Appendix 1 of the guidance). The guidance states that “all development should avoid fragmentation or loss of existing green/blue resources and look to enhance these” and encourages “connecting fragmented woodland through new planting or regeneration”. It cannot be stated however that development adjacent to or within native woodland will be refused planning permission. In order to determine proposals which may have an impact on woodlands, the Council follows the <a href="#">Scottish Government’s policy on control of woodland removal</a> .             | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2. Introduction                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Additional key linkages of health and wellbeing and climate change adaptation could be added to the spider diagram.                                                                                                                                                                                       | SEPA                 | <p>The diagram was prepared to illustrate the relationship between this guidance and other Local Development Plan policies. Climate change mitigation and well-being are overarching aims that the individual policies contribute to – this could be reflected better in the vision statement.</p> <p>Section 4 also states that: “Green/Blue infrastructure allows the essential <u>benefits of nature to be provided to people</u>. These essential benefits are known as ecosystem services and include the provision of food, clean air and water, regulating the effects of <u>climate change</u>, and cultural benefits such as <u>providing opportunities for recreation and exercise</u>.”</p> | <p>Amend description under the spider diagram to read as:</p> <p>Proposals should take into account other Local Development Plan policies and guidance relevant to the delivery of green infrastructure.</p> <p>Amend the vision statement to read as:</p> <p>Green infrastructure across Perth and Kinross will be high quality and multifunctional, allowing the free and easy movement of people and wildlife. It will deliver a wide range of ecosystem services,</p> |

| Comment Summary                                                                                                                                                                           | Received From        | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance                                                                                                                                                                                                                                                                                                   |
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| Relevant section/paragraph of Guidance                                                                                                                                                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                           |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                      | contributing to climate change adaptation and mitigation as well as well-being.                                                                                                                                                                                                                                                 |
| The SG could highlight that linkages to Local Place Plans (LPPs) should be considered in developing green infrastructure and opportunities for incorporation of LPP objectives maximised. | SEPA                 | The diagram under the `How to use this guidance` section highlights that community input should inform proposals throughout their development. This will also ensure that any green infrastructure opportunities already identified within existing community plans are considered. Once secondary legislation regarding LPPs is passed, their place within the planning process will be clarified and they can be referred to in planning guidance. | No change proposed by the Council.                                                                                                                                                                                                                                                                                              |
| The last sentence of the first paragraph is presumptive: "guidance to help direct actions that enhance our natural resources." Development often denigrates natural resources.            | Member of the public | The full sentence reads as: "Community groups and Council services are also encouraged to use the guidance to help direct actions that enhance our natural resources." The purpose of the guidance is to encourage best practice and help ensure that GI is considered in development proposals and other projects.                                                                                                                                  | No change proposed by the Council.                                                                                                                                                                                                                                                                                              |
| 3. The Vision                                                                                                                                                                             |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                 |
| The vision could be expanded to highlight the contribution to social cohesion/health and wellbeing and educational aspects.                                                               | SEPA                 | The Council agrees that delivering green and blue infrastructure contributes to a number of social and environmental objectives. The definition of GI (Section 4) already refers to education, habitat creation and health as benefits delivered through GI.                                                                                                                                                                                         | Amend the vision statement to read as:<br><br>Green infrastructure across Perth and Kinross will be high quality and multifunctional, allowing the free and easy movement of people and wildlife. It will deliver a wide range of ecosystem services and contribute to climate change adaptation and mitigation and well-being. |
| The aim of the strategy should be to create a nature-rich city with benefits for all citizens.                                                                                            | Perth Christies      | The vision statement can be amended to specifically mention well-being as a key aim of the guidance.                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Received From          | PKC Officer response                                                                                                                                                                                                                   | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The vision is presumptive; development arising from both local development plans will reduce the movement of people and wildlife.                                                                                                                                                                                                                                                                                                                                                              | A member of the public | The vision statement is a declaration of the objective the Council aims to achieve by preparing and implementing this guidance. The guidance encourages best practice and helps ensure that GI is considered in development proposals. | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                                                                       |
| Temporary green infrastructure cannot be considered a mitigation measure.                                                                                                                                                                                                                                                                                                                                                                                                                      | A member of the public | Temporary use is mentioned within Policy 40 that is quoted in the guidance under Section 2. The policy does not suggest that temporary greening is a mitigation measure. It is simply good practice that the Council encourages.       | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4. How to use this Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Support the flow chart which considers green infrastructure as part of a development's early concept plan.                                                                                                                                                                                                                                                                                                                                                                                     | SNH                    | The supporting comments are noted.                                                                                                                                                                                                     | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>With regards box 1, it would be useful for landscape architects to have hydrology of site information available to overlay when looking at blue-green linkages in order that they can design in this context.</p> <p>In box 2, Blue/Green infrastructure should complement access and active travel routes across the site and not just primary access routes. It should be integrated from streetscape up for example bioretention features fed by dropped kerb for individual housing</p> | SEPA                   | The Council agrees with SEPA's comments, the diagram can be amended to provide clearer advice.                                                                                                                                         | <p>Amend the text in the diagram to read as:</p> <p>“As part of the site appraisal, identify existing green and blue infrastructure to protect and enhance. Use the online map alongside relevant surveys and records (e.g. on biodiversity, hydrology) and community and stakeholder input.”</p> <p>“Make green and blue infrastructure part of your early design work and concept plan, similar to road layouts or access points.”</p> |

| Comment Summary                                                                                                                                                                                                                           | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance                                                                                                                           |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                         |
| plots.                                                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                                      | “Develop a proposal and design statement which demonstrates how the development will enhance green and blue infrastructure at different scales.”        |
| Make it clear that the design of proposals should also be informed by a ‘site appraisal’, ‘design and development’ work, and, where relevant, a ‘masterplan’ in order to identify opportunities for new infrastructure.                   | RP Planning            | The table on page 4 outlines the process from site appraisal stage to developing proposals with GI in mind. Masterplanning is also referenced throughout the document.                                                                                                                                                                                                                                               | Amend the text in the diagram to read as:<br><br>“Make green and blue infrastructure part of your early design work and concept plan...”                |
| It is difficult to see how larger developments in both local development plans can achieve the following:<br>“Develop a proposal and design statement which demonstrates how the development will enhance green and blue infrastructure.” | A member of the public | The guidance requires developers to analyse the site context with regards to green and blue linkages and develop a proposal that allows for the protection and enhancement of these assets. The design statement is a tool to explain the applicant’s train of thought, show different options that have been tested throughout the process and highlight measures which contribute to GI (e.g. additional planting) | No change proposed by the Council.                                                                                                                      |
| 5. What is Green and Blue Infrastructure?                                                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                         |
| The section clearly defines green and blue Infrastructure and principles. Recommends adding biodiversity as a function and having greater emphasis throughout the guidance on the value of using native species where appropriate.        | SNH                    | The Council agrees that promoting biodiversity should be mentioned and proposes to expand neighbourhood level opportunities in relation to this.                                                                                                                                                                                                                                                                     | Add ‘promoting biodiversity’ to the list of ecosystem services.<br><br>Under neighbourhood level opportunities in Section 5, amend the text to read as: |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                             | Received From   | PKC Officer response                                                                                                                                                                                                                                                                                              | Change to be made to Guidance                                                                                                                                                                                                                            |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | The use of native species is promoted both by Policy 40: Forestry, Woodland and Trees as well as the new Supplementary Guidance on Open Space which provides detailed advice on landscaping and design. Site specific developer requirements also call for native planting where considered appropriate.          | “Green/blue infrastructure should be designed and planned to support and increase biodiversity by considering proximity to natural habitats, habitat heterogeneity, presence and requirements of native species, patch size and management practices.”   |
| Mention the marketability benefits to developers of well-planned green infrastructure.                                                                                                                                                                                                                                                                                                                                      | SNH             | The Council agrees that GI can contribute to increasing the quality of life and benefit people in made different ways. The list of ecosystem services already highlights active travel, recreation, health and education but this can be expanded further.                                                        | Add `cultural value and sense of place` to the list of ecosystem services.                                                                                                                                                                               |
| Benefit in terms of economic uplift associated with enhanced “sense of place” could be added to the definition of Multifunctionality and opportunities for better social inclusion across the site could be included in Connectivity.                                                                                                                                                                                       | SEPA            | Paths, woodlands and watercourses are considered green and blue infrastructure and have been identified on the online map. Road verges are not captured by data but where they have beneficial features, can be considered GI. The definition includes examples of ‘green features’, it is not a definitive list. | Under Multifunctionality, include the following text:<br><br>Well planned green and blue infrastructure also contributes to creating character and a sense of place, increasing the value of developments.                                               |
| Ecosystem services should include noise abatement and cultural services provided by GI should also be acknowledged. The definition of green & blue infrastructure should include verges of roads, paths and watercourses where these have natural vegetation such as wildflower grassland or shrubs. Woodland should be defined not just by the presence of trees but also shrub layer and ground flora of woodland plants. | Perth Christies | In terms of sport facilities, parks and open spaces, including playing fields are included in the data analysis. The Open Space SG includes more information on how these areas can be designed to provide biodiversity and landscape benefits. Tennis courts and bowling greens are also part of the             | Under Connectivity, include the following text:<br><br>Connecting green and blue features facilitates the movement of wildlife and by incorporating paths, it also provides opportunities for active travel and better social inclusion across the area. |

| Comment Summary                                                                                                                                                                                                                                                                                                 | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                              | Change to be made to Guidance                                                                                                                                                                                                                       |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                          |                        |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                     |
| Definitions should be consistent with the ones given in the Glossary of LDP2 (e.g. Green Infrastructure). For example, the LDP includes 'quality of life' within its definition which could include sports facilities.                                                                                          | RP Planning            | Greenspace Open map and the Council hasn't excluded anything from this data as a base layer<br><a href="https://www.ordnancesurvey.co.uk/documents/os-open-greenspace-product-guide.pdf">https://www.ordnancesurvey.co.uk/documents/os-open-greenspace-product-guide.pdf</a>                                      |                                                                                                                                                                                                                                                     |
| The following sentence is misleading. "Green/Blue infrastructure allows the essential benefits of nature to be provided to people."                                                                                                                                                                             | A member of the public |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                     |
| Note in the guidance that whilst they may not constitute green infrastructure; sport areas such as tennis courts and bowling greens are important in terms of planning for sport; health and recreation.                                                                                                        | Sport-Scotland         |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                     |
| 6. Delivery of Green and Blue Infrastructure at Different Scales                                                                                                                                                                                                                                                |                        |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                     |
| The draft SG must not require applicants to improve the network beyond the development site. Policy 42 (Green Infrastructure) only refers to the green infrastructure "within and linked to the site", but the draft SG appears to go further and suggests that improvements could be sought from a wider area. | RP Planning            | Developers will not be required to provide landscaping outside of the site boundary. However, submissions should show an understanding of the wider context and how GI within the site can link to the existing network outwith the red-line boundary. Some sections could be reworded to avoid misunderstanding. | Amend the text under Neighbourhood level opportunities to read as:<br><br>"Developments should create networks that link to green infrastructure beyond the site boundary".<br><br>Amend the text in the opening paragraph of Section 5 to read as: |

| Comment Summary                                                                                                                                                                                                                                                                                                        | Received From   | PKC Officer response                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance                                                                                                                                                                                           |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                                                                                                      | “Thought must be given as to how existing resources will be protected and new green/blue infrastructure will connect to other habitats and green/blue features beyond the ‘red line’ boundary of the development site.” |
| Generally, supports this section however the cycle path on the Bertha Park drawing is too narrow to act as a multifunctional route and doesn’t illustrate good practice                                                                                                                                                | SNH             | The illustration was included as it represents well the relationship between the green, blue and access elements of Green Infrastructure. The drawing is only conceptual and it would be ensured at the detailed design stage that the path is suitable for multiple users.                                                                          | Caption to be modified as follows:<br><br>“Conceptual drawing of Bertha Park pond and cycle path on the edge of housing development”                                                                                    |
| Support the encouragement of the daylighting of culverts; reference could be made to PKC’s Flood Risk guidance with regards this issue and proposed river crossings, along with reference to the <a href="#">CAR Practical Guide</a> to ensure readers are aware of the authorisation requirements of river crossings. | SEPA            | References will be added to the guidance.                                                                                                                                                                                                                                                                                                            | Add the following text to page 8: “See the <a href="#">Council’s Flood Risk Guidance</a> and the <a href="#">CAR Practical Guide</a> for detailed advice on culverts and river crossings.”                              |
| Road and path verges should be more imaginatively designed to provide habitat by using nutrient-poor soil and seeding with perennial mixtures of Scottish grasses and wildflowers that can withstand occasional (or even frequent) mowing.                                                                             | Perth Christies | Page 8 of the guidance (‘Streets’) encourages creating multifunctional verges which help absorb runoff and add green value. The Open Space guidance goes into more detail about landscape design and promotes low maintenance solutions which are beneficial for biodiversity. It is not considered necessary to add more detail to the GI guidance. | No change proposed by the Council.                                                                                                                                                                                      |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                                             | Received From                 | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                           |
| <p>Development over a certain size should be required to provide a traffic free link to the nearest point on the national cycle network, or at least have a safe cycling and walking route to the nearest schools and shops. Planning officers should investigate whether informal walking routes exist as part of their assessment of planning applications and ensure that the developer provides footpaths to preserve these routes.</p> | <p>A member of the public</p> | <p>The Council agreed with the need to connect to existing cycle infrastructure, walking routes and utilise existing desire lines within development sites. There are however other policies and guidance that provide detailed advice on active travel and masterplanning.</p> <p>Policy 60 in the Local Development Plan states that: “New developments should provide access from the development to off-road walking and cycling provision as part of the green network, and contribute to its enhancement and improved connectivity. Existing active travel routes will be safeguarded and incorporated into development. Cycle parking facilities should be provided.”</p> <p>The Council’s Placemaking Guidance highlights the need to identify and where possible follow informal walking routes and `desire lines` under the `Accessibility &amp; Permeability` chapter. Applicants are required to consider routes across the site that people are most likely to take, providing direct access and minimising detours.</p> <p>Furthermore, Transport Scotland’s Cycling by Design has been adopted as an advisory document however this will soon be reviewed. The updated guidance is expected to provide a better baseline for designing for active travel and once completed can be referred in this supplementary guidance.</p> | <p>No change proposed by the Council.</p> |

| Comment Summary                                                                                                                                                                                                           | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |
| In relation to the opening paragraph of section 5.1; the guidance should demonstrate where “adverse effects” on existing green and blue infrastructure will be unacceptable and lead to refusal of planning applications. | A member of the public | It depends on the context of the site and the proposal itself what would constitute as an unacceptable adverse effect. The guidance and the policy presume against the removal of GI and fragmentation of wildlife habitats, and this is taken into account at the determination of planning applications.                                                                                               | No change proposed by the Council. |
| There is little evidence that “Strategic developments provide opportunity to deliver large scale green/blue infrastructure.                                                                                               | A member of the public | Strategic developments, where designed with green and blue infrastructure principles in mind can deliver new GI that links to the existing network. The website below includes some example case studies developed by CSGN:<br><a href="https://www.gcvgreennetwork.gov.uk/what-we-do/delivering-green-infrastructure">https://www.gcvgreennetwork.gov.uk/what-we-do/delivering-green-infrastructure</a> | No change proposed by the Council. |
| 7. Perth and Kinross Green & Blue Infrastructure Strategy                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |
| The Council should undertake effective monitoring and assessment of the success of delivery of green infrastructure for specific developments.                                                                            | SNH                    | The comment is noted and welcome.                                                                                                                                                                                                                                                                                                                                                                        | No change proposed by the Council. |
| Under the output section, recommends inserting wording stating that the opportunities table should be read in conjunction with the online map.                                                                            | SNH                    | This is already stated on page 13.                                                                                                                                                                                                                                                                                                                                                                       | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                | Received From   | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change to be made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| State that the map may not be 100% accurate but that where elements of green or blue infrastructure are not included on the map; if they clearly meet the relevant criteria; then they should be appropriately protected and considered in the design process. | Sport-Scotland  | <p>The Council used the most accurate, available open data for this guidance (i.e. OS Greenspace map supplemented with local data where available. Ordnance Survey is committed to maintaining its products to the highest levels of accuracy and currency. The initial capture of data for Open Greenspace was completed using existing topographic databases and aerial imagery however OS cannot guarantee that all relevant sites will be included in the data.</p> <p>OS has processes in place to allow expert users to feed back on the product and allow us to act on potential omissions and improvements to content, subject to accuracy checks.</p> <p><a href="https://www.ordnancesurvey.co.uk/documents/os-open-greenspace-product-guide.pdf">https://www.ordnancesurvey.co.uk/documents/os-open-greenspace-product-guide.pdf</a>. It is crucial that designers and developers consult all available sources for information, including site surveys and stakeholder engagement.</p> | <p>Add the following text to Appendix 1 and to the online map:</p> <p>The Council has used the most accurate, available open data for this Guidance (i.e. OS Greenspace map supplemented with local open data – see table) Ordnance Survey is committed to maintaining its products to the highest levels of accuracy and currency. OS has processes in place to allow expert users to feed back on the product and allow OS to act on potential omissions and improvements to content, subject to accuracy checks.</p> <p>Data displayed on the online map should always be validated through detailed site assessments. Features which are not identified on the map but could be classified as green/blue infrastructure should be protected and considered in the design process.</p> |
| Net gain should be a requirement for development - not just limiting impacts on green & blue infrastructure but creating more than was there before.                                                                                                           | Perth Christies | The guidance encourages enhancement of wildlife through the provision of green and blue infrastructure in accordance with Policy 41 of the LDP which seeks to protect and enhance wildlife and habitats but does not require a net gain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change proposed by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Comment Summary                                                                                                                                                                                                                                                                                                                       | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                           | Change to be made to Guidance                                                                                                                                                                    |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                  |
| This guidance needs to identify how green/blue infrastructure to be provided will be maintained, such as providing a management plan with the planning application and identifying committed financial resources.                                                                                                                     | A member of the public | Applicants are required to have an agreement in place for the management of landscaped areas within their site. The Open Space Guidance outlines the options developers have for the long-term maintenance of open spaces. It is not considered necessary to reiterate it in this guidance.                                                                                                                                    | No change proposed by the Council.                                                                                                                                                               |
| 8. Opportunities Table                                                                                                                                                                                                                                                                                                                |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                  |
| Welcomes the strategic green network link shown from Perth to Dundee, which forms part of TAYplan’s strategic green network.                                                                                                                                                                                                          | SNH                    | The supporting comments are noted.                                                                                                                                                                                                                                                                                                                                                                                             | No change proposed by the Council.                                                                                                                                                               |
| The table and the online map should identify further potential strategic linkages as well as additional active travel routes (e.g. segregated cycle ways) within and beyond the Council area.                                                                                                                                         | SNH                    | <p>The revision had a limited scope and the Council decided to focus on data analysis and internal consultation as a means of information gathering. However, the value of cross-boundary thinking and engagement is acknowledged.</p> <p>The development of a dataset with existing cycle routes is underway; when this is finalised, it could be added to the online map and help identify gaps in the existing network.</p> | <p>Add the following commitments to the moving forward section:</p> <ul style="list-style-type: none"> <li>• cross-boundary working</li> <li>• including further active travel routes</li> </ul> |
| We support opportunities identified for “alongside the Lade” (pg.15) and the statement “provide appropriate connections with the existing Lade and River Almond routes” (pg. 16). However we suggest this is strengthened, and enhancement of the Lade greenspace and access is identified as a key green and blue route opportunity. | SNH                    | The Lade is identified as an existing resource, as well as an opportunity for further improvement on the online map. The integrity of the corridor is protected by LDP policy and the Council is currently preparing a Management Plan which will outline improvements to the Lade.                                                                                                                                            | No change proposed by the Council.                                                                                                                                                               |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                            | Received From    | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change to be made to Guidance      |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |
| The SG does not state any specific requirement for development in or near an opportunity area to support (either through contributions or direct intervention) one of the opportunities identified. It would make the Guidance more effective if it stated requirements of development rather than an aspirational wish list.                                                              | TACTRAN          | LDP2 was already at Examination stage when the revision of this guidance was undertaken. Therefore, additional opportunities that have been identified through data analysis and engagement could not inform the developer requirements in LDP2. Nevertheless, as the supplementary guidance is statutory and will form part of the LDP following approval by Scottish Ministers, developers will be required to consider these additional opportunities | No change proposed by the Council. |
| The requirements (including the maps within the online document) should be consistent with the LDP2 'Site Specific Developer Requirements' for development sites.                                                                                                                                                                                                                          | RP Planning      | when preparing development proposals and submitting planning applications. It should also be noted that opportunities will not all be delivered through new development, there are other mechanisms for achieving these connections (see page 12).                                                                                                                                                                                                       |                                    |
| There are some opportunities which are not included as developer contributions for specific allocations in the LDP. For example under 'Perth core villages,' the opportunity to link Bridge of Earn and Abernethy is not included. SNH refers to their comments on the Council's 'Developer Contributions and Affordable Housing draft SG' as a way of delivering some of these key links. | SNH              | Developers will have to demonstrate that they considered the opportunities within and around the site and developed a proposal which maximises the potential benefits of GI to people and wildlife. The planning application stage will provide an opportunity to determine the ideal form of GI delivery in light of the analysis provided in this guidance and the detailed site work and studies undertaken by the developer.                         |                                    |
| Objects to any change within the draft Supplementary Guidance document which alters the agreed position on Almond Valley.                                                                                                                                                                                                                                                                  | Pilkington Trust | The representation does not provide any examples where the draft SG would be conflicting with the approved planning consent.                                                                                                                                                                                                                                                                                                                             | No change proposed by the Council. |

| Comment Summary                                                                                                                                                                                                                                                                                                                                                                                                           | Received From          | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Change to be made to Guidance                                                                                                                                                                                                                                                                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |
| <p>Throughout the response, comments have been made on the acceptability and impact of developments such as Bertha Park, the Cross Tay Link Road. The respondent stated that the mitigation measures proposed for these developments are not adequate.</p> <p>North Inch is not a multifunctional open space area. Alongside the SuDS pond in Luncarty, they have poor management which limits benefits for wildlife.</p> | A member of the public | <p>The comments on the individual developments are noted and welcome.</p> <p>The Council agrees that in order to maximise the benefits of green infrastructure over time, good design and effective maintenance is crucial. As noted above, the new Open Space Guidance provides detailed advice on the design and maintenance of open spaces and promotes landscaping solutions that support biodiversity and does not require regular maintenance. The comments have also been forwarded to the Council's Greenspace team who is responsible for the planning and implementation of maintenance on Council owned public opens spaces.</p> | No change proposed by the Council.                                                                                                                                                                                                                                                            |
| 9. Online Map                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |
| SNH welcomes this locationally specific online map using an O.S. base and suggests a few improvements to aid developers on how to best use this.                                                                                                                                                                                                                                                                          | SNH                    | <p>Comment is noted and welcomed. The online map should be viewed alongside the Guidance. Section 3 outlines how the guidance should be used and the case study under Section 6 shows how different elements of the guidance can inform developers. The online map contains information widget to direct users on how to navigate and use the map. Additional suggestions to this text are welcome.</p>                                                                                                                                                                                                                                     | <p>Include the following text in the guidance:</p> <p>The Online Green/Blue infrastructure map is intended to be a dynamic map product. Newly available data will be reviewed regularly and added where deemed appropriate to Green/Blue infrastructure planning and as resources permit.</p> |
| The status of the "Green and Blue Infrastructure Map" and the method used for generating it is not specified and should be made clear. Will the map form part of the statutory SG? It's also unclear whether it is a dynamic document and                                                                                                                                                                                 | RP Planning            | <p>The online map is a key part of the statutory SG and is referred to throughout the document.</p> <p>The method of generating the map is outlined in Appendix 1 of the guidance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                               |

| Comment Summary                                                                                                                                                                                                                                              | Received From | PKC Officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Change to be made to Guidance                                                                                                                                                                                                                                                                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                       |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                               |
| whether the maps within it are part of this consultation.                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                               |
| 10. Moving Forward                                                                                                                                                                                                                                           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                               |
| Support the addition of 'Perth City Cycle network project routes' in particular, and the need for an Open Space Audit and Strategy. Recommends excluding 'woodland cemeteries' and including Local Nature Conservation Sites.                                | SNH           | <p>Woodland cemeteries are going to be new burial areas, where trees will be planted instead of/alongside traditional graves. As such, they will form new green infrastructure and deliver benefits similar to other new woodlands.</p> <p>The Council does not currently have any Local Nature Conservation Sites. Surveys are due to start in 2020 to establish geodiversity and biodiversity sites and once these are established, the Council can review their role in terms of Green and Blue infrastructure and consider their inclusion in this guidance.</p> | <p>Include the following text in the guidance:</p> <p>The Online Green/Blue infrastructure map is intended to be a dynamic map product. Newly available data will be reviewed regularly and added where deemed appropriate to Green/Blue infrastructure planning and as resources permit.</p> |
| 11. Appendix                                                                                                                                                                                                                                                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                               |
| There is an omission at a strategic scale of paths and segregated cycle routes. There is reference to this under 'settlement scale potential green-space linkages' in the table but this seems to be incomplete and it is not clear what data has been used. | SNH           | <p>Appendix 1 outlines path and cycle data used in existing (adopted paths, long distance routes) and potential linkages (Future Potential Routes/ Indicative Cycle Path (e.g. Perth to Dundee)</p> <p>PKC intends to update the map with active travel plan cycle routes as they become available</p>                                                                                                                                                                                                                                                               | No change proposed by the Council.                                                                                                                                                                                                                                                            |

| Comment Summary                        | Received From | PKC Officer response                                                                                                                                                                                                       | Change to be made to Guidance |
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| Relevant section/paragraph of Guidance |               | Existing and proposed Greenspace linkages (including paths and cycle ways have a scale threshold applied due to the detailed nature of the dataset. It is possible to zoom in to display these layers at a strategic scale |                               |

# **Comments on Landscape draft supplementary guidance**

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received From                         | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| <b>GENERAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| <p>Kinross Area LP included extensions to AGLVs to hill and river borders after community campaign. Involved in review panel but despite strong representation from Consultee, Cleish and Fossoway CCs, consultants excluded former AGLVs Cleish Hills and Devon Gorge from designation. Highly critical of consultant's exercise especially ignoring cross-boundary designations.</p> <p>Reporter's examination did not address need for local landscape areas to be protected against inappropriate development. Concerning as are now on highest capacity map for renewables. Question why necessary to review all designations if only two are being questioned. Question why internal staff cannot be used. Case is made for Cleish Hills and Devon Gorge to be reassessed.</p> | Councillor                            | <p>The depth of concern for recognition of the Cleish Hills and Devon Gorge is recognised. The explanation for the omission was largely set out in the committee report of 25 March 2015 to the Enterprise and Infrastructure Committee. This is summarised in <i>italics</i> to address the points raised by respondents:</p> <ul style="list-style-type: none"> <li>- <i>These areas were carefully considered prior to completion of the report and long discussions were held between the Steering Group and the Consultants</i></li> </ul> <p><i>Devon Gorge :</i></p> <ul style="list-style-type: none"> <li>- <i>the area is attractive and important geological feature but inappropriate to consider as a Local Landscape Area given its small scale compared to the other more extensive LLAs. Other similar sites in Perth and Kinross were also not designated for example Craighall Gorge, or Deil's Cauldron.</i></li> </ul> | None                          |
| <p>Strongly supports Cllr Barnacle's request to review LLAs in LDP2 or Supplementary Guidance. Critical of removal of designations from LDP2 and in past campaigned for inclusion of Devon Gorge and Cleish Hills in AGLVS. Community wish landscape protected against inappropriate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Fossoway & District Community Council | <ul style="list-style-type: none"> <li>- It should be noted that Devon Gorge from Rumbling Bridge to Muckhart is being considered for selection as a local geodiversity site.</li> <li>- It should be noted that Clackmannanshire Council has not</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From             | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change to be Made to Guidance |
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| <p>Relevant section/paragraph of Guidance development; worried that now seen as highly suitable for large scale wind farm development.</p>                                                                                                                                                                                                                                                                                                                                                                                                              |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
| <p>Concerns over omissions of Cleish Hills and Rumbling Bridge Gorge; strongly support submissions of Cllr Barnacle and Kinross-shire Civic Trust.<br/>Cleish Hills meet assessment criteria for LLA; AGLV status confirmed local significance of landscape character of hills and basin, no reasoned explanation why not .<br/>Landscape designations differ on either side of county boundary.<br/>At consultation event in Feb 2016 mapping blotted out Cleish hills almost entirely demonstrating closed mind, flawed process requiring review.</p> | Cleish & Blairadam CC     | <p>included the Devon Gorge on their side. Notwithstanding the discussion below of the Cleish Hills, the boundary with Clackmannanshire runs along the gorge from Rumbling Bridge to north of Blairingone. The Council would have little control over development on the north side of the gorge.</p> <p><i>Cleish Hills:</i></p> <ul style="list-style-type: none"> <li>- <i>The Cleish Hills were considered as part of the Loch Leven Basin but the Cleish Hills did not score as highly as the 11 LLAs, particularly in terms of scenic quality, recreational value and cultural associations.</i></li> <li>- Cross boundary designations were not ignored but an automatic designation across the border does not necessarily follow. Particularly given the view from one side of the hill range may differ significantly from the experience from the other. <i>Findings need to be consistent within the Council area. This was recognised by Fife Council.</i></li> </ul> |                               |
| <p>1. Concerned about omission of Cleish Hills and River Devon Gorge. No explanation given why LUC omitted.<br/>2. KCT submitted full justification [see submission for full description]: Kinross-shire is natural bowl surrounded by Ochils, West Lomond, Bishop Hill, Benarty Hill and Cleish Hills, cannot separate Cleish Hills from others, contribute s much to character of Kinross-shire. Fife Council designates Cleish Hills as LLA.</p>                                                                                                     | Kinross-shire Civic Trust | <ul style="list-style-type: none"> <li>- The history of planning applications over the last five years shows little threat to the Cleish Hills landscape although significant forestry is present which may be restructured, felled or thinned in the future.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |

| Comment                                                                                                                                                                                                                                                                                                                          | Received From | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |
| <p>3.Rumbling Bridge Gorge, Crook of Devon: dramatic box canyon in undulating countryside. Cannot say geography means no development can take place as gorge deserves a positive statement to protect from development. Suitable area needs to be marked surrounding gorge to protect from intruding and visual development.</p> |               | <p>In the consultants' brief the position of Areas of Great Landscape Value (AGLV) was set out noting that only 2 of the 6 Area Plans prior to LDP1 had AGLVs and they lacked information on their selection process or special qualities. To ensure a consistent and robust approach across the whole Council area it was necessary to avoid pre-formed assumptions to ensure consistent and thorough approach.</p> <p>The value of these features locally is recognised, expressly acknowledged by the consultants. The designation however refers to areas of significance to Perth &amp; Kinross as a whole. For this reason any review necessarily requires a review of the process as it applies to all of the designations.</p> <p>Consultation maps that omitted the Cleish Hills were those showing the final designations arrived at from previous consultations. The public were invited early in the process to comment on maps of the whole Council area divided into squares. Analysis then proceeded on the basis of Landscape Character Areas before further defining the area through analysis and</p> |                               |

| Comment                                                                                                                                                                                  | Received From          | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                   |                        | <p>discussion with the steering group of stakeholders.</p> <p>Part of the Cleish Hills are identified as of low environmental sensitivity for wind farms in the draft Renewable and Low Carbon Energy guidance (Renewables SG); while half of the hills fall within an area identified as of significant protection. The wind map is a broad strategic document to inform a broad site search based on multiple criteria, not just landscape. All proposals will be subject to a site specific assessment against policies in the LDP and detailed guidance in the Renewables SG.</p> <p>An internal review carried out by Council staff would be at a cost to the Planning department and subject to capacity of the landscape staff.</p> |                               |
| Also request for Ochil Hills to be considered for regional park and extending Lomond hills Park to Loch Leven. Requests that Regional Park issues be looked at in Supplementary Guidance | Councillor             | Regional parks have a remit wider than landscape and as such is not considered suitable for inclusion within this guidance. Regional parks come with a significant resource burden which is a decision for Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>None</b>                   |
| Welcome incorporation of objectives into body of document rather than as medium/long term ambitions in appendix                                                                          | A member of the public | <b>Noted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>None</b>                   |

| Comment                                                                                                                                                                                                                                                                                                                                | Received From                 | PKC Officer Response                                                                                                                                                                                                                                                                                                | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                 |                               |                                                                                                                                                                                                                                                                                                                     |                               |
| LDP Policy 39 verbs reactive; look forward to development of proactive policies, initiatives and actions to promote development enhance contribute which LLA designation encourages. Look forward to co-ordinated and proactive programme of actions and process to achieve well thought out and ambitions objectives for Ochil Hills. | A member of the public        | Planning policy is tied to the development plan process and as sets out issues developers need to address. Planning policy encourages appropriate proposals to protect and enhance the landscape through policy and guidance related to placemaking, woodland and forestry guidance, and renewables amongst others. | None                          |
| No comment to make                                                                                                                                                                                                                                                                                                                     | Coal Authority                | <b>Noted</b>                                                                                                                                                                                                                                                                                                        | None                          |
| Welcome that guidance takes into account draft Scottish Natural Heritage and Historic Environment Scotland revised guidance on local landscape designation. No further comments.                                                                                                                                                       | Historic Environment Scotland | <b>Noted</b>                                                                                                                                                                                                                                                                                                        | None                          |
| <b>3 POLICY CONTEXT</b>                                                                                                                                                                                                                                                                                                                |                               |                                                                                                                                                                                                                                                                                                                     |                               |
| <b>3.4 LOCAL DEVELOPMENT PLAN</b>                                                                                                                                                                                                                                                                                                      |                               |                                                                                                                                                                                                                                                                                                                     |                               |
| Change policy 39 to reflect need to resist development in [incomplete]                                                                                                                                                                                                                                                                 | Friends of the Ochils         | Policy 39 is a policy in the local development plan recently adopted and cannot be changed here.                                                                                                                                                                                                                    | None                          |

| Comment                                                                                                                                                            | Received From         | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Change to be Made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Relevant section/paragraph of Guidance                                                                                                                             |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>5 GUIDELINES FOR THE LLAS</b>                                                                                                                                   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Add to purpose assistance given to bodies who may wish to comment on developments such as wind farms and woodland planting. Not just for Council and land managers | Friends of the Ochils | Agreed that the guidance also allows interested bodies to provide informed comment on planning and other developments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Amend</b> second paragraph to read “Assistance to <i>developers</i> , the Council and <i>community bodies in (respectively) submitting, deciding and commenting on planning. Assistance to the Council and other bodies</i> in commenting on land management proposals (including proposals for forest and woodland planting) and monitoring landscape change.                                                                                                                                        |
| Recommend forces for change sections for each LLA are checked to include any relevant changes since 2015.                                                          | SNH                   | As advised by SNH, planning applications and forestry grants reviewed, and discussed with DM officers. Changes in the renewables and forestry sectors most apparent; with wind farm and hydro applications drying up due to changes in subsidies, but with solar becoming economic. Also reviewed for wind farms that may be approaching consideration of repowering. Due to climate change there may be further changes to agricultural practice, tree planting, flood schemes and increased renewables but this will largely be dependent on national policy which at this stage is not clear. The financial environment for wind farms has currently halted the expansion of wind farms, but | <b>Ochils</b> : Amended per A Jamieson / FOTO comments below.<br><b>Loch Leven</b> Amend 2 <sup>nd</sup> bullet point to read “Wind turbines and solar farm proposals and associated infrastructure”<br>Add additional bullet point “increase in naturalised wetland and woodlands”<br>Amend final bullet point to replace Kinnesswood with Scotlandwell.<br><b>Sidlaws</b> Add expansion of existing forestry; Replace references to hydro with reference to solar farms and associated infrastructure. |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                      | Received From | PKC Officer Response                                                                                                                                                            | Change to be Made to Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                       |               | given their potential impact, these have been kept in as a force for change.                                                                                                    | <p><b>Glen Quaich</b> Replace wind farm reference to extension or repowering of nearby wind farms; Remove reference to Beaully Denny powerline upgrade. Change reference re felling plantations to felling, thinning and restructuring of plantations.</p> <p><b>Loch Tay</b> Remove “pressure” as increased tourist infrastructure around the Loch evident.;</p> <p><b>Ben Vrackie</b> Change “footpath erosion” to footpath erosion and upgrading on popular ascents. Remove reference to hydro</p> <p><b>Loch Lyon, Sma’ Glen, Rannoch Forest, Strath Tay:</b> No change</p> |
| <b>5.9 SIDLAW HILLS</b>                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Amend boundary of Sidlaws LLA to exclude area of Pitctstonhill (red hatched area). As land does not relate to description, statement of significance or special qualities of LLA. Boundary is not logical as it restricts southern expansion of Scone. LDP2 examination found area scored well in SEA so reasonable this area could come forward for development. Minor change, would provide a physical permanent boundary. | Scone Estates | This area is outside the settlement boundary and within the greenbelt. It would be inappropriate to remove the local landscape area here for the purpose of allowing expansion. | <b>None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                 | Received From          | PKC Officer Response                                                                                                                                                                                                                                                                        | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                  |                        |                                                                                                                                                                                                                                                                                             |                               |
| Noted that “development pressures around the edge of Perth and Scone is a Force for Change. But development pressure is not synonymous with landscape impact . LLA designation must only be if landscape character itself of merit.                                                                                                                                                                                     |                        |                                                                                                                                                                                                                                                                                             |                               |
| <b>5.10 OCHIL HILLS</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                                                                                                                                                                                                                                                                             |                               |
| After 2 <sup>nd</sup> paragraph insert “The Ochils form a key watershed between the Tay and Forth river systems. It is subject to localised high rainfall which is increasingly being experienced as more frequent and intense events. In recent years some surrounding communities have been at risk of flooding and several sub-catchments are recognised as Potentially Vulnerable Zones for flood risk management.” | A member of the public | While a valid point this is not of direct relevance to the criteria for identifying Local Landscape Areas or the purposes of the designation set out in section 5.                                                                                                                          | <b>None</b>                   |
| 1. To paragraph commencing “The landcover of the hills...” add “Much of the landscape of the Ochils, both open and enclosed, has been created and maintained by the farming of cattle and, particularly, sheep. This economy is now vulnerable, leading to changes in landcover.”                                                                                                                                       | A member of the public | 1. The cause of the landscape is not necessary to introduce in order to describe the landscape; any changes to the economy and its impact on landcover is a significant change to the guidance and would require further studies and consultation. This will be included in a later review. | <b>None.</b>                  |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received From          | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Change to be Made to Guidance                                                                                                                                                                                                                                                                                                    |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                  |
| 2. Amend following paragraph to read: “Several upper glens have been dammed to form reservoirs, <i>which create significant features for landscape, biodiversity and recreation. ...</i>                                                                                                                                                                                                                                                                                                                                                                                             |                        | 2. The inclusion of the reservoirs in the statement of significance reflects their significance for landscape. Agreed that the reservoirs provide a resource for anglers and aquatic birds, however the recreational and biodiversity benefits of the Ochils are recognised across the area including through SSSIs.                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                  |
| Amend 1 <sup>st</sup> bullet point of Special Qualities to read “prominent band of hills forming <i>both a barrier and a gateway...</i> ”                                                                                                                                                                                                                                                                                                                                                                                                                                            | A member of the public | Agreed that the suggested wording is clearer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Amend</b> first bullet point to read “Prominent band of hills forming <i>both a barrier and a gateway between Perthshire and Kinross-shire, and the setting to both</i> ”                                                                                                                                                     |
| Add 2 initial bullet point to forces for change:<br>“[1]• Changes to the landcover in response to the reduced viability of hill farming, including changing grazing patterns and vegetation cover.<br>•[2A] Adaptations to improve resilience to climate change, including peatland restoration and Natural Flood Management processes.<br>2[B]. amend final bullet point under forces for change to read “...other tall structures <i>and solar arrays</i> ”<br>3.Add final bullet point to forces for change : “• Increasing pressure from recreational access with the impacts of | A member of the public | 1. changes to patterns of landcover from hill grazing pattern changing is a long term change best suited to be addressed through long term monitoring. There have been recent applications to increase forest and woodland cover in several areas which shows this may be an increasing change to be recognised in the landscape.<br>2A. peatland restoration and natural flood management may change the landscape, but we are not aware of any significant projects.<br>2B. Following publication of the Renewable and Low Carbon Energy guidance it is not expected that Wind Farms will continue to be a significant pressure although there | <b>1. Amend</b> 2 <sup>nd</sup> bullet point to include forestry.<br><b>2A. None</b><br><b>2B. Amend</b> 3 <sup>rd</sup> bullet point to read “Development of single wind turbines and <i>repowering of wind farms, as well as pylons, other tall structures and solar farms and associated infrastructure.</i><br><b>3 None</b> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received From         | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Change to be Made to Guidance |
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| footpath erosion, irregular car-parking and litter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       | may be proposals to repower existing wind farms. Small solar arrays are low profile and will not have a major landscape impact. Large Solar farms however may do and are an increasing possibility. The Renewables SG does identify parts of the Ochils as being of low sensitivity to solar farms, and although the associated guidance requires solar farms to avoid any significant effects on LLAs they are a potential force for change with a previous application approved and initiated in the Ochils indicating feasibility. |                               |
| <p>To Forces for Change recognise:</p> <p>1. changes to landcover in response to the diminishing viability of hill farming. In many areas this is giving rise to increased grant aided application for forestry, often based on the extensive planting of Sitka Spruce.</p> <p>2[A]. responses to climate agenda such as peat restoration projects rewilding project, in turn assisting natural flood management</p> <p>3. increased recreational pressure giving rise to problems such as path erosion, litter, irregular car parking; extensive deer fence building.</p> | Friends of the Ochils | <p>3. footpath erosion may lead to a visible change to the landscape as paths broaden. The extent of recreational pressure however has not been quantified and is best placed as part of the monitoring programme. Irregular car-parking and litter are not significant on a landscape scale.</p>                                                                                                                                                                                                                                     |                               |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Received From          | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Change to be Made to Guidance                                                                                                                                                |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                              |
| <p>1. Add 2 initial objectives :</p> <ul style="list-style-type: none"> <li>• Support the diversification of the hill farming economy and facilitate access to funding for landscape conservation, biodiversity, recreation and tourism.</li> <li>• Support measures to mitigate climate change through peatland restoration and Natural Flood Management.</li> </ul> <p>2. Amend 2<sup>nd</sup> (now 4<sup>th</sup>) objective to read: "...masts, wind turbines <i>and solar arrays</i>"</p> <p>3. Add final objective "• Enhance understanding of the special qualities of the area through interpretation and education."</p> | A member of the public | <p>1A. Supporting the hill-farming economy or providing access to funding is not a function that can be provided through planning guidance.</p> <p>1B. It is not clear that there is a need for natural flood management to improve the landscape here; however the area does have a number of patches of peatland concentrated on the western edge of the designation. While locally important these areas do not form a significant part of the landscape when compared with other areas across the council area.</p> <p>2. As noted above there is potential for large solar farms to have an impact in the Ochils, and reflects developments in renewables since the original study.</p> <p>3. The objectives here are specific to the landscape in question. Promoting education of special qualities is an important aspect and is included in the overall objectives in section 8.</p> <p>4. Deer fencing can have visual impact where new planting of forestry occurs but diminishes as a landscape factor as woodland grows.</p> | <p><b>1. None</b></p> <p><b>2. Amend 2<sup>nd</sup> bullet point to read "...masts, wind turbines <i>and olar farms</i>"</b></p> <p><b>3. None</b></p> <p><b>4. None</b></p> |
| <p>1. Add objective linked to changes to economies of hill farming and forestry which improve access and landscape, biodiversity to enhance enjoyment of the hill range by visitors and linked economic benefits.</p> <p>4. Address negative aspects of deer fencing.</p>                                                                                                                                                                                                                                                                                                                                                         | Friends of the Ochils  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                              |

| Comment                                                                                                                                                                                                                                                                    | Received From         | PKC Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change to be Made to Guidance                                                                                                                                 |
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| Relevant section/paragraph of Guidance                                                                                                                                                                                                                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                               |
| 5.10<br>Objectives: Concern re first bullet point as currently planting of Sitka spruce dominates, would like to see greater emphasis on rewilding of the hills. Therefore examples of “appropriate species” would be helpful                                              | Friends of the Ochils | Agreed that the landscape would benefit from more natural woodlands. Appropriate species was added at the request of Forest Commission Scotland during the previous consultation. Other pressures on the area include to increase forestry and woodland to combat climate change and recent proposals include mixed broadleaf and conifer proposals. The UK Forestry Standard contains guidance for landscape and biodiversity and reference to this will help ensure a balanced approach. | <b>Add</b> “consistent with the UK Forestry Standard” after each mention of appropriate species                                                               |
| Objectives: Concern re 2 <sup>nd</sup> bullet point (re ensure particular care in siting of masts and turbines). Ochils have reached limit based on cumulative impact. Objective should be more concerned with protection of hill range from further windfarm development. | Friends of the Ochils | The Spatial Framework for Wind sets out the national tests where wind turbines may be acceptable. There can therefore be no blanket ban on windfarm development here. Local Landscape Areas however are identified in the Renewable and low Carbon Energy guidance as being particularly sensitive and where adverse impacts should be avoided. This could be reflected better in the text.                                                                                                | <b>Amend</b> bullet point to read “proposals for turbines and masts should not have an adverse impact on the special qualities of this sensitive environment” |
| Support objective re historic features, would also like objective for protection of priority habitats and species.                                                                                                                                                         | Friends of Ochils     | There are some priority habitats in the Ochils such as Glenquey Moss (a candidate local biodiversity site), and several small SSSIs including Glen Queich SSSI and Bog Wood and a 60ha SAC Pitkeathly Mires, with some woodland restoration taking place in Glen Devon. These do not form a large part of the significance of the site.                                                                                                                                                    | <b>None.</b>                                                                                                                                                  |

| Comment                                                                                                                                                                                                                                                                                                                                                                    | Received From              | PKC Officer Response                                                                                                                                                                                                                | Change to be Made to Guidance                                                                                                                                                            |
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|                                                                                                                                                                                                                                                                                                                                                                            |                            | Historic features in the designation are primarily hill forts, country castles and houses that are more prominent in the landscape and do not form part of the special qualities of the whole area that would require an objective. |                                                                                                                                                                                          |
| <b>5.11 LOMOND HILLS</b>                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
| Additional objective requested: "maintain and enhance the water quality of Loch Leven." As quality of water in loch under threat from expansion of housing the catchment area reflected in algal blooms.                                                                                                                                                                   | Portmoak Community Council | Enhancing the water quality in Loch Leven is addressed by policy 46 and associated guidance with limited relevance for landscape to justify duplication here.                                                                       | <b>None.</b>                                                                                                                                                                             |
| <b>6 WILD LAND AREAS AND WILDNESS</b>                                                                                                                                                                                                                                                                                                                                      |                            |                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
| SG should note that 2017WLA guidance is draft only ; amend to "In order to avoid or minimise significant adverse effects, Wild Land Areas should be considered at an early stage of project development. The SNH <i>draft</i> technical guidance, <i>Assessing Impacts on Wild Land Areas</i> (2017) should be used to assess potential effects." Include link to website. | SNH                        | Agreed                                                                                                                                                                                                                              | <b>Amend</b> per comment.<br><b>Provide Link</b> to guidance.                                                                                                                            |
| Clarify what is meant meant by wildness being 'considered differently' in paragraph on national scenic areas                                                                                                                                                                                                                                                               | SNH                        | The statement is intended to refer applicants to the quality being set out in National Scenic Area statements. This could be rephrased for clarity.                                                                                 | <b>Amend</b> the paragraph under the heading of National Scenic Areas to read "The wildness characteristics of National Scenic Areas are set out in SNH's Special Qualities Reports" ... |

| Comment                                                                                                                                                                                        | Received From          | PKC Officer Response                                                                                                                                                                                                                                              | Change to be Made to Guidance |
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| Relevant section/paragraph of Guidance                                                                                                                                                         |                        |                                                                                                                                                                                                                                                                   |                               |
| <b>7 SUPPLEMENTARY PLANNING STATEMENTS</b>                                                                                                                                                     |                        |                                                                                                                                                                                                                                                                   |                               |
| Welcome the supplementary planning statements especially statement 3. Look forward to assisting in identifying areas where conservation and enhancement can be made within the Ochil Hills LLA | A member of the public | Noted.                                                                                                                                                                                                                                                            | None                          |
| Wording of supplementary planning statements not clear enough. Wording should be clarified with emphasis on protecting LLAs rather than on development                                         | Friends of the Ochils  | Local Landscape Areas do not have a statutory level designation and cannot be a blanket ban on development. The Guidance therefore is intended to promote responsible development and ensure that the special qualities of the landscapes are taken into account. | None                          |
| <b>8 OBJECTIVES</b>                                                                                                                                                                            |                        |                                                                                                                                                                                                                                                                   |                               |
| Wary of promoting LLA brand as could be exploited to support incompatible development                                                                                                          | Friends of the Ochils  | Promotion of the brand is supported to raise awareness of the special qualities of the landscapes, thereby promoting better development rather than incompatible development.                                                                                     | None                          |
| <b>9 MONITORING</b>                                                                                                                                                                            |                        |                                                                                                                                                                                                                                                                   |                               |
| Welcome emphasis on monitoring. Ask who will carry out given required resource. Request results available to interested parties.                                                               | Friends of the Ochils  | Monitoring will be carried out by Council in conjunction with SNH. Results will be publically available.                                                                                                                                                          | None                          |



## APPENDIX 2

# SUPPLEMENTARY GUIDANCE UPDATE JANUARY 2020

| <b>Preparation of Statutory Supplementary Guidance to support LDP 2</b> |                                                              |                            |                                                 |               |                                                        |
|-------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------|-------------------------------------------------|---------------|--------------------------------------------------------|
| <b>Name</b>                                                             | <b>Action</b>                                                | <b>Responsible Officer</b> | <b>Performance Measure</b>                      | <b>Target</b> | <b>Progress</b>                                        |
| <b>Air Quality and Planning</b>                                         | Submit approved supplementary guidance to Scottish Ministers | AF                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Housing in the Countryside Guide</b>                                 | Submit approved supplementary guidance to Scottish Ministers | KW                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Placemaking Guide</b>                                                | Submit approved supplementary guidance to Scottish Ministers | BN                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Airfield Safeguarding</b>                                            | Submit approved supplementary guidance to Scottish Ministers | AF                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Perth and Kinross Forest and Woodland Strategy</b>                   | Submit approved supplementary guidance to Scottish Ministers | AB                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Green and Blue Infrastructure</b>                                    | Submit approved supplementary guidance to Scottish Ministers | HB/RW                      | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Developer Contributions and Affordable Housing</b>                   | Submit approved supplementary guidance to Scottish Ministers | E McL                      | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Delivering Zero Waste</b>                                            | Submit approved supplementary guidance to Scottish Ministers | AF                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Landscape</b>                                                        | Submit approved supplementary guidance to Scottish Ministers | RW                         | Submission to Scottish Ministers February 2020  | February 2020 | Draft published, consulted on and reported to SP&R     |
| <b>Open Space Provision for New Developments</b>                        | Report to SP&R seeking approval of Guidance for              | HB                         | Report to SP&R seeking approval of Guidance for | March 2020    | Draft SG consulted on January – March 2019. Discussion |

| <b>Preparation of Statutory Supplementary Guidance to support LDP 2</b> |                                                                                  |                            |                                                                                  |                                                                                                                                 |                                                                                                                     |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Name</b>                                                             | <b>Action</b>                                                                    | <b>Responsible Officer</b> | <b>Performance Measure</b>                                                       | <b>Target</b>                                                                                                                   | <b>Progress</b>                                                                                                     |
|                                                                         | submitting to Scottish Ministers                                                 |                            | submitting to Scottish Ministers                                                 |                                                                                                                                 | ongoing on responses to comments.                                                                                   |
| <b>Flood Risk and Flood Risk Assessments</b>                            | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | KB/ Flooding Team          | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | March 2020                                                                                                                      | Draft SG consulted on January – March 2019. Discussion ongoing on responses to comments.                            |
| <b>Renewable and Low-Carbon Energy</b>                                  | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | AB / RW                    | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | September 2020                                                                                                                  | Draft SG for LDP1 updated to align with LDP2 and consulted on summer 2019.                                          |
| <b>Financial Guarantees for Minerals</b>                                | Publish Draft Guidance for Consultation and adoption to support LDP2             | AF                         | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | May 2020                                                                                                                        | Draft SG currently being prepared.                                                                                  |
| <b>Sustainable Heating and Cooling</b>                                  | Publish Draft Guidance for Consultation and adoption to support LDP2             | AB                         | Report to SP&R seeking approval of Guidance for submitting to Scottish Ministers | Timescale uncertain as awaiting clarification from Scottish Government in relation to content and requirement for LHEES and LES | Project work is currently being undertaken with Zero Waste Scotland and Arup, the outcome will inform the guidance. |

| <b>Preparation of Non-Statutory Guidance to support LDP 2</b>                                                                                                                                                                                                                 |                                                                                                 |                            |                                                   |               |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------|---------------|--------------------------------------------------|
| <b>Name</b>                                                                                                                                                                                                                                                                   | <b>Action</b>                                                                                   | <b>Responsible Officer</b> | <b>Performance Measure</b>                        | <b>Target</b> | <b>Progress</b>                                  |
| <b>Conservation Area Appraisals for: Aberfeldy; Abernethy; Blair Atholl; Blairgowrie; Cleish; Comrie; Coupar Angus; Dunkeld; Dunning; Errol; Grandtully &amp; Strathtay; Kenmore; Kinnoull; Kinross; Longforgan; Muthill; Perth Central; Pitlochry; Rait and Scotlandwell</b> | Review format for existing appraisals with a view to making them shorter and more user friendly | DM                         | Revised Format approved                           | SP&R May 2020 | Review underway using Kinnoull CA as an example. |
| <b>Conservation Area Appraisal for Birnam</b>                                                                                                                                                                                                                                 | Preparation of guidance underway, however, currently on hold due to lack of resources.          | DM                         | N/A                                               | N/A           | N/A                                              |
| <b>Auchterarder Expansion Townhead and North East Development Framework March 2008</b>                                                                                                                                                                                        | No requirement to review                                                                        | AF                         | N/A                                               | N/A           | N/A                                              |
| <b>Oudenarde Masterplan May 2001</b>                                                                                                                                                                                                                                          | No requirement to review                                                                        | AB                         | N/A                                               | N/A           | N/A                                              |
| <b>River Tay SAC Advice for Developers</b>                                                                                                                                                                                                                                    | Minor technical update required                                                                 | HB                         | N/A                                               | N/A           | Required amendments identified                   |
| <b>Planning for Nature: Development Management and Wildlife Guide</b>                                                                                                                                                                                                         | Prepare, consult and adopt non-statutory guidance                                               | RW                         | Report to SP&R seeking approval of final Guidance | May 2020      | Draft currently being finalised                  |

| <b>Preparation of Non-Statutory Guidance to support LDP 2</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |                                      |               |                                |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------|---------------|--------------------------------|
| <b>Name</b>                                                   | <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Responsible Officer</b> | <b>Performance Measure</b>           | <b>Target</b> | <b>Progress</b>                |
| <b>Transport Standards guide</b>                              | To be reviewed to give guidance on sustainable and active travel and the infrastructure requirements; requirements for public transport availability in new developments; provision of infrastructure to support low and ultra-low emission vehicles; provision of infrastructure for shared vehicle use; low car or no car developments in highly accessible areas; and to provide information about when a transport assessment or statement is required and guidance on travel plans. | AF/ Transport Planning     | Consultation late 2020               | Late 2020     | Background research underway   |
| <b>Householders Guide to Biodiversity</b>                     | Minor technical updates required                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RW                         | Agreement of other parties to update | May 2020      | Required amendments identified |

| Preparation of Non-Statutory Guidance to support LDP 2                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                        |                     |                     |          |                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|----------|-------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action                                                                                                                                                                                                                 | Responsible Officer | Performance Measure | Target   | Progress                                                                      |
| <b>Development Briefs and Masterplans:</b><br><b>Berthapark; Almond Valley Village; Perth West; Tulloch Marshalling Yards; Newton Farm; Broxden, Perth; James Hutton Institute, Invergowrie; Ruthvenfield Road, Perth; Stanley; Scone North; Binn Farm; Borlick, Aberfeldy; Lathro Farm, Kinross; Gartwhinzean, Powmill; Auchterarder; Broich Road, Crieff; Welton Road, Blairgowrie; West Blairgowrie; Forfar Road, Meigle; Friarton Quarry; Blairgowrie Eastern Expansion</b> | These are in the main progressed by the landowners/developers through the planning application process and as such they are non-statutory. Give consideration to progression of major masterplans by Council Officers. | N/A                 | N/A                 | N/A      | Existing documents reviewed and necessary requirements incorporated into LDP2 |
| <b>Loch Leven SPA and Ramsar Site Advice;</b><br><b>Dunkeld-Blairgowrie Lochs SAC;</b>                                                                                                                                                                                                                                                                                                                                                                                          | Review in consultation with SNH & SEPA, the effectiveness of the guidance with particular regard to retrospective applications and enforcement. Report to Committee May 2020                                           | RW<br>HB            | Report to SP&R      | May 2020 | Draft guidance currently being finalised                                      |

| <b>Preparation of Non-Statutory Guidance to support LDP 2</b> |                                                                                                                                                 |                            |                            |               |                                                                                            |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|---------------|--------------------------------------------------------------------------------------------|
| <b>Name</b>                                                   | <b>Action</b>                                                                                                                                   | <b>Responsible Officer</b> | <b>Performance Measure</b> | <b>Target</b> | <b>Progress</b>                                                                            |
| <b>Gypsy/Travellers' Sites</b>                                | Prepare, consult and adopt non-statutory guidance to support the existing policy criteria and provide greater clarity.                          | RW/CH                      | Report to SP&R 2020        | Autumn 2020   | Draft guidance in progress and discussion planned with travelling community                |
| <b>Delivery of Development Sites</b>                          | Prepare, consult and adopt non-statutory guidance on Delivery of Development Sites to support Policy 23 of the Proposed Local Development Plan. | EMcL                       | Report to SP&R 2020        | Autumn 2020   | Draft currently being prepared                                                             |
| <b>Perth Cycle Network</b>                                    | Finalise structure and recruit staff to deliver programme                                                                                       | MM                         | 20km of cycle lanes        | 2024          | Sustrans funding bid confirmed as successful July 2019                                     |
| <b>Hutting</b>                                                | Prepare, consult and adopt non-statutory guidance                                                                                               | KW                         | Report to SP&R             | Autumn 2020   | Need for guidance to clarify how hutting applications are considered against LDP2 Policies |





Introduction

The Placemaking  
Process

Applying  
the Policy

Placemaking Action  
Plan



# Placemaking Guide

# Contents

|                                    |    |                           |    |
|------------------------------------|----|---------------------------|----|
| 1 Introduction                     | 3  | Windows & Doors           | 71 |
| 2 The Placemaking Process          | 4  | 4 Placemaking Action Plan | 76 |
| What is Placemaking?               | 4  |                           |    |
| Preparing the Development Proposal | 4  |                           |    |
| Engaging with the Local Community  | 8  |                           |    |
| 3 Applying the Policy              | 11 |                           |    |
| Distinctive                        | 12 |                           |    |
| Safe & Pleasant                    | 20 |                           |    |
| Easy to Move Around & Beyond       | 27 |                           |    |
| Welcoming                          | 33 |                           |    |
| Adaptable                          | 38 |                           |    |
| Resource Efficient                 | 43 |                           |    |
| 3 Technical Guidance               | 48 |                           |    |
| Householder applications           | 49 |                           |    |
| Masterplanning                     | 58 |                           |    |
| Shopfronts, signage & advertising  | 65 |                           |    |
| Urban Infill                       | 68 |                           |    |



# Introduction

Placemaking has a critical part to play in the success of our cities, towns and villages. It is integral to the environmental, economic and social dynamics that shape our lives and influence our activities.

**“Good placemaking can provide communities with an important cultural context; a sense of pride and belonging; and a sense of local and national identity.”**

**(Scottish Government, 2015)**

**“Town-planning is not mere place-planning, nor even work-planning. If it is to be successful it must be folk-planning.”**

**(Geddes, 1915)**

Perth and Kinross has a tradition of inspiring designers. Sir Patrick Geddes, who is widely regarded as the founder of modern town planning, was educated in Perth and keenly influenced by the conditions he observed as a child. Geddes encouraged exploration and consideration of the “whole set of existing conditions”, studying the “place as it stands, seeking out how it has grown to be what it is, and recognising alike its advantages, its difficulties and its defects”.

This document develops the placemaking criteria and gives further guidance on how to achieve the policy requirements provided in the Local Development Plan and provide clear explanations as to how to achieve high quality development that responds to the unique setting of the Perth & Kinross Council area.



# The Placemaking Process

## What is Placemaking?

Placemaking is the collaboration of all parties committed to producing sustainable, well-designed places and homes which meet people’s needs by harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people. Delivery of good placemaking is dependent on the following:

- a shared vision;
- the appropriate skills;
- working together.

When assessing a potential new development, there are many stages within the process, regardless of the size, type or applicant. To demonstrate that you have considered all the issues that apply to a proposal, you need to provide evidence that you have understood the local context and engaged with the key stakeholders.

## Preparing the Development Proposal

### Identify Aims and Objectives

Whether it is an extension on a house or a strategic development site, there are always aims and objectives for any new development. It is important that you establish these from the outset through an examination of the site or proposal. A quick analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) is a valuable way of

demonstrating that you have considered the issues that are important to this development.

### Example of SWOT Analysis

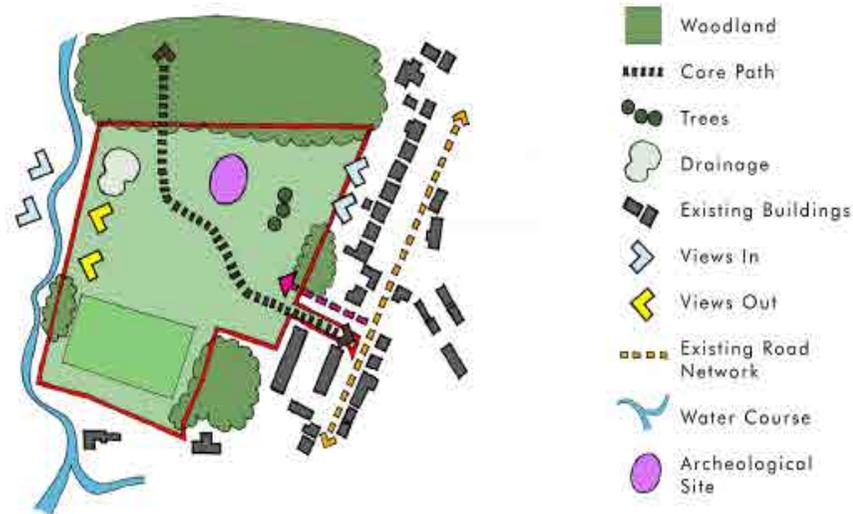
| Strengths                                                                                                                                                                                                                                                                                             | Weaknesses                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Enclosed woodland setting.</li><li>• Good potential vehicular access.</li><li>• Established open space.</li><li>• Good footpath connections.</li><li>• Walking distance of centre.</li></ul>                                                                  | <ul style="list-style-type: none"><li>• Narrow access points.</li><li>• Sloping site with levels that have been cut and filled.</li><li>• Adjacent to industrial unit.</li><li>• Impact on local amenity space.</li></ul> |
| Opportunities                                                                                                                                                                                                                                                                                         | Threats                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"><li>• South facing site.</li><li>• Attractive views out into surrounding countryside.</li><li>• Good recreational facilities including open space and footpaths.</li><li>• Sloping site that could create attractive design.</li><li>• Mixed tenure site.</li></ul> | <ul style="list-style-type: none"><li>• Loss of mature trees.</li><li>• Loss of habitat for endangered species.</li><li>• Loss of open space.</li><li>• Expensive design due to slope.</li></ul>                          |



## Collate Baseline Information

For larger or more sensitive proposals, the collation of baseline data is a crucial part of the process. This can be very detailed environmental data such as local habitats or archaeology within the site but it can also be as simple as what type of windows are used in the local street or whether the proposal can be served by Public Waste Water Treatment Works. The size, type and location of the proposal will determine the information that you will need when making an application.

Example of a site analysis diagram



**This example demonstrates some of the key issues that will need to be addressed including proximity to a watercourse and access points into the site.**

## Draft Site Appraisal

An initial site appraisal can help guide your proposal and identify the key issues. The following areas should be looked at as part of a site appraisal:

### Site Features

- Consider existing interfaces of a site - this helps determine the type of edge treatment that is needed, e.g. permeable, screened or visually open.
- Consider landscape character and landscape setting such as skylines and landmarks as well as key views into and out of the site.
- Existing buildings on the site.
- Watercourses, waterbodies and associated habitats within and adjacent to the site, and site hydrology - natural drainage pattern and water features of the site
- Natural features and habitats (e.g. trees or woodland and type, species diverse grassland or type of coastal habitat).
- Identify any flooding/drainage issues.
- Archaeological or historic interest both in and close to the site, including the setting of listed buildings and conservation areas.
- Local built character of the surrounding area.

### Linkages

- Access into the site (larger sites will require a Transport Appraisal or Statement).
- Access to public transport.
- Consider pedestrian/cyclist desire lines, access points & linkages to wider routes.
- Existence of and relationship with green/blue networks.
- Power/heat supply.



**Kenmore village has a distinctive local character**



**Photographs and aerial mapping can visually support your site analysis and highlight key opportunities and constraints.**

**Aerial image of site at Luncarty**



## **Establish Site Ownership**

This can be a vital question if you are proposing to develop a large strategic site that may have multiple owners. Before any investment is made in creating a vision, you should ensure that joint working has been established so that the landowners are in agreement in terms of the development of the site. This is particularly significant for access and developer contributions to community facilities.

## **Identify the Impact on Neighbours**

Whether it be a local community group, Historic Environment Scotland or your next door neighbours, it is vital that you communicate from the outset about your proposal. Ensure that you have identified all the local residents, agencies or companies that might be affected by your development. For larger sites, detailed guidance on the consultation process is provided in the next section.

## **Illustrate a Vision**

It is valuable to provide an early vision for the project. Detail what it is you are proposing, how you intend to deliver it and what the end result will be. A simple statement of your main objectives can be extremely helpful in ensuring early consensus and as a continual reference point during the project. This will also be helpful for larger projects to allow the initiation of the feasibility and budget checks.

## **Implementation Planning**

For any proposal, you should consider from the outset how you intend to implement your proposal. For minor applications, this might be who you intend to undertake work (architect, builder etc). A trained architect, planner or landscape architect can support your application and ensure that you meet the requirements in terms of placemaking and design.



**In the case of larger sites, an Implementation Strategy forms a vital element of any Masterplan. Any application should describe the arrangement between the partners involved in implementing the development. This should include a single point of contact for the communities during the development stages. The Implementation Strategy should also address existing and potential sources of funding, how these will be secured and likely timescales.**

### Designing for the future

It is now a vital requirement for us to all to reduce carbon emissions and improve sustainability. All applicants seeking to undertake development in Perth & Kinross should consider from the outset incorporating the following measures wherever possible in order to increase the long-term sustainability of their development:

- Energy
- Orientation & passive design
- Surface water runoff
- Ecology
- Construction & materials
- Retrofitting Sustainable Design

Where a design statement is required as part of a development proposal (see [Policy 2 of the Local Development Plan](#)), developers should demonstrate how the key sustainable design principles have been taken into account as part of the proposal. Details of what is expected from a Design Statement are provided in checklists in the [Applying the Policy](#) section.

#### Preparation Checklist:

- **Identify aims and objectives through SWOT analysis.**
- **Collect baseline information regarding a site.**
- **Examine site ownership and put in joint working measures if applicable.**
- **Identify the impacts on your neighbours.**
- **Undertake site appraisal including: analysis of site features, local context and linkages.**
- **Draft an Implementation Strategy if applicable.**
- **Develop a vision of your proposal.**
- **Consider incorporating sustainability measures into the proposal.**



## Community Engagement on Proposals

### Identify and Engage with Key Stakeholders

Early engagement with Scottish Environment Protection Agency, Historic Environment Scotland and Scottish Natural Heritage will allow you time to respond to any issues that they raise. This may prevent your proposal being delayed during the application process. Issues that may involve these government bodies should be identified through the site appraisal process. **Please check with the respective bodies for further information on how to consult them.**

### Who does the proposal affect?

For any new development, it is vital that you communicate your ideas at an early stage in the process. In the case of minor applications, this could be simply discussing your idea with your neighbours before you submit an application. It is recommended that discussion should take place prior to submitting an application so they can visually see the proposal.

For more major projects, you should involve community representatives, including the local Community Council. [Community Planning](#) in PKC can provide contact details for local groups in the area. This can assist any proposal to allow community input from an early stage as well as ensure collaborative working and the deliverance of better services. To deliver a truly great place to live, you need to identify local needs and respond to community aspirations.

## Engage with Local Action Partnerships

There are five Local Action Partnerships:

- Perth City
- Kinross-shire, Almond & Earn
- Strathearn & Strathallan
- Highland & Strathtay
- Eastern Perthshire

These Action Partnerships are made up of elected members, communities and public services and can provide direction on local priorities. Early engagement will identify local priorities in terms of social needs and develop an understanding of the potential social inequalities of the area. Any new proposal should respond to these local needs and provide evidence of how they can assist in creating sustainable, successful, new and regenerated communities.

For further information about consultation, look at the PKC website: [www.pkc.gov.uk/consultation](http://www.pkc.gov.uk/consultation)



## Contact Development Negotiator for PKC

In parallel with the community planning process, any large development will need to be in close contact with the Council regarding Developer Contributions. This will identify more specific needs within the local area including open space provision, education requirements, transport infrastructure and community facilities. Early dialogue is beneficial as these requirements will have a specific impact on how the proposal can be designed and delivered. The Local Development Plan provides requirements for allocated sites. The [Developer Contributions and Affordable Housing SG](#) provides further information.

## Pre-Application Consultation

Perth & Kinross Council encourages and welcomes early discussions with applicants and developers prior to the submission of any application. The submission of a fully detailed and comprehensive application allows all parties involved to achieve timely and quality decisions.

**Further information on the pre-application process can be viewed [here](#).**

Major developments of 50 or more homes require a Proposal of Application Notice (PAN) before a planning application is submitted. This will form part of the pre-application consultation (PAC) process to be carried out between the developer and the community. This ensures that communities are made aware of and have an opportunity to comment on certain types of proposals before a planning application is submitted.

It is the developer's responsibility to undertake this consultation although the exact format will depend on the nature and scale of the development. A PAC is there to help improve the quality of planning applications. This can help identify need to be submitted at the planning application stage.

For smaller proposals, the same early engagement can ensure that there is a reduction in the number of objections to an application. It is important that all parties are kept informed about issues and requirements.



### Key issues to establish through the PAC:

- Discuss proposal with PKC Planning Department
- Provide an opportunity for individuals and communities to contribute
- The timing of public involvement and the recognition that early involvement is likely to be more productive. Provide contact information for project managers and the construction team who can respond to complaints
- Ensure the community know who to speak with if they have any problems or questions regarding the proposal
- Always provide evidence of how you feel the consultation went by sending your report to the Community Council prior to submitting it to the Council
- Provide details of any aspects of the development that could change or what is fixed and what is up for debate
- Give the community a chance to contribute to details such as landscaping and materials

### Engagement Checklist:

- Identify and engage with key stakeholders.
- Who does the proposal affect?
- Engage with Local Action Partnership.
- Contact Development Negotiator for PKC.
- Publicise the Masterplan and organise events.



# Applying the policy

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
- (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.
- (h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.
- (i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).
- (j) Sustainable design and construction.

The Scottish Government identifies six key areas to research and respond to in the Placemaking process:

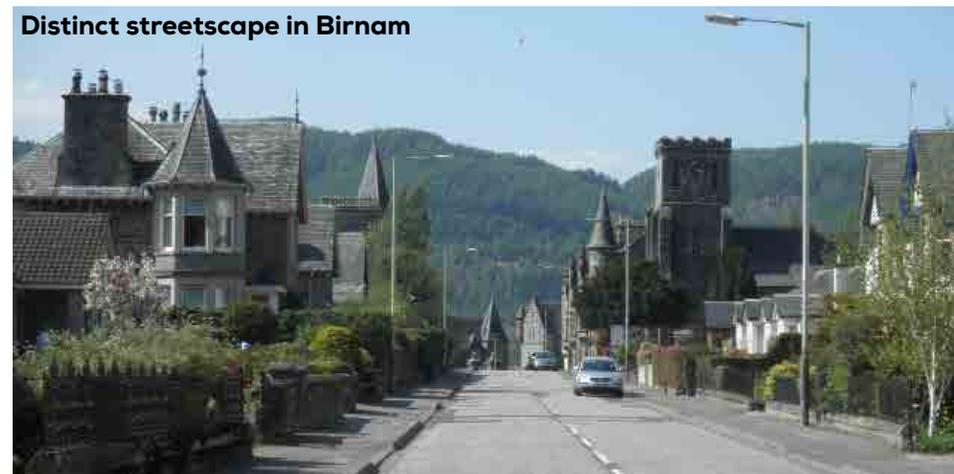
1. Distinctive
2. Safe & Pleasant
3. Easy to move around and beyond
4. Welcoming
5. Adaptable
6. Resource efficient



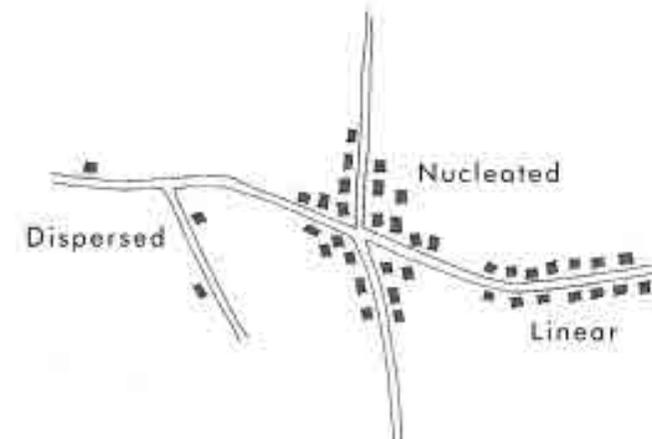
# 1. DISTINCTIVE

## Built Heritage

The towns and villages of Perth and Kinross offer us a wealth of visual stimulus, with a huge range of architectural styles, building uses and landscapes. A medieval core for many settlements provides a herringbone pattern with pends, wynds and vennels that is scaled at a very human level, designed long before the influence of cars. The formal approach of the Georgian period can be seen with townhouses adhering to the classical rules of symmetry. In smaller villages, row housing is often present, terraces with a mixture of sizes and forms. The late 19th and early 20th century saw the advent of villas, larger detached or semi-detached houses that sat back off the street with front gardens. The latter part of the 20th century saw considerable expansion of settlements, with development that is less responsive to its locality and landscape.



## Examples of different types of settlement pattern



Settlement patterns are determined by their origins, with layers of development providing distinctive form and density. New development requires to be connected to these features, acknowledging the local buildings and streets rather than standard house types and road geometries. A townscape appraisal is a valuable way to analyse urban character.

In more rural locations, understanding the settlement distribution and origins of human habitation can be assisted through the use of historic maps and local site analysis. When making an early analysis of the built heritage, always check for Listed Buildings or Conservation Areas to ensure your design does not have an adverse impact on the local heritage setting.



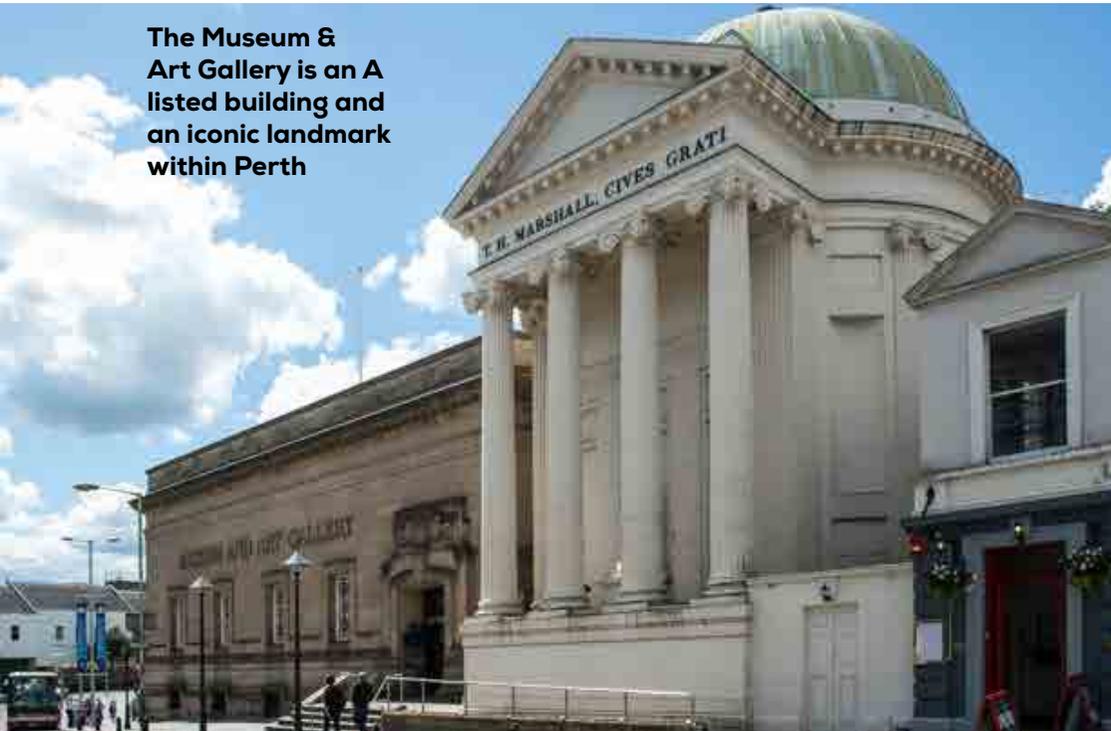
### Existing Buildings and Structures

In cases where there are existing buildings within the site, conversion should be considered as part of the proposal. Often these buildings or structures can provide a focus for the development and further the sense of identity within an area. In cases where they are a significant landmark to the settlement or area, the building/s should retain the outer façade to identify their original use. Where the buildings are listed, these will have to be preserved and enhanced through conversion and should be incorporated into the proposal. There will be a presumption against their demolition.

### Creation of New Focal Points and Landmarks

New development has the opportunity to create new landmarks and focal points both within the site and for the wider area. This can be done through the design of key buildings that demonstrate a meeting point or crossroads. These can be created though thinking about the long views into a site and by establishing a hierarchy of building forms within the streetscape. The creation of public space within a site can also provide a focus, reinforced through public artwork and street furniture.

**The Museum & Art Gallery is an A listed building and an iconic landmark within Perth**



**Perth Concert Hall has created a new focal point within the city**



## Streetscape

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. The physical structure of a place is defined by a network of streets and spaces. A figure ground analysis of the local built form can be a useful way of understanding the pattern of building to street or space. This helps define the “urban grain” of an area, whether it is narrow, informal streets or larger, regular blocks.

**Urban grain is essentially a description of the pattern of plots in an urban block. When this pattern is dominated by small plots, it is described as fine urban grain. Redevelopment and roadbuilding has had a huge impact on places, creating a coarse grain with less permeability. Services and shops that would once have been located in walkable distances from homes are now in blocks to accommodate cars. The finest urban grain is likely to be located where the greatest activity takes place. Urban grain can be coarser away from the centre which reflects the less intense demands on movement.**



**Fine**



**Coarse**

## Vibrant streetscape in the centre of Perth



The scale of built form should be respected, ensuring that the pattern and form of building lines, setbacks, rooflines and elevations are harmonious with the surrounding townscape. Street proportions, open space and focal points should all be scaled appropriately to their local area. Frontage, plot widths and boundary treatments all contribute to the character of an area, as well as the roof pitch and frontage design of the buildings.



## Street Lighting

Lighting can have a significant contribution to safety, reduction in crime, creating a sense of safety and enhancing the appearance of an area at night-time. It can help to create a sense of hierarchy in terms of streetscape and make a place more navigable. The design of street lighting can also ensure greater footfall in the evening providing a night-time economy for areas of mixed use. Any lighting strategy should be designed at the outset with careful thought to new planting and the location of buildings.



Attractive lighting in Perth supports the night-time economy

## Street Furniture

Street furniture can also assist in creating a sense of place and should be planned as part of the overall design concept. It should encourage human activity and not place barriers on key pedestrian routes. New street furniture should be of direct benefit for its users and integrated into the overall appearance of a new development. The design should be creative and reflect its locality whether a conservation village or an urban street. Avoid clutter on footways and use build-outs. There may be times when street furniture such as textured surfaces, benches and planting can guide pedestrians to ensure safety.

## Public Art

Public art can contribute to a sense of place and create a local identity. They can create significant landmarks for an area that eventually becomes synonymous with the character of a place. Artwork provides a context to our public experience, demonstrating our view of the area, a reference to the current economic or social climate, a statement to future generations. The creation of artwork by local artists should be encouraged in new developments, reflecting the Council's commitment to innovation, local identity and contemporary culture. To promote this, there may be a requirement for a public art percentage from new developments in the Perth and Kinross area.



Sculptures celebrating Beatrix Potter in Birnam



## Material, Colour and Details

Although the predominant, and therefore most noticeable, traditional buildings in Perth and Kinross tend to be simple rural houses, cottages and steadings in stone, harling and slate, the district does contain a wealth of various building styles reflecting the history of building development in the area.

### Materials

Local buildings were traditionally built in materials sourced within the area and have often contributed to the unique character of a settlement. New development should reflect this and source high-quality, sustainable materials from local sources whenever possible. Use of timber can provide a high-quality, natural finish if sensitively designed. Whilst local materials might not always be feasible, the use of stone detailing, individual walls or boundary treatments can assist in the overall sense of local character.



## Colour

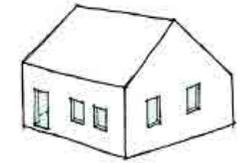
Choice of colour can have a clear visual impact on the surrounding area. An individual house in the rural setting can dominate the landscape if the choice of colour does not fit with the local palette. Colour can also define specific parts of a building. Contrasting colour on doors or windows can create simple detail that enhances the overall design and creates visual interest. On a larger development, a consistency in terms of colour can help unify a new site and create a sense of place for residents.



## Detailing

Careful consideration of finishes and detailing can allow development to integrate effectively into the local context. A key principle is to look for, identify and use good examples of local building characteristics which can be found in the area and around the site. This can help build a new house which is in harmony with its neighbours and can ensure that extensions and conversions respect the existing building.

**Good detailing will not only improve the appearance of the house but will make it more durable and weatherproof. There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living. It requires sensitivity and care by the designer but will not necessarily result in additional expenditure.**



**Examples of how the form of a building can determine details such as window openings and roof pitches**

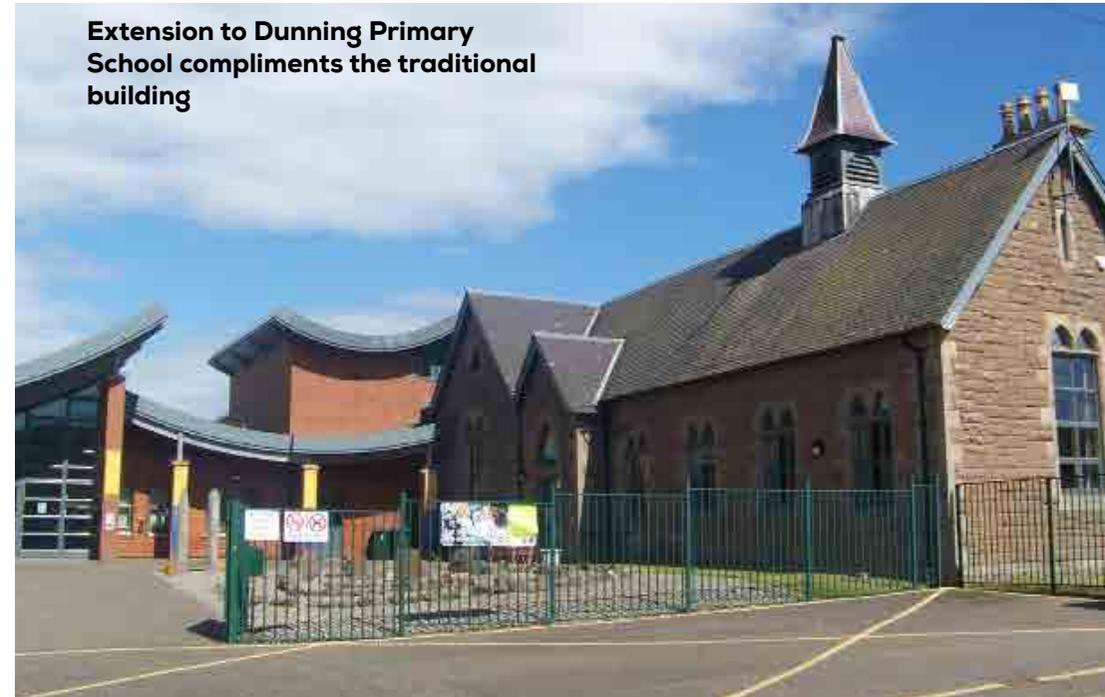


## Scale, Height and Massing

New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them. The vernacular of rural Perth and Kinross was rectilinear, single storey structures with gabled ends or hipped roofs. The urban equivalent was larger but retained a similar rhythmic pattern that provided a harmonious form. Frontage width versus plan depth should be addressed by looking at the local context.

## Proportion

Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balance. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other. Whether symmetrical or asymmetrical, the overall composition should be balanced and proportionate. If window openings are too small or too close to the eaves, the building can look out of balance. Traditional houses maintained a balance of proportions between walls and openings. By responding to the local character through the building lines, eave heights and lintel heights, new development can relate positively to their local surroundings whilst allowing for contemporary design.



Extension to Dunning Primary School compliments the traditional building

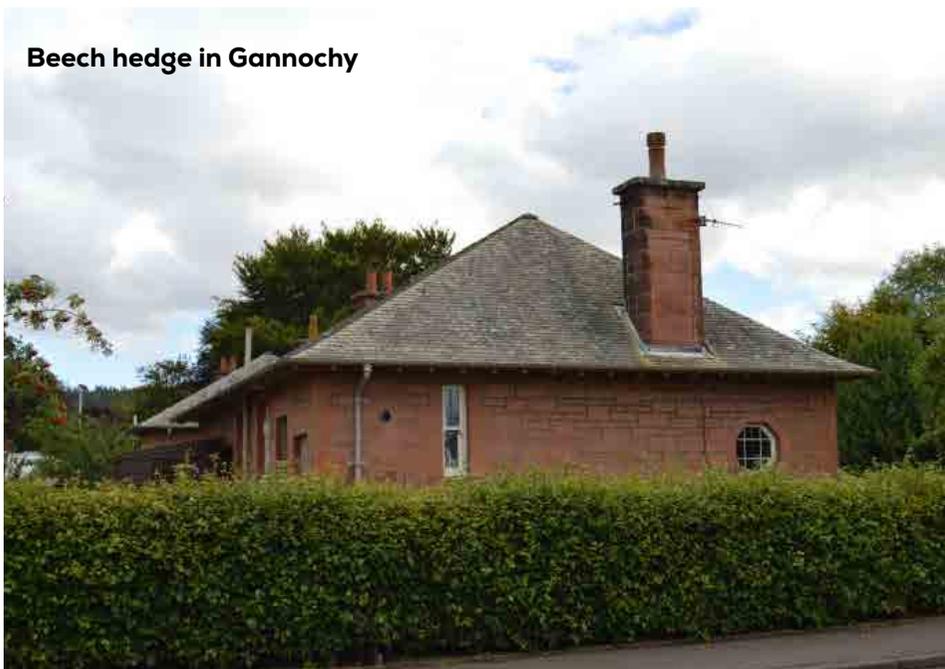
## Roofs

Modern housing can sometimes lack the balance between plan depths to roof mass, resulting in visually dominant roofs. Roof massing in the context of the building envelope should create a proportionate balance, reflecting or interpreting the traditional form. In developments of more than one house, the design of the group roof forms should be carefully considered, designing the overall visual composition and rhythm of the roofline. Steeper roof pitches are considered more durable and easily maintained. They can also provide useful storage or habitable accommodation within the roof space.



## Boundary Treatments

The quality and character of boundaries between public and private space play a significant role in the creation of legible and attractive streets. Boundary treatments can define an area and are an active part of the public realm. As such, they require special attention in any new development's design. Traditional boundary treatments such as course rubble walls and non-coniferous hedges can help anchor any new development to its local setting. Maintenance for these should be considered from the outset.



Beech hedge in Gannochy

## DISTINCTIVE DESIGN STATEMENT CHECKLIST:

|                                        | Major Application | Local Application | Householder Application |
|----------------------------------------|-------------------|-------------------|-------------------------|
| <b>Built Heritage</b>                  | ?                 | ?                 | ?                       |
| <b>Streetscape</b>                     | ✓                 | ✓                 | ?                       |
| <b>Materials, Colour &amp; Details</b> | ✓                 | ✓                 | ✓                       |
| <b>Scale, Height &amp; Massing</b>     | ✓                 | ✓                 | ✓                       |
| <b>Boundary Treatments</b>             | ✓                 | ✓                 | X                       |



## 2. SAFE & PLEASANT

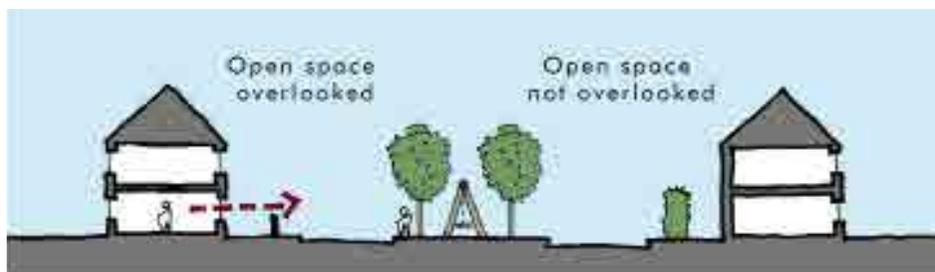
### Safer by Design

The front of the buildings within a street, park or open space should create an active frontage, with windows and doors overlooking the street. This creates opportunities for eyes on the street, providing a sense of safety and welcoming appearance. When gables face the street, these should incorporate windows or other openings, providing further opportunities for passive surveillance. Building frontages should positively address the main streets within the development, representing their civic role within the settlement.

### Public Spaces

Centrally placed and overlooked public spaces that are easily accessed can provide an important focal point within a development or a settlement. The existing public spaces of Perth and Kinross are extremely popular both as a service to their local community and as a focus for the wider public, attracting visitors and tourists through a range of uses including Highland Games and farmers' markets.

### Windows and door openings face onto open space



**New public space requires to be considered from the outset of the design process, avoiding the creation of left over space that has little purpose or function. Open spaces should be sited and orientated to provide sunny, accessible areas that are sheltered from the prevailing wind and defines the character of the area. Their siting can provide opportunities for central points or nodes for active travel and reen networks. For further information, see the [Open Space SG](#).**

South Inch in Perth is used for a wide range of activities all year round



### Semi-Private Spaces

Semi-private spaces, such as small front gardens, closes and courtyards, have traditionally been defined through the buildings and residents that live within them. These spaces were often to mark the transition between public external space and private living areas. A clear distinction between public and semi-private should be made in any new development, with boundary treatments that provide an attractive and long-lasting edge that provides a sense of enclosure.



Shared courtyard space at Cuthill Towers

### Private Garden Spaces

All new houses should benefit from private garden space, for drying clothes, accommodating pets, children's play, quiet enjoyment, etc. Front gardens do not constitute private garden space. Private spaces require to be sized appropriate to the property they serve, proportionate to the size and layout of the building. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces must be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high walls or buildings.

**As a rule, it is good practice to provide a minimum of 60 square metres for private space for a 1-2 bed roomed house and 80 square metres for 3+ bedrooms. Each dwelling should have a minimum garden depth of 9**

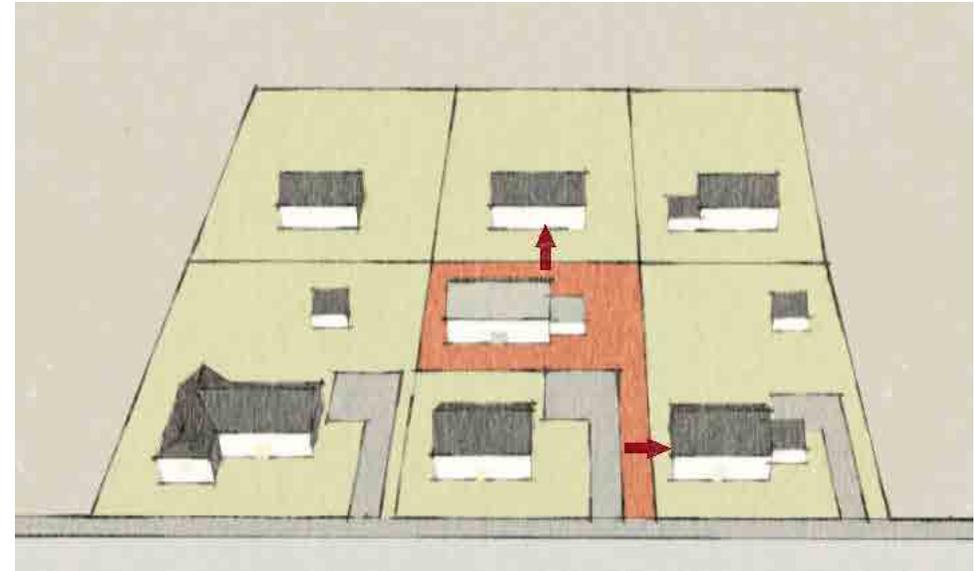


## Effects on neighbouring properties

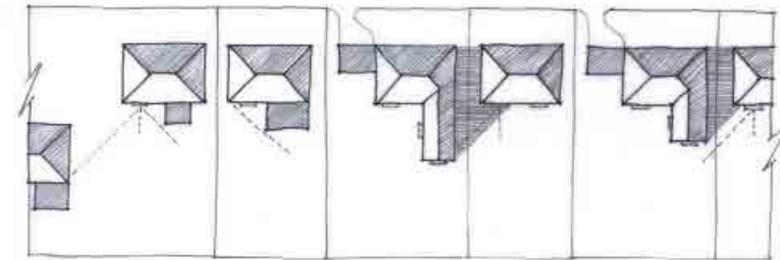
It is vital when considering any new development that you consider the privacy and amenity of neighbours. Intrusive views into neighbouring properties can create long term tensions that could easily prevent if the design is carefully considering. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through a poorly designed layout in a large housing development or the construction of an extension which allows direct views into a neighbouring property. New buildings must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property.

### Key issues to consider are:

- The effect that any development has on the internal living space of neighbouring residential properties.
- The impact that overshadowing has on neighbouring properties including garden ground.
- The privacy of adjacent properties both internal and within the garden.
- Access to any new development and who this might effect in neighbouring properties.



**Example of backland development which is generally not supported. The amenity of neighbouring properties would be impacted by the new dwelling and additional driveway.**



**Example sketch of shadow analysis**



## Greenspace

Any development should recognise the wider recreational and link with the wider recreational and access value of greenspace and green networks. Understanding the wider footpath network and open space provision of a settlement helps to identify the local needs and how any new development can create better connections to greenspace. This reaffirms the identity of a place, making it a more attractive place to live. It creates an environment which supports healthy lifestyles and encourages outdoor recreational activities that can improve physical and mental wellbeing. When creating new open space provision, the design should consider how to create attractive linkages into the wider green network through pedestrian/cycle access. For further information see the [Open Space Provision for New Developments SG](#).



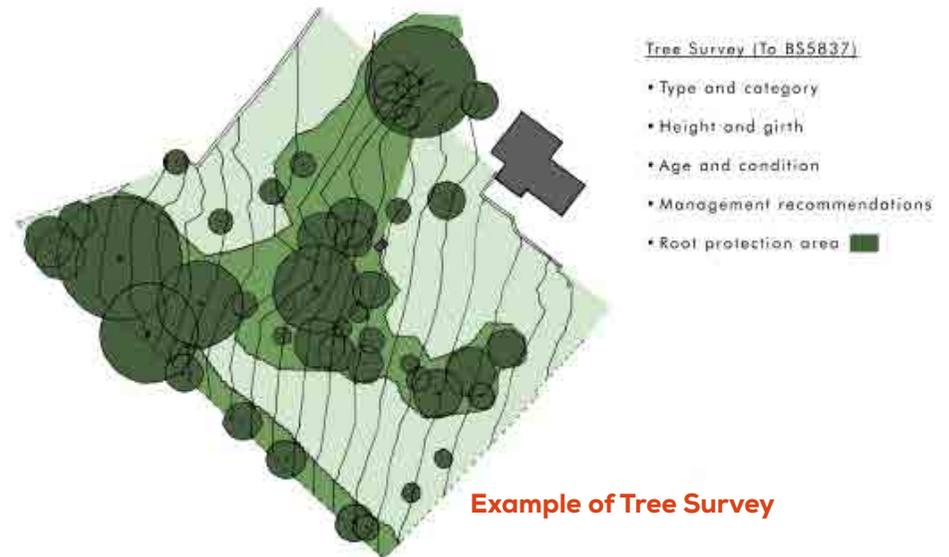
**MacRosty Park provides excellent access into the wider footpath around Crieff**

## Shelter Belts

In sites where there are conflicting winds, appropriate shelter should be created through planting and the design of the street pattern. Sites with existing trees or woodland adjacent can provide further opportunities for shelter but excessive shading should be avoided as it prevents solar gain.

### Tree Survey and Retention of Existing Trees

The natural landscape features within a site should be well designed and enhance the local character of the settlement. Woodland and trees can form an attractive visual backdrop to buildings, framing development and enhancing opportunities for local biodiversity. Healthy woodlands can also play a part in managing flood risk. Existing trees and hedgerows should be assessed through a professionally accredited tree survey. These features should be retained whenever possible.



**Example of Tree Survey**





**Cycle storage at Invergowrie Primary School**

## Designing Out Air Pollution

Good quality air is an important part of human health. It is vital that we recognise this in the development process and design out exacerbating factors to support the reduction in air pollution. Many strategies are interlinked with other key placemaking requirement. For instance, providing sustainable forms of travel, alternative heat and energy sources and new planting can all contribute to quality design. Furthermore, the internal design of a building can contribute to cleaner air. New development should therefore ensure the following:

- The Air Quality Management Area measures at Crieff High Street and Perth should not be contravened. Any proposals will require to demonstrate that they do not elevate pollution levels in these areas.
- Buildings and street layouts should be designed to allow for the dispersal of pollutants and should prevent areas of concentrated pollution sometimes known as street canyons.
- Orientation of buildings and room positions should be designed to reduce exposure to polluting factors such as busy roads.
- Use sustainable design construction methods to prevent any exacerbation of pollution.
- Create linkages between sustainable forms of travel, providing more opportunities to make journeys without a car.
- Air pollution can be designed out by separating open space, and pedestrian or active travel routes away from areas of traffic.



## Drainage and SUDS Requirements

As well as locating inappropriate development away from areas at risk from flooding the Council will seek to ensure that new development does not contribute to flooding and increased surface water run-off. This shall be considered through the preparation of a Drainage Impact Assessment. The proposal will need to conserve any existing water bodies within the site and address how they could be incorporated into the design of development. In addition, any potential flooding issues should be established early on in the process and highlight whether there is a need for a flood risk assessment and/or a drainage impact assessment. See the Council's [Flooding Supplementary Guidance](#) for more details.

Where drainage is required, SuDS (sustainable drainage systems) are in place to reduce the total amount, flow and rate of surface water run-off as well as providing treatment before discharging into a storm sewer or watercourse. Besides water management, SuDS should also deliver multiple benefits for amenity and biodiversity. The [Open Space Supplementary Guidance](#) includes detailed advice on SuDS. Any design should take account of any flood risk assessment findings.

There are a range of options available:

- The ownership and responsibility for maintenance of each SuDS element is clear and long term management is in place.
- SuDS are designed to match the site context and respond to factors such as run-off rates, ground conditions and topography, as well as the size, type and density of the development.

- Planting in and around SuDS solutions can enhance the habitat for wildlife including aquatic birds, invertebrates, amphibians and reptiles. Consideration of how amphibians in particular will migrate through a site should be incorporated into design and through the use of wildlife kerbs or underpasses.
- In terms of handling water, designs should promote the use of porous surfaces in order to minimise run-off, particularly during periods of intensive rain. The following table provides a list of possible approaches.



|                                   |                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Pervious pavements</b>         | Materials that reduce flow by allowing water to infiltrate into subsoils or underground reservoirs           |
| <b>Infiltration Trenches</b>      | Stone filled trenches that temporarily store stormwater run-off to allow exfiltration into surrounding soil. |
| <b>Filter Trenches and Strips</b> | Shallow stone-filled trenches or vegetated strips to minimise run-off                                        |
| <b>Swales</b>                     | Vegetated channels leading to further treatment, particularly effective alongside roads or pathways.         |
| <b>Basins</b>                     | Vegetated depressions used for temporary storage or run-off, reducing peak flows.                            |
| <b>Ponds &amp; Wetlands</b>       | More environmentally beneficial and attractive alternatives to basins, providing both storage and treatment. |
| <b>Rain Gardens</b>               | Domestic scale solutions such as planters and planted areas in gardens to attenuate and treat run-off        |
| <b>Green Roofs &amp; Walls</b>    | Planted surfaces that can store and filter run-off, and provide wildlife, aesthetic and cooling benefits.    |
| <b>Rain Water Harvesting</b>      | Collection of rainwater for use in a building or garden, reducing consumption and storm water flows.         |

### SAFE & PLEASANT DESIGN STATEMENT CHECKLIST:

|                        | Major Application | Local Application | Householder Application |
|------------------------|-------------------|-------------------|-------------------------|
| <b>Safer by Design</b> | ✓                 | ✓                 | ?                       |
| <b>Neighbours</b>      | ✓                 | ✓                 | ✓                       |
| <b>Greenspace</b>      | ✓                 | ?                 | X                       |
| <b>Shelter</b>         | ✓                 | ✓                 | ?                       |
| <b>Air pollution</b>   | ✓                 | ?                 | X                       |
| <b>SUDS</b>            | ✓                 | ?                 | X                       |



### 3. EASY TO MOVE AROUND & BEYOND

#### Movement & Streets

Human settlements have always been focused in areas that could access food and water. Longer distance routes have therefore been a vital part of the economic growth of Perth and Kinross, from drover's tracks to military roads, and the success of settlements has relied heavily on access to resources. This is still crucial and presently promoted through the focus of development within the tiered settlements of Perth and Kinross ([LDP2, page 15](#)). Proximity to existing transport networks, utilities and community infrastructure should all be considered when siting and designing development.

The layout of access roads should respond to landscape views by creating vistas. It should aim to create a distinct and legible non-labyrinthic pattern that helps orientation by providing foci and visual and spatial continuity, including larger scale continuous connections across a site and beyond. The layout should be based on a clear hierarchy of roads that differ in their function, length or continuity and spatial arrangement across its width.

Traffic calming through these labyrinthic, short range visibility patterns should not become the defining factor of the street layout of a new development as it can result in non-legible townscapes where there is no larger scale continuity and it is hard for people to orientate. It can also remove the benefit of vistas into the landscape which contribute to the amenity,

distinctiveness, a sense of place and a sense of orientation (such as in Crieff High street looking towards the Highland Boundary Fault or in Edinburgh New Town looking towards the Firth of Forth). Rather, it should be achieved with other measures such as alternate planting or car-parking.

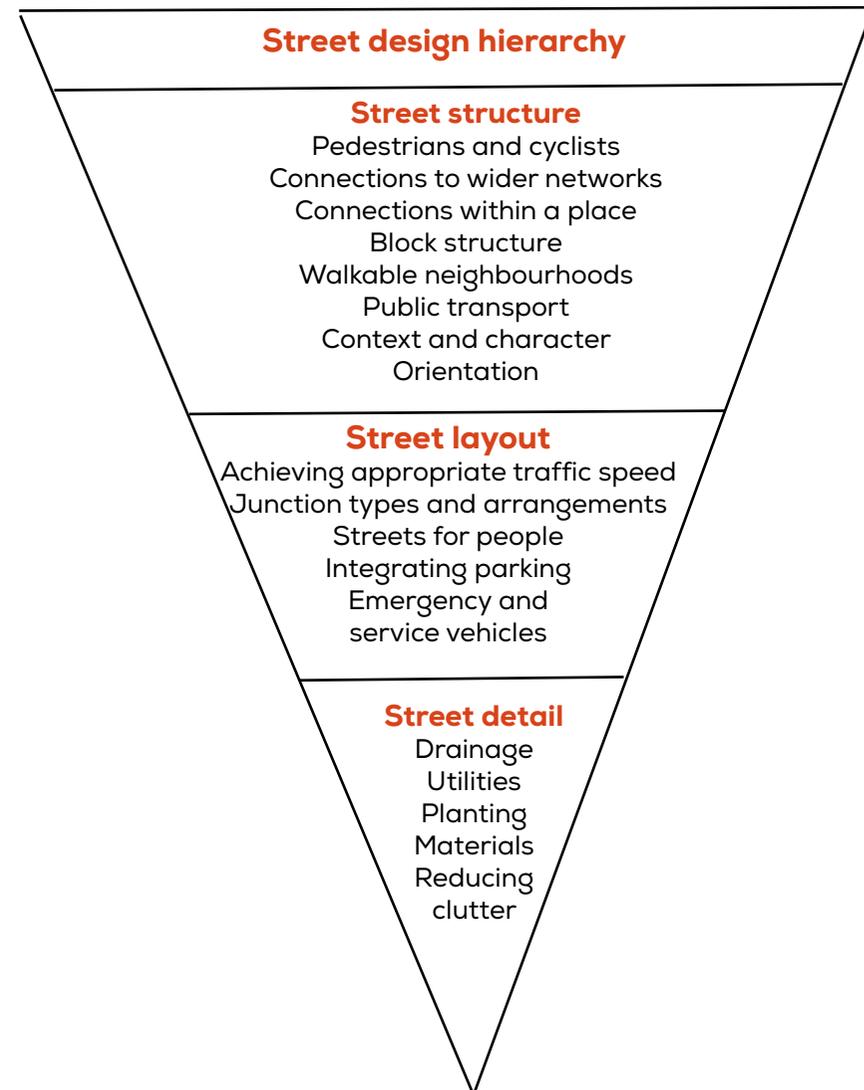
Map demonstrating road hierarchy



When designing a new development, it is important to consider buildings and spaces before creating the road network. Streets should be shaped by the activities that take place within them, promoting interaction, ease of movement and the role that they play within civic life. Design should therefore respond to the following:

- Site features such as topography and views into the wider landscape.
- Orientation (easy to move around) and overall legibility of the geography of the development (the layout needs to have a strong and memorable rationale).
- Hierarchy of streets and street typologies (these can be shown in profile in their spatial arrangements and function).
- Relationship between buildings to the streetscape.
- Streetscene and spaces between buildings.

Street design hierarchy diagram taken from [Designing Streets](#)



## Cycle Routes and Cycle Friendly Infrastructure

Cycle routes and infrastructure must be considered as part of any new development. Access to safe and direct routes for cyclists can reduce car usage significantly, so providing links to the existing cycle network can help to create attractive new places. The following are considerations for any new cycle infrastructure:

- Create safe routes that provide consistency and allow for a wide range of users.
- Identify the most logical route for cyclists, allowing navigable and accessible destinations.
- As with pedestrian routes, identify key desire lines that minimise detours and delays.
- Create surfaces that are smooth and well-maintained with gentle gradients.
- Create attractive new routes that make cycling an attractive option by allowing separation from cars.



**Berth Park SuDS pond and cycle route (Springfield)**

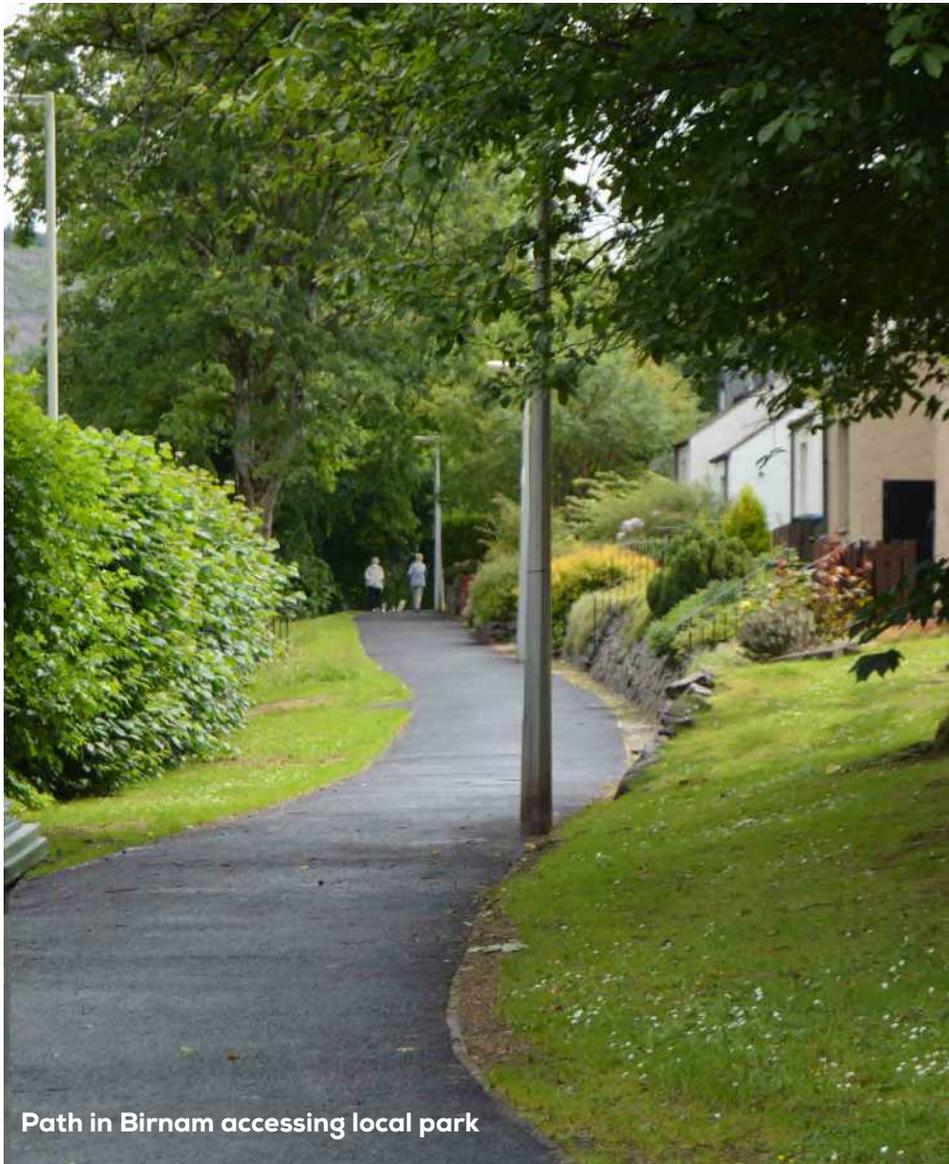
## Public Transport Modes

Access to public transport should be considered from the outset and is linked directly to the street hierarchy that is designed in larger developments. It is important that new developments can accommodate public transport routes and discussions with local public transport operators should be initiated during the identification of key stakeholders. A swept path analysis can help to determine whether streets can accommodate larger vehicles.

Provision for bus stops and access to railway stations can significantly reduce car usage. Creating active travel nodes that are linked to public transport supports an integrative approach to travel. Providing a realistic alternative for people within the new development will, however, depend on the size and density in terms of service levels as well as the locality of the site. Sites that are located near good public transport links are far more desirable than those that have little or no provision.

The siting of public transport stops and the relationship that this has to key pedestrian desire lines should be identified and exploited. Locating bus stops near junctions creates greater access to them. Ensuring that they are overlooked and are of quality design will make them more attractive to use. Creating streetscape features and landmark buildings can allow users to use bus stops more confidently, creating identifiable places that act as nodes within the new development.





Path in Birnam accessing local park

## Access and Paths

“Desire lines” are the most likely routes people will walk from one place to another. Identifying the routes that people are most likely to take through the site informs its design and ensures the integration of any new routes into an existing settlement. New development should also create permeable places where development relates to the surrounding routes. It is desirable where possible to provide more than one through route into a new site as this provides a number of opportunities for people travelling into the development as well as through it.

The footpath network should be analysed to establish the hierarchy of existing streets. This will assist in creating the most permeable design, merging the new site into the existing network of footpaths. Sites work best if they provide a range of choices. The access network is extensive throughout Perth and Kinross, and provides an invaluable recreational facility for residents and tourists. It is essential that existing access is preserved and enhanced through new development and is particularly integral to edge of settlement developments. Rights of access are a material consideration of planning applications. The Core Path Plan details existing rights of way within the area.

**Further information on creating safer walking, cycling and wheeling routes for everyday journeys can be found on the [Sustrans Scotland](#) website.**



## Green/Blue Network Connections

Green and Blue Infrastructure is a network of strategies that assist development, providing “ingredients” for solving urban and climatic challenges by building with nature. The main components of this approach include flood management, climate adaptation, less heat stress, more biodiversity, food production, better air quality, sustainable energy production, clean water and healthy soils, as well as increased quality of life through recreation and providing shade and shelter in and around villages and towns. Green and blue infrastructure also serve to provide an ecological framework for social, economic and environmental health of the surroundings. A multifunctional blue/green network can form a structural backbone and an attractive framework for new development. The Council’s [Green Infrastructure Supplementary Guidance](#) provides a guide on incorporating green infrastructure within a development and should be used when designing a new development.

Existing and new watercourses or water bodies, including SuDS, as a basis for a green corridor, can provide recreational and wildlife resource. Buffers and appropriate planting can provide for wildlife shelter and movement, with paths kept to one side. The opportunity to restore the water environment should also be considered, where appropriate, through the development process. Planting in and around SuDS solutions can enhance the habitat for wildlife including aquatic birds, invertebrates, amphibians and reptiles. SuDS should be carefully considered as it is a legal requirement to integrate it in at the earliest stage of the design. The Council’s [Flood Risk Supplementary Guidance](#) provides further advice on this.

## Habitat Connections

Any new development should reinforce the local and wider habitat network, supporting habitat enhancement and preventing the fragmentation of wildlife. This can be done through the identification of key linkages between sites and the development of new routes. Animals, just like humans, develop desire lines over generations which, when altered, can have a detrimental effect on the wider habitat. These should be identified early on in the designing of a site to ensure that key routes are retained whenever possible or compensated for.

Any proposal should show how habitat connections and wildlife corridors within and through the site will be maintained, enhanced and created. Consideration of how amphibians in particular will migrate through a site should be incorporated into design and through the use of wildlife kerbs or underpasses.



Sustainably designed urban development can restore some of our diminishing urban wildlife resources. An evaluation of the suitability of the new site and existing species in the area can inform the provision of an enriched environment through measures such as:

- Incorporation of wildflower areas and pollinator corridors
- Integrated bat roosts in new buildings
- Integrated swift nesting bricks in new buildings
- Facilitation of hedgehog commuting through gardens



### EASY TO MOVE AROUND AND BEYOND DESIGN STATEMENT CHECKLIST:

|                                  | Major Application | Local Application | Householder Application |
|----------------------------------|-------------------|-------------------|-------------------------|
| <b>Movement &amp; Streets</b>    | ✓                 | ✓                 | ?                       |
| ?                                | ✓                 | ?                 | X                       |
| <b>Cycle Routes</b>              | ✓                 | ?                 | X                       |
| <b>Public Transport</b>          | ✓                 | ?                 | X                       |
| <b>Access &amp; Paths</b>        | ✓                 | ✓                 | ?                       |
| <b>Green/Blue Infrastructure</b> | ✓                 | ✓                 | X                       |
| <b>Habitat Connections</b>       | ✓                 | ✓                 | ?                       |



## 4. WELCOMING

### Landscape Impact

Perth and Kinross is an area with a number of distinct landscape characters, from the lowland river corridors to the highland moorland and plateaus. These features are integral to the shaping of the historic settlements, the traditional industries and the styles of buildings. Placemaking plays a major role in maintaining but also developing these unique characteristics, ensuring that we conserve and evolve our communities for future generations. For further information on landscapes, please refer to the [Landscape SG](#).

**Before proposing any site for development, it is vital to research the designations within that area and check the LDP policy.**

### National and local designations:

- There are four National Scenic Areas located within the Perth and Kinross region: Loch Rannoch & Glen Lyon, Loch Tummel, the River Tay and the River Earn.
- Special Landscape Areas, a regional designation, are spread across the Perth and Kinross area covering about 27% of the land.
- There are 42 gardens and designed landscapes that influence the design of any new development.
- There are 6 Wild Land Areas in Perth & Kinross.



## Orientation of Development

The landform of an area informs the land cover, land uses, the microclimate and human activity. It inter-relates with waterways and this in turn is interconnected with the siting and shaping of settlements. Any development must consider the wider landform and the hydrology patterns which inform the site. It should also respond to the relationship existing development has to the landform and topography and which elements of the landscape informs important parts of a settlement's setting.

## Views and Skylines

Wider views are largely determined by the landform of an area. Highlands, river valleys, woodland and open agricultural land can create enclosure and exposure, influencing how a settlement fits into the landscape. Long, medium and short views into any development require to be analysed, identifying where buildings and viewpoints will be affected. Roads, cycle lanes and footpaths around the site should be assessed, as this will be the first impression someone will have of the development. Using mapping, photographs and illustrations, new developments must provide evidence that the visual impact of the development has been acknowledged.

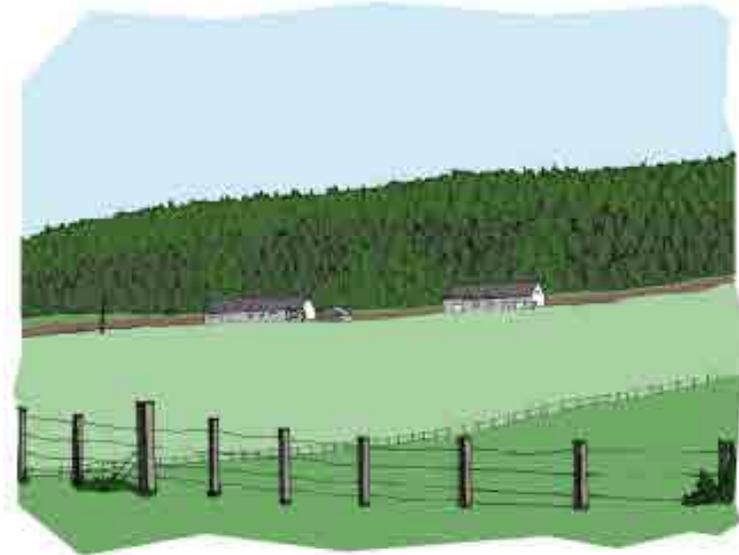
## Ridgelines

New development should not dominate ridgelines and should accommodate appropriate setbacks or planting to prevent conspicuous breaks in the horizon. Trees can provide a backdrop reducing the impact of the built form on the settlement.

View of Invergowrie Primary School from the core path



New houses in the Ochil Hills sit within the landform



## Key Points

Any design of a new site should identify areas where new development will be visible from (often called visual receptors). It should provide an understanding of the affect that the new development will have on these views and whether the site can visually fit into the surrounding landscape in the context of these viewpoints.

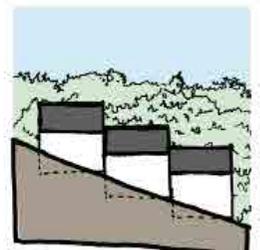
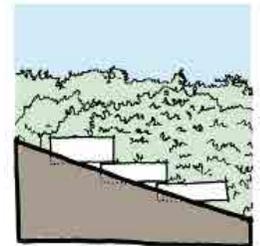
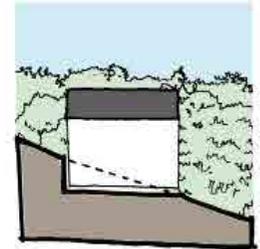
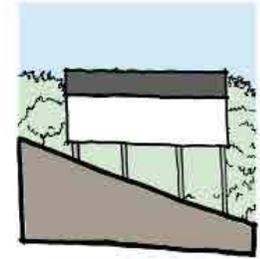
## Analysis of key views into the site



## Slopes

Any sites located on slopes should use the existing landform to create the design rather than creating platforms through the cutting and filling of land. The challenge of this can encourage more creative responses to a site design and allow for a distinctive quality that works with the contours rather than challenging them. Extensive alteration of the topography can also result in damage and loss of existing trees and other existing features of value and character.

**Challenging site topography is often perceived as a constraint but can actually create an opportunity for innovative design proposals that work with the unique form of the site. Build with the slope, be creative with garden space or consider different housing types. Retain valuable site features that can provide new landmarks and an individual sense of place, presenting opportunities for planting and open space.**



**Different approaches to designing buildings on a slope**



## Planting and Landscaping Requirements

Planting and trees are important contributors to placemaking. New planting should reflect the local patterns of vegetation within an area, using it to define private and public spaces, creating a more attractive streetscape and assisting in the existing biodiversity networks. Appropriate types of vegetation should be considered that will define the character of the area and allow local flora and fauna to flourish. Planting choices should as far as possible reflect, and be sourced from, the surrounding local native habitat. Large mature trees, ancient woodland and riparian woodland, provide the greatest biodiversity value and should be incorporated into the design.

Native planting is preferred, although other flowering and fruiting varieties can enhance the mix. These provide a wildlife resource and enhance the setting through changing colours and textures. Other suggestions include:

- planting community orchards, or fruit trees in gardens to create a virtual orchard
- including a mix of hedging varieties
- providing larger growing native trees in larger open spaces

The [Open Space SG](#) provides more guidance regarding planting.



Planting can add colour and interest to an area as well as providing vital habitats



## Edge of Settlement

As towns and villages expand, the edge of settlements is often the siting of new developments. These can be prominent sites in terms of visibility, often the point of entrance into a settlement and the transition between countryside and town. This edge requires careful consideration, incorporating the possibility of longer term growth with shorter term visual impact. An overall visual composition of the settlement boundary including buildings, rooflines, boundary treatments and structural landscaping should all be assessed to create a positive edge to the settlement and the surrounding countryside. A landscape framework such as a tree belt or an attractive open edge with appropriate planting should be an integral part of the design. Native trees, landscaping and hedges should be used in settlement edges as this will help integrate the settlement edge into the surrounding rural landscape and support habitat connectivity.

### WELCOMING DESIGN STATEMENT CHECKLIST:

|                            | Major Application | Local Application | Householder Application |
|----------------------------|-------------------|-------------------|-------------------------|
| Landscape Impact           | ✓                 | ✓                 | ?                       |
| Orientation of Development | ✓                 | ✓                 | ✓                       |
| Planting & Landscaping     | ✓                 | ✓                 | X                       |

Harsh edge to settlement with no landscaping



Village entrance responsive to landscape and local character



# 5. ADAPTABLE

## Density

The design of a development should create a strong sense of local identity that complements its surrounding area. New development should form pleasant, walkable neighbourhoods that support local facilities and reduce the need for cars. The settlements of Perth and Kinross have traditionally evolved over time with a mixture of uses located within close proximity to allow the community to access a range of services.

In recent years, new development has been focused on detached or semi-detached housing, often located on the edge of settlements and at a medium to low density. Sometimes, this has resulted in new development having little variation and being difficult to navigate. The creation of higher density around new nodes or focal points can not only provide a strong sense of place but also sustain any new local services. Creating new neighbourhoods through a range of densities, built form and layout can allow for a local sense of identity. This requires careful consideration of house types, building groups and proportionate spaces between buildings.

## Methodology for establishing site capacity

The Local Development Plan has calculated capacity ranges for each allocated site. The methodology involves identifying the developable area of each site based on physical constraints and developer requirements such as open space and infrastructure needs. A baseline of 80% was assumed for each site initially with 20% retained for landscaping. The developable area percentage was then amended further depending on the individual site characteristics and any known or suspected constraints.

The percentage of developable area identified for a site was then used to calculate the capacity. Three ranges of density were used in this calculation:

- High density from 26 to 40 units
- Medium density from 16 to 25 units
- Low density up to 15 units

Density ranges were chosen based on the context of the site, the surrounding urban grain and the impact that the site has on local infrastructure. The capacity of windfall sites should be calculated using the same methodology.

## Proposals outwith identified capacity ranges

If a planning application proposes a density that falls out with the capacity range for a site in the Local Development Plan, the applicant should demonstrate that the following questions have been answered:

- Does the design provide the necessary open space requirements as defined by the planning authority?
- Has the design met the required landscaping and biodiversity requirements?
- Do the additional units create concerns on the capacity of the local road network and/or impact on other relevant local area transport matters?
- Can the local community facilities absorb the number of inhabitants?



- Is there capacity in the local primary school to cope with this development?
- Does the applicant provide the required percentage of affordable housing?
- Does the design provide a high level of residential amenity?
- If private garden grounds are provided, do they meet the minimum requirements as defined by the planning authority?



Parking is seperated from housing at Cuthill Towers

## Parking Arrangements

The integration of parking should be designed to reduce the visual impact of large numbers of cars and provide flexibility. Extensive areas of car-park should be avoided near areas where people live. If car-parks cannot be avoided the design should consider the car-park's appearance and potential for shared use as public space when it is not in use. Planting can help create an adaptable area and provide habitat opportunities.

### On-Street Parking

This can support the reduction of traffic speeds and allow for both residential and visitor car parking. Informal arrangements rather than rigid standards should be explored and an analysis of the positive and negative affects should be undertaken before decisions are made as to the numbers it can accommodate.

### Off-Street Parking

Off-street parking will often be required to accommodate residential parking. Parking provided within the plot should not dominate the front gardens of houses. Courtyards or side parking can provide useful alternatives to this approach. Good natural surveillance should be integrated into any courtyard design.

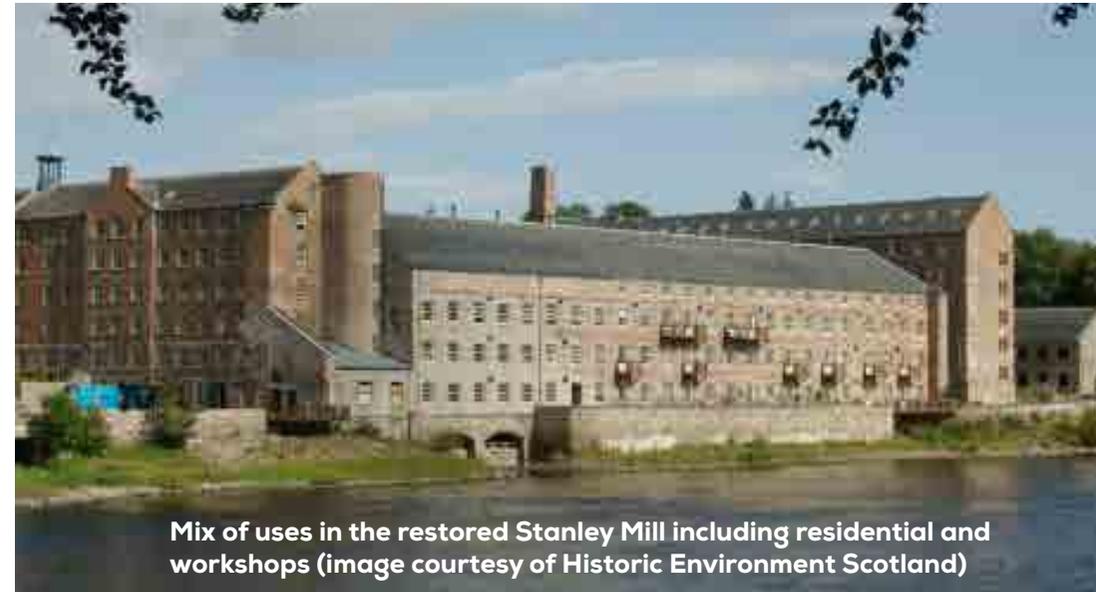
### Parking for Disabled People

Parking bays should be designed so that drivers and passengers can access the car easily. Consider the width and the use of dropped kerbs to allow for easy access to footways.



## Mix of Uses

A mix of uses within new development can help create more sustainable communities, providing opportunities for facilities and services that can serve the wider community. Traditionally, settlements have had a mix of housing, industry and shops all within walking distance, allowing for people to live and work within their local community. Although the invention of the car has allowed us to travel greater distances to access employment and services, the principle of providing a community with a range of opportunities that creates safer, inclusive places will ultimately create a more sustainable environment. This mix of uses could be housing, shops, community facilities, open spaces or employment, producing potential focal points around which residential development can be concentrated.



## Mixed Tenure

A mixture of housing can further assist in a local sense of community and social cohesion, which allows for owner-occupiers, rented and shared ownership. A variety of tenure that is visually integrated into new development and distributed evenly across the community allows for greater inclusivity. "Pepper-potting" or more structured "clustering" of social housing is considered to improve social mobility and prevent the segregation of different socio-economic groups.



## Affordable Housing

There is a range of affordable housing that can be provided within a development. Scottish Planning Policy defines affordable housing as “housing of a reasonable quality that is affordable to people on modest incomes... affordable housing may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low-cost housing for sale including plots for self-build, and low-cost housing without subsidy”. The following types are recognised as affordable:

- “Affordable Rent” can be social rented accommodation from a Council or a housing association at an affordable rent or mid-market rented accommodation which is slightly higher than social rents but lower than private rent.
- “Low cost ownership” can be housing where a household buys a share of a house at 25%, 50% or 75% and pays an occupancy charge for the remaining share of the property or shared equity where the buyer purchases 60-90% of a property and the remaining portion of held by the Scottish Government with no occupancy charge.

Any new development with an affordable housing requirement should offer a range of suitable housing that will assist the local area.

## Community Facilities

New development can have a significant impact on community facilities. In order to ensure sustainable communities, proposals should research local needs and identify whether the proposal can work closely with the infrastructure capacity process but can also help support existing resources such as community halls, local toilets, car parking and sports facilities. These types of issues can be identified through close communication with the Community Planning Partnership groups.



## Access for All

To create a truly sustainable community, places should be adaptable and able to provide for lifetime neighbourhoods. The location, design and layout of any new development should be considered in terms of adaptability and longevity. New development should provide places that support independent living for all, from the design of the streets to the adaptability of buildings. For larger developments, a range of homes should be provided with services and facilities easily accessible to ensure social inclusion. Travel routes and the supporting infrastructure should be considered carefully in order to cater to a wide range of users, and the co-location of key services such as healthcare and social care facilities can allow for ease of access.

## ADAPTABLE DESIGN STATEMENT CHECKLIST:

|                             | Major Application | Local Application | Householder Application |
|-----------------------------|-------------------|-------------------|-------------------------|
| <b>Streets</b>              | ✓                 | ✓                 | X                       |
| <b>Parking</b>              | ✓                 | ✓                 | ?                       |
| <b>Mix of Uses</b>          | ✓                 | ?                 | X                       |
| <b>Mixed Tenure</b>         | ✓                 | ✓                 | X                       |
| <b>Community Facilities</b> | ✓                 | ?                 | X                       |
| <b>Access for All</b>       | ✓                 | ✓                 | ?                       |

# 6. RESOURCE EFFICIENT

## Energy Efficiency

New development should reduce reliance on fossil fuels through the use of alternative sustainable forms of energy production including energy storage solutions where feasible.

- Energy efficiency measures have been considered in order to achieve energy savings in new development or retrofit to existing development

Energy efficiency measures can include wall insulation, cavity insulation, solid wall insulation, loft insulation, floor insulation, double and triple glazing, water tank and pipe insulation and draft proofing

- Technologies that can be used to provide heat and electricity to a building, emitting low or no net CO<sub>2</sub> emissions, have been considered and incorporated in the proposal where possible.



These can include, solar hot water, air and ground source heat pumps, micro wind turbines, solar photovoltaic (PV), biomass heating, Combined Heat and Power (CHP), efficient gas boiler and efficient appliances and communal or district heating

The Council's Environmental Health and Development Management teams should be consulted at the earliest possible opportunity in order to fully consider any potential impacts when selecting renewable and low carbon energy options. Supplementary Guidance on Renewable and Low Carbon Energy providing further information is expected to be published later this year.



## Passive Design

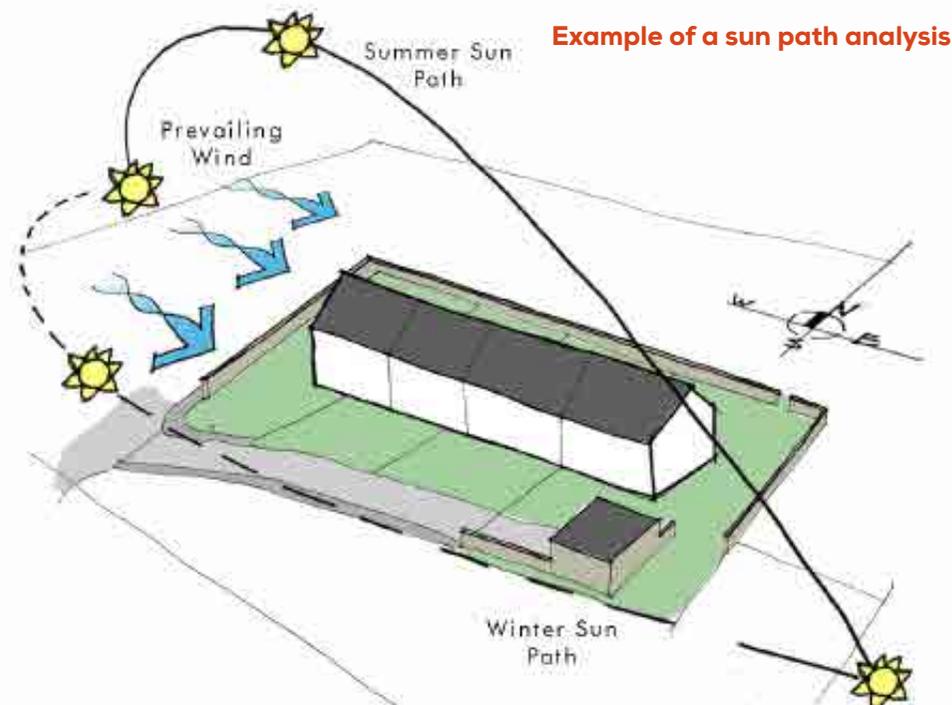
The principles of sustainability should be incorporated in the design, layout and orientation of new neighbourhoods, streets as well as individual dwellings.

- The layout of streets and/or the siting of building(s) maximise opportunities for solar heat gain, natural ventilation and daylighting throughout the year
- Street widths and building placement ensures that there is good daylight exposure to building frontages and key public spaces - wider east-west streets will expose south-facing buildings, allowing for good day lighting and natural heating

Skylights, light monitors, clerestories, light shelves, light tubes, atria, courtyards, and glass or glass-block partitions and doors all contribute to increasing natural light in buildings. Technologies that can be used to provide heat and electricity to a building, emitting low or no net CO2 emissions, have been considered and incorporated in the proposal where possible.

- Landscaping and planting is designed to reduce exposure to wind, provide shading and mitigate against the 'urban heat island' effect

Deciduous trees can be planted near buildings to provide shade in the summer, whilst allowing heat and light through in the winter. 'Wind cowls' can be placed on the roof of buildings which respond to breezes and circulate air through the building.



Example of a sun path analysis

**The microclimate of a development can assist in the usage of both inside and outside space and provide natural energy sources in terms of lighting and heating. A response to this microclimate is therefore integral to creating sustainable development that works in the long-term. Working with the existing landform, streets should be aligned against the prevailing wind direction to avoid wind tunnels. Furthermore, buildings should have a southerly aspect for private spaces and living room, taking advantage of the maximum hours of daylight.**

## Construction & Materials

New development should maximize the use of materials from sustainable resources and the use of sustainable construction methods. Materials to be used in construction projects are responsibly sourced and are sourced from local suppliers wherever possible. The Council will also encourage the use of recycled materials on site. The proposal should minimise the impact (e.g. noise and air pollution) of construction activities on its neighbours.

Existing and new watercourses or water bodies, including SUDS, as a basis for a green corridor, can provide recreational and wildlife resource. Buffers and appropriate planting can provide for wildlife shelter and movement, with paths kept to one side.

Construction waste is limited as much as possible in order to reduce environmental impact and also save on significant costs of landfill.

### On-site waste can be minimised by:

- **Design that utilises whole units of construction materials**
- **Appropriate storage of materials on site - minimises loss of re-usable material**
- **Separate out waste materials at source to aid re-use on site or recycling**
- **Wood or natural materials can be utilised for composting and/or biofuel energy generation**

The production of a Site Waste Management Plan (SWMP) for a proposal can help reduce the amount of waste produced during the construction phase and manage site waste more efficiently. More information can be found here.

The issues outlined above should be considered within a 'construction management plan' which will generally be covered by planning condition for major developments.

## Retrofitting Sustainable Design

New build development represents approximately 1% of the total housing stock each year, highlighting the importance of addressing the sustainability of the existing housing stock. There are a number of technologies that can contribute to the reduction of carbon emissions from the existing housing stock. These technologies are generally focused around energy efficiency in premises through increasing the thermal efficiency of a building so that less energy is required.

Improving efficiency is a combination of improving insulation and using the most efficient way of producing heat and energy. Measures such as cavity wall insulation, micro Combined Heat and Power (CHP), solid wall insulation and air/ground source heat pumps have the potential to achieve large carbon savings and some funding streams are available for such initiatives. Despite a high up-front cost there are long term economic benefits for the property owner through energy cost savings.

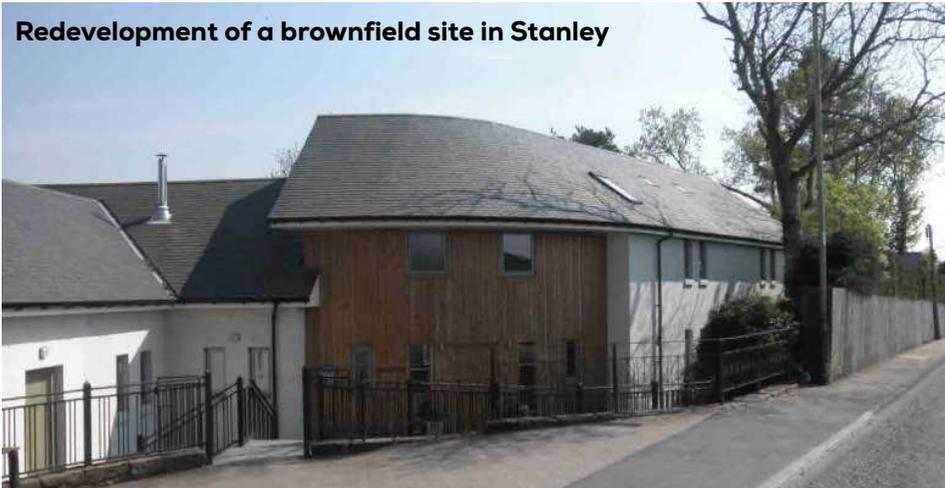


## Previously Developed Land

Developments located on brownfield sites can contribute to sustainability as they make the most efficient use of previously developed land. Retaining existing buildings can be more sustainable than demolishing and rebuilding, which has associated embedded carbon emissions. Further, sustainable design and construction lends itself easily to refurbishment schemes, offering cost effective opportunities for development.

Previously developed land also tends to be well served by an existing sustainable transport and utilities network, reducing the need to redirect services and the energy needed to do this. Contamination, however, is a key consideration when developing on brownfield land and sites must be fully assessed for potential contaminants prior to development.

**Redevelopment of a brownfield site in Stanley**



## Historic Environment

Approximately 19% of Scotland's housing stock was built before 1919, long before Carbon Emissions Reduction Targets, Building Regulations and Energy Performance Certificates were enacted. It is therefore important to consider the energy efficiency of historic buildings to discover possibilities to reduce their carbon footprint. At the same time it is important to consider the conservation and preservation of the character and appearance of historic buildings.

Historic Environment Scotland have recognised the importance of improving the efficiency of Scotland's historic building stock and provided guidance on the subject.



## Recycling Facilities and Initiatives

It is vital to minimise the waste produced from a development once the buildings are lived in. In terms of water usage, harvesting rainwater using run-off from roofs can provide an alternative source for grey water or irrigation. On-site composting and recycling should be provided if possible and any storage needs for recycling should be designed sufficiently to provide good access for collection. These issues need to be integrated into any design scheme at an early stage.

### Innovative design at Wolfhill with green roofs



## RESOURCE EFFICIENT DESIGN STATEMENT CHECKLIST:

|                                 | Major Application | Local Application | Householder Application |
|---------------------------------|-------------------|-------------------|-------------------------|
| Energy Efficiency               | ✓                 | ✓                 | ?                       |
| Passive Design                  | ✓                 | ✓                 | ?                       |
| Construction & Materials        | ✓                 | ✓                 | ?                       |
| Retrofitting Sustainable Design | ?                 | ?                 | X                       |
| Recycling Facilities            | ✓                 | ?                 | X                       |

# Technical Guidance on Placemaking

The following is guidance on how to approach specific types of planning applications in relation to placemaking principles. These can be treated as part of the Placemaking Supplementary Guidance but also as standalone documents that will be updated as and when required. The guidance covers the following application types:

- [Householder Applications](#)
- [Masterplanning](#)
- [Shopfronts & Advertisements](#)
- [Urban Infill](#)
- [Windows & Doors in Listed Buildings & Conservation Areas](#)

Any issues regarding **Housing in the Countryside** are dealt with in the [Supplementary Guidance](#) produced separately.



# Householder Applications

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property.

## Permitted Development

**Certain types of development can be carried out without planning permission. This is known as permitted development, and covers a wide range of minor developments. While there may be instances where planning permission is not required, the following Council guidelines are best practice and should be considered in the context of any proposal. You can find more out about permitted development rights here.**

## Effects on Neighbouring Property

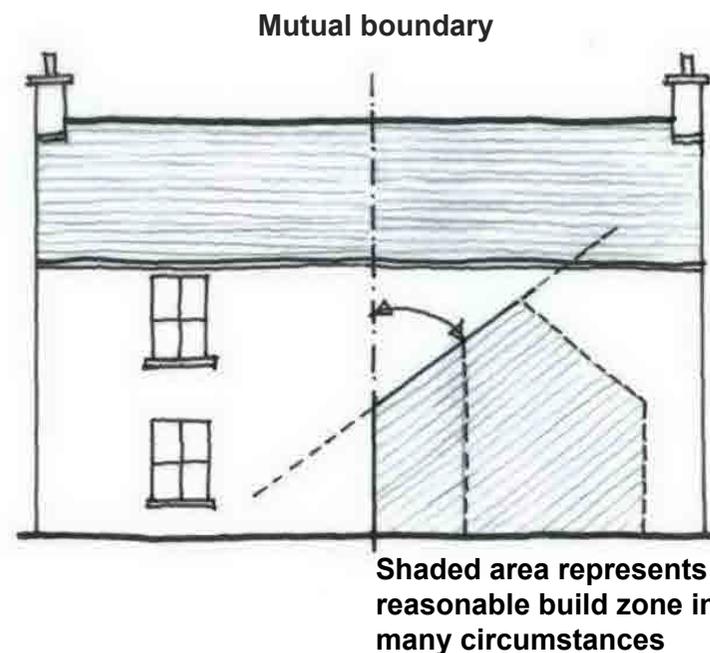
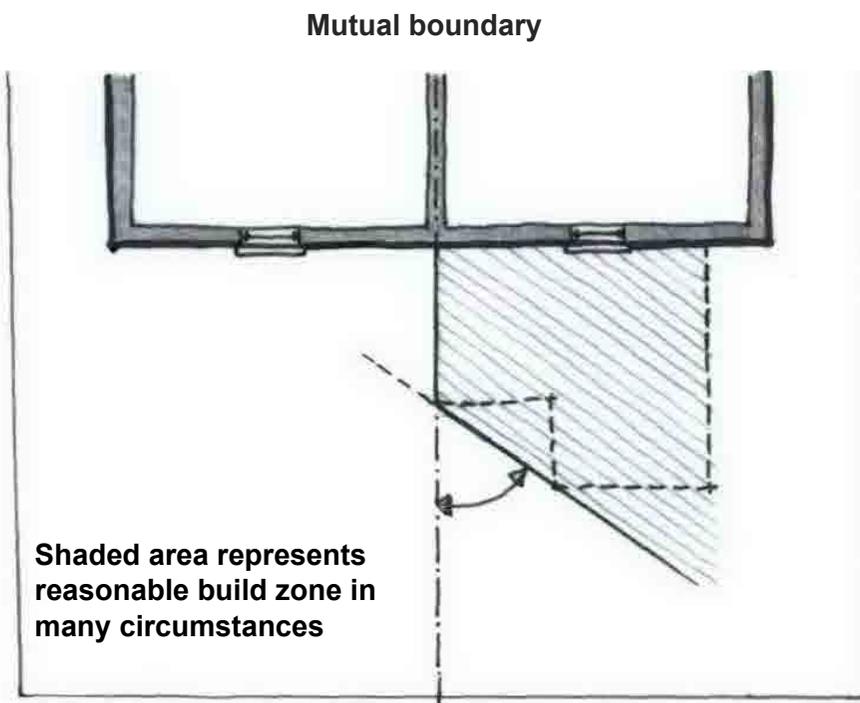
Extensions can intrude, to a greater or lesser extent, on the privacy and amenity of neighbours. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through the construction of an extension which allows direct views into a neighbouring property or a secluded garden.

Extensions must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property (particularly when affected garden is small); the appearance and orientation of the extension must be considered from the neighbour's house or garden.

An extension built directly along a boundary line may be acceptable with the agreement of the neighbouring property but you need to think about long term access and maintenance. There may be an opportunity for neighbours to share a party wall and consequent drainage arrangements for their mutual benefit.



## Overshadowing



### Examples of 45° rule

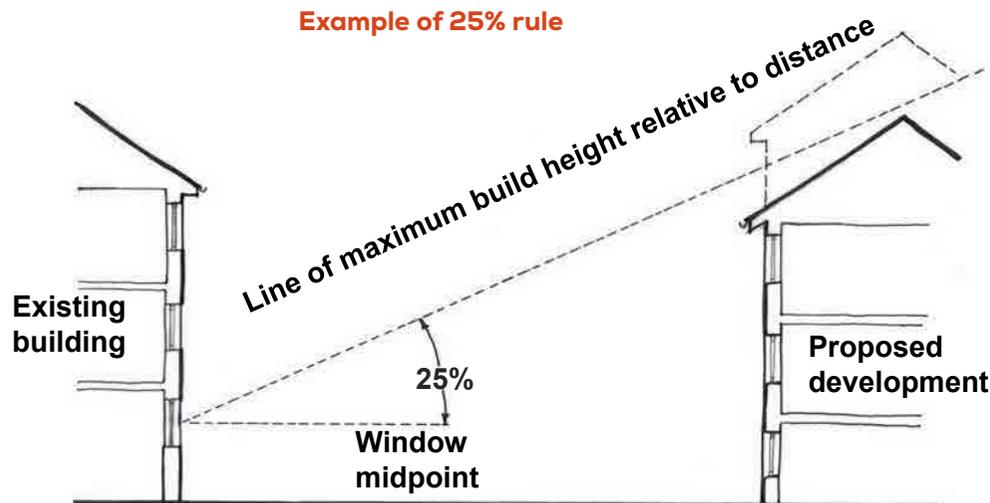
A single storey rear extension of 4m depth, from the original building's rear wall, would in many circumstances be acceptable; even if directly on a property boundary. Thereafter the extension would have to step back from the boundary at an angle of 45 degrees from a point 4m from the original back wall of the property.

Some relaxation of these standards may be considered where the extension is to the north of an affected neighbour or not impacting on a neighbouring habitable room window.



## Daylight

The climate of northern Britain relies heavily on diffuse sun light as the principal source of daylight. The availability of natural light can be anticipated by the resultant block form of a building, its topography, aspect and relationship to surroundings. Any proposed extension should maintain and allow for a reasonable level of natural daylight to internal living space of a neighbouring residential property. Established practice determines that 25° is a suitable maximum obstruction path which should be afforded directly to a front or rear aspect. Beyond this point, windows to living spaces may become adversely affected through relative shadow paths.



## Overlooking

- Windows should be located to avoid, or otherwise minimise, overlooking adjoining houses and private gardens.
- Overlooking may in certain occasions be resolved through the use of rooflights or boundary screening as appropriate.
- Balconies above ground floor level, roof gardens, decking and raised patios will generally be resisted where they diminish the privacy of neighbouring houses and gardens or raise safety concerns.
- Windows of habitable rooms should generally be a minimum of 9m from rear boundaries which they overlook unless adequate and appropriate screening is utilised.



## Scale, Shape and Form

Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth.

- In most cases an extension should be a subordinate addition in all respects.
- New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be more acceptable.
- Extensions should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation.

## Detailing

Detailing is key to the successful integration of designs for extensions. Extensions to older properties may benefit from matching stone coursing and mortar specification. Details can determine the character of a building; over-elaborate detailing on an extension where the original architectural style is of a seamless and modest appearance would be inappropriate. Details such as lintels, sills, eaves and verges have to be carefully considered to help integrate any proposed extension.

The Scottish Government provides further details about householder applications [here](#).



**Modern extension on traditional building reflecting the simple vernacular of the original building**



## Materials

The Placemaking Guide emphasises the importance of using appropriate materials to the surrounding context. When it comes to extensions, using materials that reflect the existing building helps to create a harmonious addition.



**Timber extension blends in sympathetically with the stone building whilst using a contrasting material**

### When designing your extension:

- Choose materials characteristic of the existing building.
- Ensure that the colour of the materials is harmonious with the existing building.
- Choose high quality materials that are sustainable and long-lasting.
- Recycle materials whenever possible and avoid unsustainable materials whenever possible.



## Types of Householder Applications

There are a range of householder applications that require careful thought before making an application. The following section provides some guidance the issues that a planning officer will consider when assessing a submission.

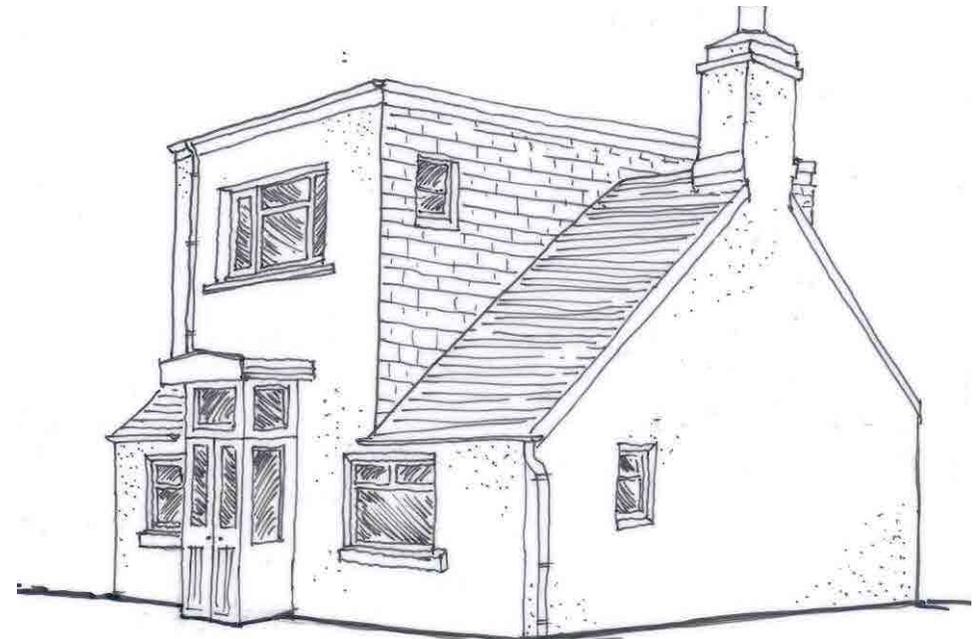
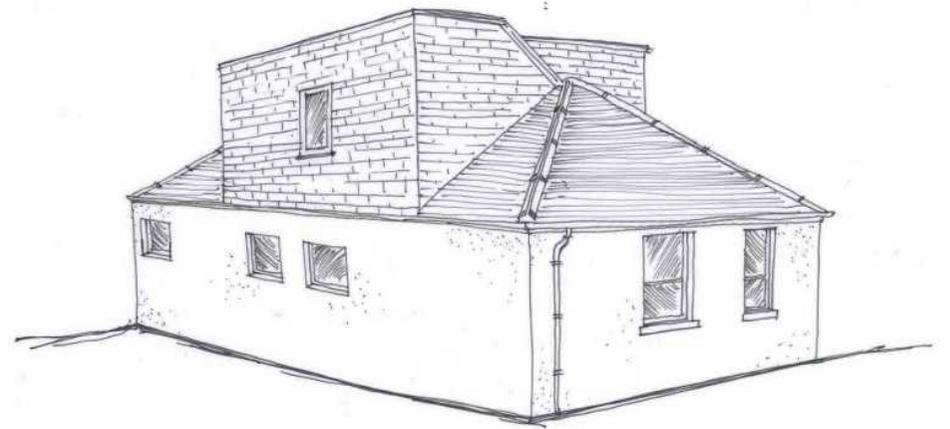
### Roof extensions and alterations

It is important that roof extensions and alterations fit with the local street character. Think carefully about the context before:

- Converting an existing hipped roof into a gabled roof.
- Altering the streetscene by changing the roofscape and space between buildings.
- Creating over dominant dormer windows.

An appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wall-head.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.



Poor responses to roof pitch



## Front extensions

Front extensions should generally be avoided, in particular:

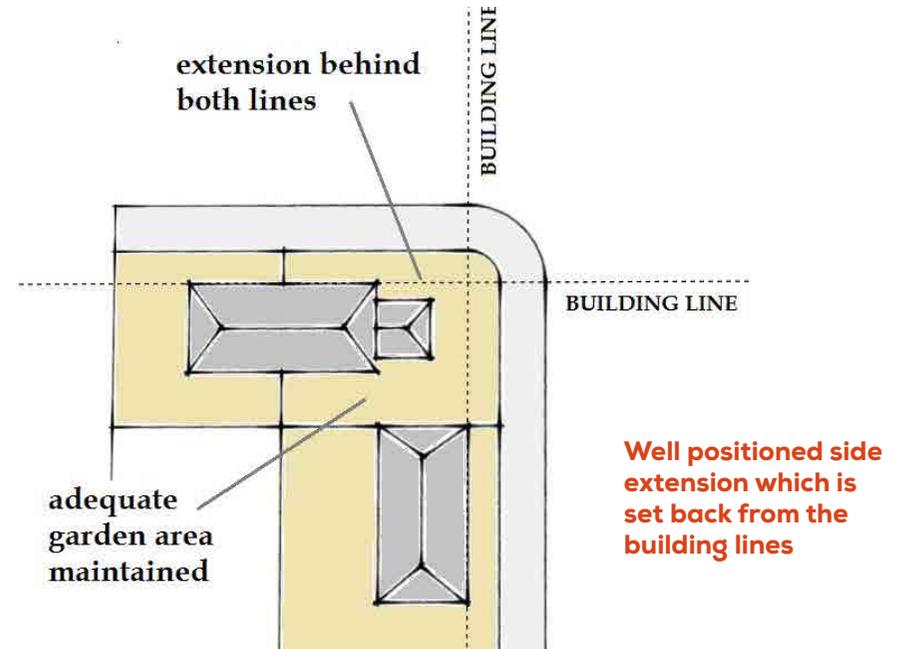
- Where they dominate the principal elevation of the property
- Where visual impact on an established streetscape is evident

However:

- Modest porches or canopies may be an acceptable addition, providing that the rhythm of a repeating streetscene is not impaired. A well designed porch can occasionally enhance the character and appearance of a dwelling.



Modest porch painted to match the windows



## Side extensions

- Provide an adequate and distinct separation between properties.
- Set back the extension from the frontage of the building to establish subordination to the existing building.
- Lower the roof ridge level on extensions to establish a separate identity to extension.
- Ensure that windows on extensions provide adequate light whilst ensuring privacy to neighbouring properties.



## Rear extensions

- Appropriately designed rear extensions are generally preferable to side and front extensions, particularly on traditional and historic properties.
- If the plot and original building can accommodate it, then a two storey extension may receive planning permission providing the design is satisfactory and there is no unacceptable loss of sunlight, daylight or privacy to adjoining properties.



**Rear extensions can provide greater opportunities for contemporary design**

## Conservatories & sun rooms

- Designs should be site specific and proportionate to its location. Choose materials appropriate to the building.
- Site conservatories to the rear of properties and of an appropriate height.
- Proposals for a new conservatory on a listed building should ensure that the original stonework inside a conservatory remains unpainted and that the colour and materials of the conservatory respects the building and wider area.

## Outbuildings & garages

Generally, these buildings should:

- Be subordinate to the original building and should not obscure the approach to the house.
- Be set back from the frontage.
- Be built with materials which respect the house and its surroundings.



## Balconies, roof terraces and decking

Generally, balconies and roof terraces should avoid:

- Being located too close to boundaries.
- Overlooking neighbouring properties.
- Dominating or detracting from the appearance of the house.
- Over-dominant lighting that adversely impacts on neighbours.

## Decking

Generally should be designed:

- Close to ground level, whilst working with garden levels.
- Of a simple design (including barriers and steps).

## Flues & fuel storage facilities

Whilst wood burning stoves and biomass boilers located within the house do not require planning permission, the flue and any fuel storage facility may require permission. It is best to check with the Council before installation. A building warrant will be required to cover installation, the flue and fuel storage. This advice covers domestic stoves and boilers up to 45kW (heat) output.



# Masterplanning

A Masterplan is not simply a document, a layout or a vision for a site. A Masterplan is a process that requires to be undertaken in order to reach the decisions, the vision, the layout that you determine for a site. The following section provides a checklist of what Perth & Kinross Council requires in terms of a Masterplan.

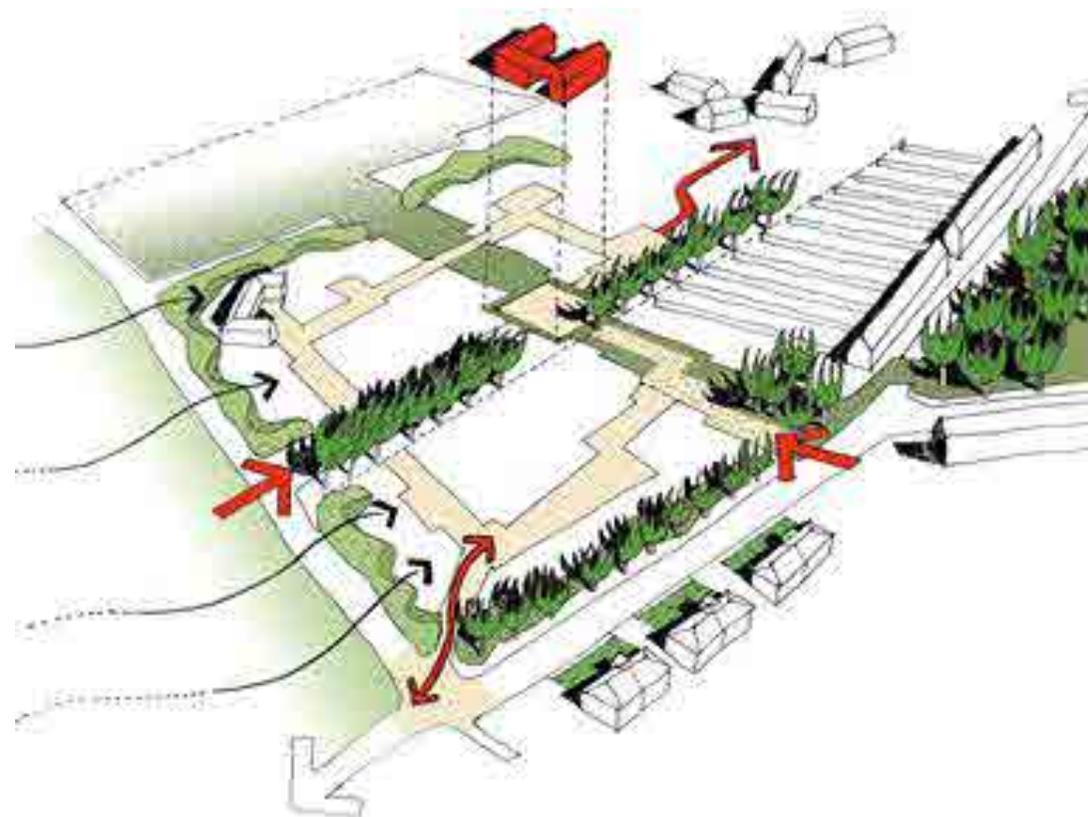


**Muirton redevelopment Masterplan provided a clear framework from the outset that was then delivered in phases**

- **Engage with the local community.** How does the proposal relate to local needs and aspirations? Read more on [Community Engagement here](#).
- **Initiate pre-application discussion with the Council to discuss early design decisions, open space requirements and road layouts.**
- **Confirm requirements on access and services with key agencies.**



## THE MASTERPLAN PROCESS:



Concept sketch indicating movement patterns and open space connectivity (Proctor & Matthews Architects)

### 1. Determine the status of your site

- Check LDP for designations & any site specific requirements
- Identify relevant policies and guidance
- Establish site ownership and identify key stakeholders



### 2. Develop initial idea and design concept

- Study the wider context and site features to draft an appraisal
- Form a vision for the project and identify aims and aspirations
- Prepare conceptual design and initial sketches
- Draft your Implementation Strategy
- Start the pre-application consultation process early and leave room for flexibility and input from stakeholders



### 3. Finalise the detailed proposal

- Take the outcome of consultation on board and continue discussions with key stakeholders to refine the detailed proposal
- Go through the development checklist below to make sure your proposal meets all the requirements
- Complete the Sustainability Statement



### 4. Submit planning application

- Show how the proposal evolved throughout the design process
- Have a look at the submission checklist. Make sure drawings and illustrations are clear and easy to understand

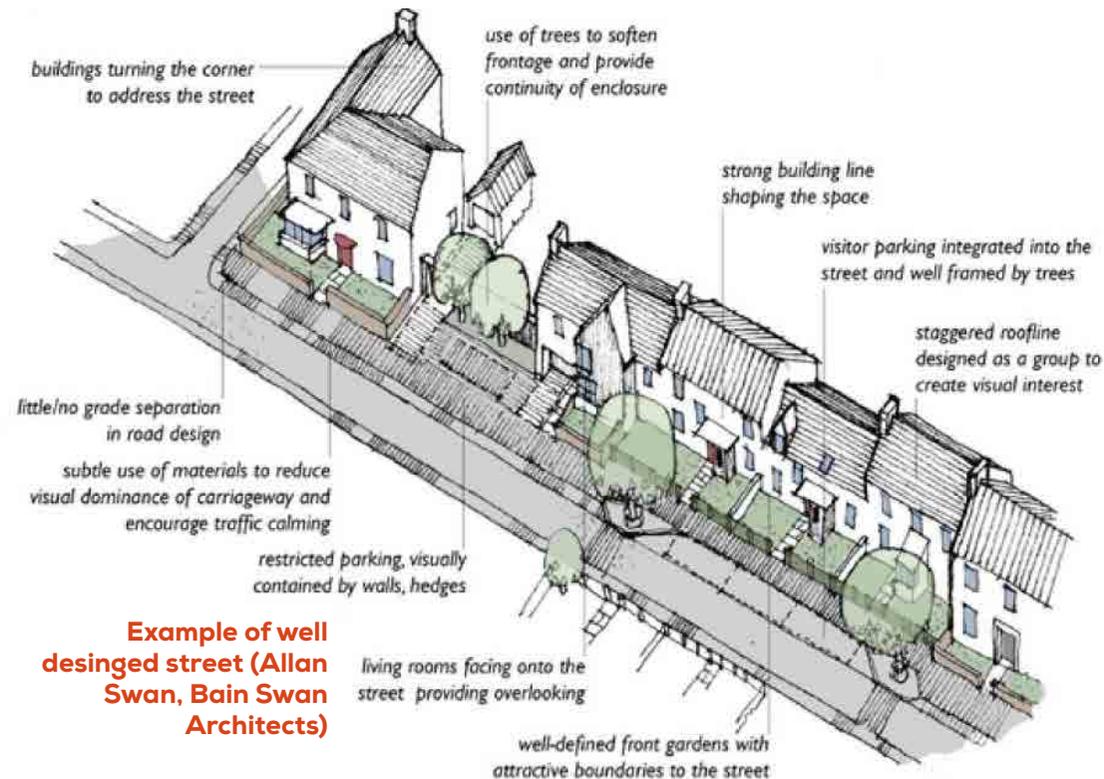


## Distinctive

- Materials, colours and details fit in with the character of the area.
- Historic features such as listed buildings and their settings are preserved where possible and incorporated with the proposal.
- Appropriate boundary treatment is used to define new settlement edge and provide a clear division between public and private space.
- The proposal provides active frontages to the street and attractive private spaces to the rear.



Use 3D visuals to illustrate heights and massing and materials (Proctor & Matthews Architects)



Example of well designed street (Allan Swan, Bain Swan Architects)

- Density, scale, height and massing are appropriate for the given context without creating a poor imitation of what exists.
- The development creates new points of interest (e.g. key views, distinctive design) to help people navigate around the site.
- Street furniture is designed well and located carefully to avoid clutter.
- Enhance streetscapes and car parking with wide pavements or shared surfaces, street-trees or swales.



## Safe & Pleasant

- Flood risk has been considered and mitigated against. Drainage and SUDS are considered from the outset and are designed, based on the existing natural drainage patterns and as part of the wider green infrastructure
- The arrangement of buildings encourages various road speeds and natural traffic calming.
- Front gardens, especially on prominent frontages and gateway points are retained and parking is provided to the rear.
- Public spaces, streets and paths are well-lit and they are overlooked by windows providing natural surveillance



**SuDS basin designed as part of wider amenity space. Planting increases biodiversity value.**



**Open space in Muirton has been designed to be overlooked and reduce road speeds**



## Easy to move around and beyond

- The proposal has a street pattern that connects strongly to the existing settlement and improves connectivity – cul-de-sac layouts should be avoided.
- The hierarchy of roads and pedestrian routes and sizes of urban blocks create accessible places which are easy to navigate.
- The proposal fits in with the existing built form and enhances the connectivity of streets and green spaces.
- Public transport nodes in the vicinity of the site are graphically represented and are easily accessible from the development.
- Opportunities have been taken to create a walking and cycle friendly infrastructure and connect to existing active travel routes.
- Existing natural features such as hedgerows, trees or watercourses have been surveyed and incorporated in the right locations with the layout and design of the proposal – shelter belts and wildlife corridors are retained with adequate buffer space around them and connections are enhanced.
- The layout of access roads should respond to landscape views by creating vistas and aim to create a distinct and legible non-labyrinthine pattern that helps orientation by providing foci and visual and spatial continuity including some larger scale

continuous connections across a site and into other neighbourhoods, overall providing a clear hierarchy of roads that differ in their function, length and width.

- The proposal includes a highly functional network of walking and cycling paths forming larger connections across and beyond the development, linking points of interest and greenspaces. These should be wherever possible be separate from vehicular traffic and aligned with proposals for green networks and greenspaces and connect into existing routes .



**Sketch shows public transport routes and movement patterns. There are clear connections to the subsequent phases of development (Barton Willmore & Urban Union)**





Visualisation drawing of Bertha Park set in surrounding landscape demonstrating planting and open space (Springfield)

## Welcoming

- The proposal fits into the landscape and the natural topography and is designed to avoid excessive re-levelling or terracing of the site. It introduces or reinforces structural landscaping where appropriate.
- Connectivity between different phases of development is considered.
- Open spaces are biodiverse, safe and maintenance efficient.
- All open space has a purpose and defined function - they are connected, creating a network of blue and green infrastructure.
- Planting and landscaping requirements have been met.
- Open spaces and streets are designed holistically with a clear framework and hierarchy.



## Adaptable

- In mixed use areas compatible uses are located beside one another.
- The built form is flexible and allows for changes over time.
- Residential tenures are mixed throughout the site while keeping a consistent, high-quality design.
- The proposal supports local infrastructure and contributes to the improvement of facilities where possible.

## Resource efficient

- Buildings and public spaces are orientated to maximise solar gain and views to the wider landscape or greenspaces.
- Shelter is maximised by the topography of land, trees and buildings.
- Renewable energy solutions have been incorporated.
- Local materials are used where practical in order to reduce the development's carbon footprint.
- Recycling facilities and initiatives have been incorporated.

Solar panels and planting visualised for Bertha Park (Springfield)



## Checklist of reports for Masterplanning:

- **Technical data (e.g. Drainage Impact Assessment, Flood Risk Assessment etc).**
- **Record of Community Engagement.**
- **Design & Access Statement.**
- **Landscape and Visual Impact Assessment.**
- **Form & layout.**
- **Visual representation of the development (3D model, graphic illustrations etc).**



# Shopfronts, Advertisement and Signage

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. In each case, it is important that a shopfront is designed within its wider street elevation context and integrates or successfully relates to the architecture of the building.

## Historic and modern shop fronts

- Proportions, detailing, colours and materials all add to the quality of a building or streetscene.
- Listed buildings and unlisted buildings in conservation areas and existing historic shopfronts and signage should always be retained and repaired.



Where historic shopfronts have previously been altered unsympathetically, applicants are encouraged to repair and reinstate missing elements. New shopfronts should seek to:

- Reinststate the historic design where evidence for this exists (e.g. from historic photographs or where original shopfronts remain in a uniform group).
- Respect the historic design, proportions and materials of the building and the wider group.
- New shopfronts of contemporary design of high quality may be acceptable where this respects its context and can be introduced without undermining the uniformity of a group composition.





**Inappropriate boxed and internally illuminated deep fascias, out of scale with their buildings**



**New lettering sensitively designed and installed on historic fascia, both in scale and in keeping with shopfront**

## Signage and advertisement

- Remain within the limits of the historic proportions of the shopfront and fascia.
- Use appropriate materials, usually traditional or natural materials including timber, paint and applied metal.
- Have sensitively designed and integrated illumination - on many listed buildings and in important group compositions, illumination may not be acceptable at all.
- Plastics, deep box-type fascias, internal illumination should be avoided.
- Projecting signs should be sensitively attached to the façade, normally at fascia level and avoiding important architectural elements - there should generally only be one projecting sign per elevation.



**Appropriate projecting sign with quality materials and detailing**



## Canopies

- Awnings or canopies on historic buildings should only be installed where they will not harm the character of the building or street elevation.
- Where acceptable they should be of a traditional, retractable canvas design with the roller box recessed into the shopfront.

**Shopfronts can often be enhanced with outdoor displays. However, they must not block the street or prevent access to the shop. If you wish to place non-permanent features or displays on the street, ensure you speak with PKC beforehand.**



**Dutch blind or canopy (left), which is not a typical detail found in the Perth & Kinross area. The reinstated projecting (retractable) canopies in the picture to the right are more in keeping with the historic canopies found in the area.**



# Urban Infill Development

Urban infill development is recognised as the practice of developing vacant or under-used parcels within existing urban or developed areas that are already largely developed. Many settlements or neighbourhood areas have parcels of vacant land within a settlement boundary which have been overlooked or left undeveloped for historic reasons. Where appropriate, infill development should look to involve more than the piecemeal development of individual plots. Looking at the wider area, an optimal infill development scenario should focus on the holistic development of joined up vacant parcels to serve and reinforce well-functioning neighbourhoods.

There are two areas of infill that this technical note will focus on:

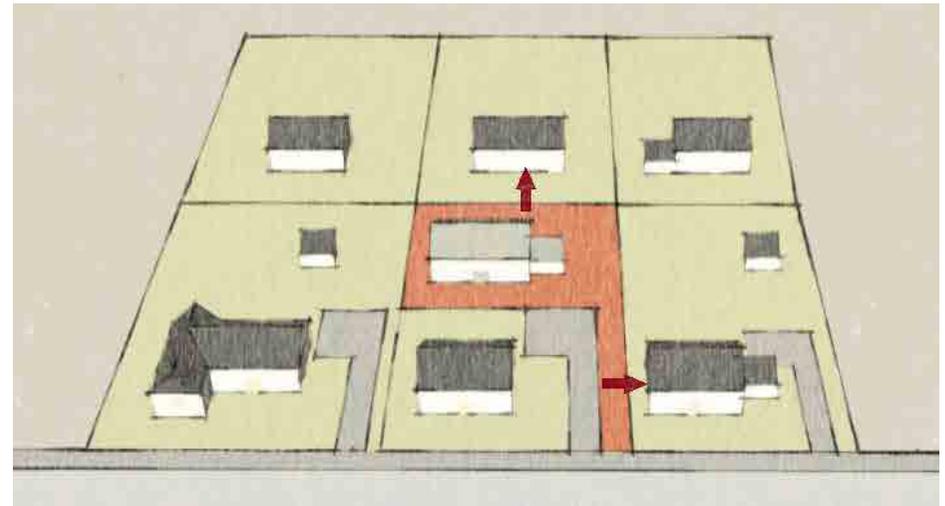
- Backland development
- Gap & Brownfield Sites

**Tip: Don't forget to check if you need a bat survey as this may delay your application. See the [Bat Survey Guidance](#) for further information.**

## Backland development

Backland development consisting of one or more dwellings situated immediately behind one another is generally unsatisfactory in any location, but particularly when sited on modest sized plots or sharing a single access due to associated problems with:

- overlooking
- noise and light disturbance
- general loss of amenity
- adverse impact on the character of the area



**Example of backland development which is generally not supported. The amenity of neighbouring properties would be impacted by the new dwelling and additional driveway.**



On exceptionally large plots it may be possible to achieve a sufficient separation between dwellings. There may be potential to add a sensitively designed new dwelling which appears subservient to the existing house.

Backland development may only be permitted where:

- a separate and satisfactory vehicular access can be provided;
- the amenity of both new and existing properties can be safeguarded;
- the proposal is subordinate or in keeping with the scale, density and character of existing development in the locality;
- the proposal conforms to other salient policy and guidance.



**Traditional tight urban form and historic building character provided this opportunity for a contemporary house on a backland site where a outhouse once stood**

**In every case, regard should always be given to the local building context, character, density and site specific circumstances.**

## Gap & Brownfield Sites

Gap and brownfield sites can both contribute positively to the regeneration of a street or wider settlement, depending on the site scale, situation and proposed end use.

Be aware that in certain cases, development plan policy may dictate that a site should remain undeveloped or retained as open space for its wider amenity value.

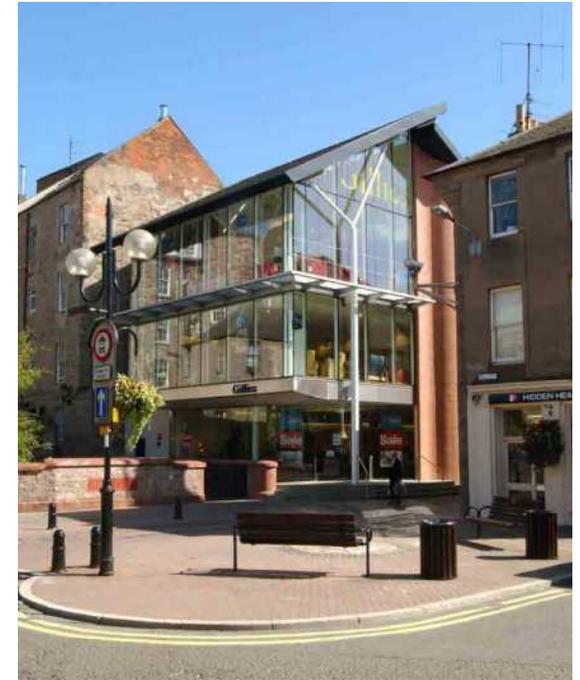
Gap sites in Perth & Kinross commonly relate to one or two plots as part of an urban street, which have been previously developed or undeveloped.



Brownfield sites are previously developed sites and can include single house sites, right up to large former industrial sites, which may most appropriately be addressed by a masterplan, development brief or other salient development plan policy.

Any proposed development on a gap or brownfield site may only be permitted were:

- The proposal enriches and does not detract from the character and qualities of the existing built environment.
- The site size, form, density, architecture and the scope fits in with the character of the surrounding area.
- Any direct or indirect impact on landscape or biodiversity have been considered and mitigated.
- Environmental assessment of ground conditions and/or associated building contamination through historic site uses or associated building materials have been considered and the proposal is viable despite these constraints.



**Positive examples of urban infill sites where contemporary design and traditional solutions fit in well with the historic streetscape.**



## Windows & Doors in Listed Buildings & Conservation Areas

These planning guidelines set out the main considerations when carrying out work to windows and doors in a listed building, or a traditional unlisted building in a conservation area.

### Windows

- Planning permission is required for replacement windows in a conservation area.
- Listed building consent is required for replacement windows in a listed building.
- A building warrant may also be required – contact the Building Standards service for further advice.



Replacement windows, double glazed but retain slim, elegant Georgian proportioned astragals

Windows are a vital part of a building's character. By replacing them using a different style or material, it can have a negative effect on the appearance of the building. Small changes may only affect one building, but many small changes over time can be detrimental to the character of a whole area.

In many of the domestic properties in Perth and Kinross the traditional window is timber sash and case. This type of window has been in continuous use since the late 17th century, and while styles may have changed over the years, it is a testament to their effectiveness and construction that they have survived for so long.

Timber windows differ greatly in terms of their style and detailing. Some older properties may have leaded windows or casement windows that open inwards and are manufactured of timber, cast iron or later, steel. In Georgian buildings, round-headed windows and semi-circular fanlights often feature; and in Victorian and Edwardian buildings, stained glass can be an important element of windows and doors.

**It is an offence to alter the character of a listed building without permission, and this applies to replacement windows. Work that alters the character of a listed building requires [Listed Building Consent](#) which is issued by Perth and Kinross Council.**



## Development Checklist

On receipt of an application we will consider whether the proposals protect and enhance the traditional character and appearance of a listed building or conservation area. Where the work relates to a tenement or flat it should be ensured that new windows are in keeping with the original scheme, in order to retain uniformity.

Where it is proposed to replace windows in a listed building, justification will be required in order to process the application. This should take the form of an illustrated report setting out the condition of each window and the reasons for its replacement.

### In listed buildings:

- Retain and repair existing traditional windows where possible.
- Ensure that replacement windows match the original in every detail including materials, design, opening method and paint finish.
- Take the opportunity of installing appropriate new windows where the existing windows are modern replacements not in keeping with the building.

### In unlisted buildings in conservation areas:

- In listed buildings and conservation areas the use of external secondary glazing and plant-on or sandwich astragals (non-structural astragals applied to the glass surface) is not acceptable.
- Ensure that replacement windows on the front and all sides of the building visible to the public match the original as closely as possible.
- Take the opportunity of installing appropriate new windows where the existing windows are modern replacements not in keeping with the building or area.



**Unacceptable replacement window with flat, wide astragals (left) & original window requiring some repair only (right), both first floor found in the same property**



## Issues and considerations

### Repairing and upgrading existing windows

When considering repairing or replacing timber windows, a professional with experience of working on historic buildings should always be consulted.

It may be cheaper to repair and upgrade existing timber windows and features such as shutters to modern standards rather than to replace them, and retention of original features is always preferable in historic buildings or areas because it retains character and authenticity. Appropriate repairs will often improve the thermal efficiency of your home without the negative effects that may result from the use of inappropriate modern materials.

Retaining and repairing existing windows is a sustainable way of improving your home. Many timber windows and doors have lasted over 200 years. In contrast, some modern windows may only last 20 years and when they fail, replacement of the whole unit is often necessary.

Original crown or cylinder glass may remain in timber windows. This has a subtle, rippled effect that cannot be created in modern glass and adds greatly to the character of a building. Every effort should be made to retain it.

While many windows have been painted brilliant white since the 1950s, the use of shades of blue, greys, green, dark red, brown and off-white are traditional and will be encouraged where there is evidence of a colour having been used in the past, e.g. through paint sampling. The unity of whole buildings or blocks should be ensured, and the impact a change of colour may have on a conservation area taken into account. Colours will be agreed in writing with the Council prior to painting and the colour to be used will normally be specified by its BS number rather than trade name. Modern stained finishes are not acceptable.

### Replacement windows

If windows have deteriorated to the extent that repair is no longer viable, replacement windows should replicate the original in every respect. They should be fitted in the same plane as the originals, made up of timber sections (the profile and dimension of which match the originals), and have the meeting rails in the same position as the originals. Mullions (vertical dividers that separate windows) should be retained.



**Poor response to traditional sash and case window**



## Doors

- Planning permission is required for replacing external doors or changing the paint colour of doors in a conservation area.
- Listed building consent is required for replacing external doors or changing the paint colour of doors in a listed building.

Doors and their associated features such as steps or surrounds are a vital part of a building's character. By replacing them using a different style or material, it can have a negative effect on the appearance of the building. Small changes may only affect one building, but many small changes over time can be detrimental to the character of a whole area.

Traditional doors are generally painted pine or oak, with the design dependent on the building type but usually a variation on vertical boarding or panelled construction. There may be a storm or outer door with an inner vestibule and internal glazed door.

### Development Checklist

On receipt of an application we will consider whether the proposals protect and enhance the traditional character and appearance of a listed building or conservation area. Where the work relates to a tenement or flat where there is more than one entrance door it should be ensured that new doors

are in keeping with the original architectural design, in order to retain uniformity.

### In listed buildings:

- Retain and repair existing traditional doors where possible.
- Ensure that replacement doors match the original in every detail including materials, design, glazed elements, ironmongery and paint finish.
- Take the opportunity of installing an appropriate new door where the existing is a modern replacement not in keeping with the building.

**It is an offence to alter the character of a listed building without permission, and this applies to replacement doors. Work that alters the character of a listed building requires [Listed Building Consent](#) which is issued by Perth and Kinross Council.**



### In traditional, unlisted buildings in conservation areas:

- Ensure that replacement doors on the front and all sides of the building visible to the public match the originals as closely as possible.
- Take the opportunity of installing an appropriate new door where the existing is a modern replacement not in keeping with the building or area.



Two positive examples, where replacement doors enhance the appearance of the historic building & conservation area



The choice of colours on door and window frames impacts on the original symmetry of the building

### Issues and considerations

- It may be cheaper to repair and upgrade existing timber doors and associated features to modern standards rather than to replace them, and retention of original features is always preferable in historic buildings or areas because it retains character and authenticity. Appropriate repairs will often improve the thermal efficiency of your home without the negative effects that may result from the use of inappropriate modern designs or materials.
- Retaining and repairing existing doors is a sustainable way of improving your home. Many timber windows and doors have lasted over 200 years. In contrast, some modern doors may only last 20 years and when they fail, replacement of the whole unit is often necessary.



# Placemaking Action Plan

## Monitoring

The Placemaking Guide will be monitored and reviewed in terms of its value to Development Management, Developers, Elected Members and Communities. This will be implemented through annual workshops discussing the successes and weaknesses of the guidance in terms of the planning application process. A placemaking evaluation toolkit will also be undertaken using the guidance checklists as the basis of the assessment.

## Design Panel

The Council will investigate the establishment of a Local Design Review Panel to support the Placemaking process when assessing planning applications. This will be attended by a range of representatives who have an understanding of the local context, or/and have professional experience, and who can add constructively to discussions on projects. The review process recognises that high qualities of architectural and urban design are key objectives for the planning process and that design is a complex matter. The benefit from informed advice at an early stage will assist projects as they move into the more formal planning process.

## Design Training

The Council intends to organise a programme of design training for Elected Members, Officers, Developers and Community Councils. This will help to raise awareness of the importance of good placemaking. There should be a rolling programme of training, ensuring that it captures as wide an audience as possible. This, in turn, aims to raise the standards of design in Perth and Kinross.

## Design Awards

The Council aims to promote a set of Design Awards that will celebrate good placemaking in Perth and Kinross. This will highlight good practice in the area and raise awareness of Council's aspirations in terms of quality design. The placemaking evaluation toolkit will be used as the basis for these awards.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation

[www.pkc.gov.uk](http://www.pkc.gov.uk)

(PKC Design Team - 2018004)





# Air Quality and Planning

2020

# Table of Contents

|   |                                                                    |    |
|---|--------------------------------------------------------------------|----|
| 1 | Introduction                                                       | 3  |
| 2 | Our responsibilities, policies and the local air quality situation | 5  |
| 3 | How Air Quality will be considered for planning applications       | 13 |
| 4 | Mitigation of air quality impacts                                  | 19 |
| 5 | Additional information and useful contacts                         | 22 |

## Appendix A: Technical guidance for conducting Air Quality Impact Assessments

|     |                                           |    |
|-----|-------------------------------------------|----|
| A.1 | Introduction                              | 25 |
| A.2 | Other recommended sources of guidance     | 25 |
| A.3 | Construction Phase risk/impact assessment | 28 |
| A.4 | Operational phase air quality assessments | 29 |

## Appendix B: Evaluation checklist

|     |                      |    |
|-----|----------------------|----|
| B.1 | Evaluation checklist | 49 |
|-----|----------------------|----|

## Boxes

|   |                                                                                           |    |
|---|-------------------------------------------------------------------------------------------|----|
| 1 | Policy 1: Placemaking                                                                     | 6  |
| 2 | Policy 57: Air Quality                                                                    | 8  |
| 3 | EPS/RTPI Stage 1 screening criteria                                                       | 16 |
| 4 | EPS/RTPI Stage 2 criteria for determining if an air quality impact assessment is required | 17 |
| 5 | Best practice design principles                                                           | 21 |

# Introduction

## 1.1 Purpose of this guidance

The quality of the air that we breathe should not be compromised by new or existing development. This supplementary guidance provides information regarding how air quality will be considered when determining planning applications, and in particular details the circumstances in which an air quality assessment may be required.

## 1.2 Who is this guidance for?

This document is for developers and their consultants; and for the Perth and Kinross Council Development Management Team and Environmental Health Officers. It aims to provide consistent guidance for all parties regarding how air quality will be considered when determining planning applications in Perth and Kinross.



### 1.3 How to use this document

This guidance should be used as a reference when compiling a planning application. We require developers to engage in pre-application discussions with the Perth and Kinross Council Development Management Team to identify if any environmental assessment reports will be required in support of the planning application. Based on the location and scale of the proposed development Perth and Kinross Council will then be able to determine if more information is needed e.g. a requirement to conduct and submit an air quality impact assessment report.

Section 2 provides a brief summary of the national and local policy context. This section also provides an overview of the current understanding of existing and future air quality in Perth & Kinross.

Section 3 provides more information regarding how air quality will be considered for planning applications and when an air quality impact assessment is likely to be required.

Section 4 provides information on the mitigation of adverse air quality impacts.

Appendix A of this guidance provides a detailed technical guide for developers or their consultants to follow when conducting air quality impact assessments. The Technical guide is a supporting document that may be subject to change when either legislation, best practice methods or available datasets are updated.

### 1.4 Air Quality in Perth and Kinross

Air quality in Perth and Kinross Council is generally very good, and pollutant concentrations are within the Scottish health based air quality objectives at most locations. There are however some localised hotspots that have been identified. To date, two air quality management areas (AQMA) have been declared in Perth and Kinross. These cover the entire City of Perth and the High Street corridor in Crieff. More information regarding the AQMAs and the associated air quality management plans (AQAP) is presented in Section 2.4 and 2.5, and more information including Air Quality progress reports is available from [www.pkc.gov.uk/airquality](http://www.pkc.gov.uk/airquality)

# Our responsibilities, policies and the local air quality situation 2

## 2.1 Cleaner Air for Scotland (CAFS)

The Scottish Government's national strategy Cleaner Air for Scotland – The Road to a Healthier Future (CAFS) was published in November 2015 and is a national cross government strategy that sets out how the Scottish Government and its partner organisations propose to reduce air pollution further to protect human health and fulfil Scotland's legal responsibilities as soon as possible.

One of the 6 key objectives relates to place-making: *A Scotland where air quality is not compromised by new or existing development and where places are designed to minimise air pollution and its effects.*

Section 7 of CAFS provides more detailed information on how place-making can help improve and protect air quality. In addition, it is noted in the introductory section that one of the reasons for non-compliance with legal objectives is topography and spatial planning of urban areas creating street canyons, which can trap air pollution close to ground level.

## 2.2 Synergies with other national policies on climate change and sustainable transport

The Scottish Government has also committed to half of all fossil-fuelled vehicles being phased-out of urban environments across Scotland by 2030 and almost complete decarbonisation of the road transport sector by 2050. A road map for the widespread adoption of plug-in and plug-in hybrid vehicles was published by Transport Scotland in 2017<sup>1</sup>.

To help the Scottish Government in their aims; the planning system has an important role in ensuring that both carbon emissions and air quality impacts from proposed developments are reasonably mitigated. Future communities, workplaces, recreation and retail facilities in Perth and Kinross should have access to sustainable transport options and charging points for plug-in vehicles.

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<sup>1</sup> *Transport Scotland (2014) Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles*

## 2.3 Perth and Kinross Proposed Local Development Plan (2017)

This supplementary guidance should be read in conjunction with the policies contained in the Perth & Kinross Proposed Local Development Plan; specifically:

### Policy 1: Placemaking

Good air quality is recognised as an element of sustainable place making which contributes towards health and well-being, this policy and Perth and Kinross Council's Placemaking Supplementary Guidance<sup>2</sup> incorporate the relevant objectives of the Scottish Government's national strategy (CAFS). Policy 1 is reproduced in Box 1. The recognition of air quality as an element of sustainable place-making also accords with the vision in NPF3<sup>3</sup> for a Successful, Sustainable place which states "We have a growing low carbon economy which provides opportunities that are more fairly distributed between, and within, all our communities. We live in high quality, vibrant and sustainable places with enough, good quality homes. Our living environments foster better health".

#### Box 1: Policy 1 Placemaking

### Policy 1: Placemaking

#### Policy 1A

Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

#### Policy 1B

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

<sup>2</sup> Perth and Kinross Council (2020) Placemaking Supplementary Guidance

<sup>3</sup> Scottish Government (2014) Scotland's Third National Planning Framework

- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
- (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.
- (h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.
- (i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).
- (j) Sustainable design and construction.

### **Policy 1C**

For larger developments (more than 200 houses or 10 hectares (ha)) the main aim is to create a sustainable neighbourhood with its own sense of identity. Neighbourhoods should seek to meet the key needs of the residents or businesses within or adjacent to the neighbourhood, ie local shopping, recreation, recycling etc. The development of a Masterplan will be required. The Placemaking Supplementary Guidance for Perth & Kinross Council will provide a full breakdown as to how this can be achieved.

### **Policy 1D**

Sites allocated in the Plan for housing development have a capacity range identified. These capacities are indicative. On sites with an identified capacity range, any proposal for residential development that falls outside this range will be considered where adequately justified by the applicant and when any associated impacts upon infrastructure, open space and residential amenity can successfully be addressed.

Note: Placemaking Supplementary Guidance will set out how the Council aims to implement the above policy. Technical notes will provide further detailed information as to how the individual criteria can be achieved. Further information will also be provided on how capacity ranges have been calculated on allocated sites. It will also set out how capacity ranges will be calculated on windfall sites, and how proposals for changes to the capacity on consented sites will be dealt with.

## Policy 57: Air Quality

This policy refers to planning requirements for locations within or adjacent to designated AQMAs; the policy is reproduced in Box 2.

### Box 2: Policy 57 Air Quality

#### Policy 57: Air Quality

The Council has a responsibility to improve air quality. The LDP does this by seeking to prevent the creation of new pollution hotspots, and to prevent introduction of new human exposure where there could be existing poor air quality.

The LDP extends support to low emission technologies for both transport and energy production.

As well as aspiring to improve air quality, the policy also aspires to eliminate the gradual worsening in air quality that is caused by the cumulative impact of many small developments.

Within or adjacent to designated Air Quality Management Areas, where pollutant concentrations are in excess of the national air quality objectives and may pose a risk to human health, development proposals that would adversely affect air quality may not be permitted. There is a presumption against locating development catering for sensitive receptors in areas where they may be exposed to elevated pollution levels.

Any proposed development that could have a detrimental effect on air quality, through exacerbation of existing air quality issues or introduction of new sources of pollution (including dust and/or odour), must provide appropriate mitigation measures. The LDP expects that some type of mitigation of air quality impacts will be required for all but the smallest developments. Best practice design measures should therefore be considered early in the design and placemaking process.

Proposals and mitigation measures must not conflict with the actions proposed in Air Quality Action Plans.

An air quality impact assessment will usually be required where the Council considers that there may be a risk of an air quality impact upon human health. The main ways in which development may potentially impact upon air quality are as follows:

- (a) introducing new human exposure at a location with poor air quality (eg within an existing Air Quality Management Area or close to a busy road or junction);

- (b) the development may itself lead to a deterioration in local air quality (eg from increased vehicle emissions or flue emissions from heating or energy production plant); and
- (c) if the demolition/construction phase will have an impact upon the local environment (eg through fugitive dust and/or exhaust emissions from machinery and vehicles).

The cumulative impact of other consented development and of these three criteria will be taken into account. In line with best practice, screening criteria will be used to identify where impacts are insignificant. Supplementary guidance will set out how air quality will be considered when determining planning applications

The Council keeps an evidence base of air quality and has developed a high-resolution dispersion model for the LDP area.

Note: Sensitive receptors include (but are not limited to) children and older people. Therefore, the location of a children's nursery, school, hospital, housing for older people, and residential properties in areas where elevated pollution levels are evident may not be appropriate.

Note: Mitigation measures may include both on-site, through design changes, and off-site, through a hierarchy of transport measures that favour active travel, for example. Measures to avoid and reduce air quality impacts should be set out. Even where the effect is judged to be insignificant, good design and best practical measures should be employed to ensure that future problems are prevented or minimised.

More information on the Active Travel Strategy is on our website [www.pkc.gov.uk](http://www.pkc.gov.uk)

## **2.4 What Perth and Kinross Council is doing about air quality**

Perth and Kinross Council has a responsibility through the planning system to ensure that we do not create any new pollution hotspots or introduce new human exposure where there could be existing poor air quality. Perth and Kinross Council also aspires to eliminate a gradual worsening in air quality due to the cumulative impact of numerous small developments.

## **2.5 The current understanding of air quality in Perth and Kinross**

To date, two air quality management areas (AQMA) have been declared in Perth and Kinross. These cover the entire City of Perth and the High Street corridor of Crieff; both have been declared for nitrogen dioxide (NO<sub>2</sub>) and fine particulate matter (PM<sub>10</sub>). Road traffic is the main contributor to the elevated levels within both of these AQMAs. A Map showing the boundary of each AQMA is presented in Figure 1 and Figure 2.

Perth and Kinross Council is actively engaged in updating the evidence base on air quality on an ongoing basis. For example, a high resolution dispersion model has recently been developed for the whole of Perth and Kinross. The outputs of the model can be used to highlight areas where air quality is already compromised within the council boundary.

Developers should consult with the Perth and Kinross Council, Environmental Health Team to establish if their proposed development is in or near to a location where pollutant concentrations are either in excess of, or close to, the Scottish air quality objectives. This could be a location within or close to an AQMA, or a location close to busy roads.

Figure 1: Perth AQMA boundary



Figure 2: Crieff AQMA boundary



# How Air Quality will be considered for planning applications

## 3.1 Air quality and the planning application process

A flow chart listing the basic steps of how air quality will be considered throughout the application process is presented in Figure 3.

Air quality may be a material consideration when determining applications, dependant upon the nature, scale and location of the proposed development. Developers should always therefore engage in pre-application discussions with the Perth and Kinross Council Development Management team. Based on the location and size of any proposed development Perth and Kinross Council will initially determine if an Environmental Impact Assessment (EIA) is required (See: [www.pkc.gov.uk/article/14995/Major-planning-applications-and-Environmental-impact-assessments](http://www.pkc.gov.uk/article/14995/Major-planning-applications-and-Environmental-impact-assessments) for more information).

For applications where an EIA is not applicable the next step is to determine if an air quality impact assessment report is required; in which case you will be referred to the Perth and Kinross Council Environmental Health Team

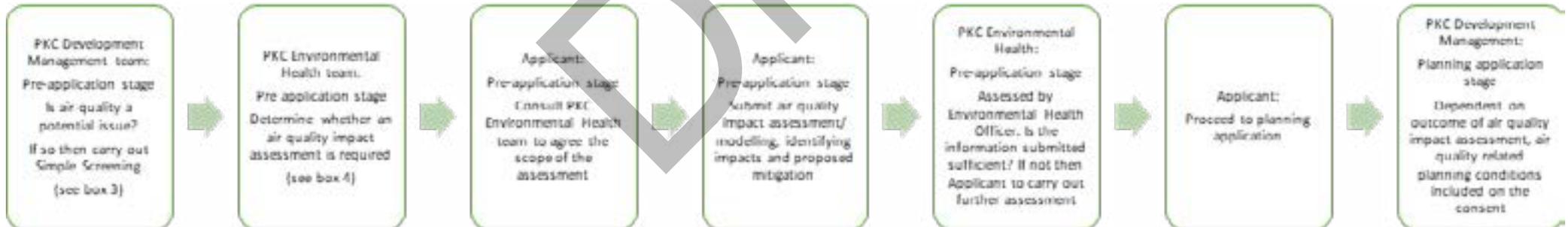


Figure 3: Process describing how air quality impacts will be considered when determining planning applications

### 3.2 When is an air quality impact assessment likely to be required

An impact assessment will usually be required where Perth and Kinross Council considers there may be a risk of an air quality impact on human health. Developers should always check with the Environmental Health Team whether or not an air quality impact assessment is required during pre-application discussions i.e. before submitting a planning application. Where appropriate the Perth and Kinross Council Development Management Team will consult with the Environmental Health Team, and where relevant the Transportation Team to determine requirements for any impact assessment reports.

The Perth and Kinross Council Environmental Health Team will be able to advise if there is a risk that the proposed development is in a location with poor air quality.

The main ways a development may potentially impact on air quality are as follows:

- (a) Introducing new human exposure at a location with poor air quality e.g. within an existing AQMA or close to a busy road or junction i.e. the development could expose future occupiers to unacceptable health risks.

- (b) The development may itself lead to a deterioration in local air quality e.g. from increased vehicle emissions; or flue emissions from heating or energy production plant. It may also be necessary to consider the cumulative effects of a number of developments.
- (c) If the demolition/construction phase will have an impact on the local environment e.g. through fugitive dust and/or exhaust emissions from machinery and vehicles.

#### Guideline triggers for an air quality impact assessment

To provide clear guidance for developer's regarding when an air quality impact assessment is likely to be required, and to be consistent with current Scottish and UK best practice, Perth and Kinross Council use the hierarchy and criteria suggested in the EPS/RTPI Scottish planning for air quality guidance<sup>4</sup>, these criteria are the same as those used across the rest of the UK from the latest IAQM/EPUK Planning for Air Quality guidance<sup>5</sup> and are summarised in Box 3 and Box 4.

<sup>4</sup> *Environmental Protection Scotland & RTPI Scotland (2017) DELIVERING CLEANER AIR FOR SCOTLAND Development Planning & Development Management Guidance from Environmental Protection Scotland and the Royal Town Planning Institute Scotland January 2017*

<sup>5</sup> *IAQM/EPUK (2017) Land-Use Planning & Development Control: Planning for Air Quality; January 2017*

### **Do I need to be aware of any other requirements relating to air quality?**

Proposals for large commercial or industrial installations that have the potential to emit pollution may be regulated under the Pollution Prevention & Control (PPC) regime and will normally require an air quality assessment as part of the permit application. To avoid duplication of effort the same air quality assessment could be used to help determine the impact of the development in terms of air quality for a planning application. However, if a scheme changes through the permitting process we would expect to be notified of the changes and information provided regarding the effect on air quality.

It is noted that medium combustion plant with a net rated thermal input of between 1 and 50MW that are put into operation after 20th December 2018 must be registered/permitted by SEPA under Pollution Prevention and Control Regulations and will require to meet specified emission limits, depending on the size, type of fuel, etc. Assessment of air quality and stack heights for these developments will however be for the local authority to consider at planning application stage as these issues will not form part of the PPC permit application for Medium Combustion Plant Directive developments, unless there is an impact on relevant conservation sites.

**Box 3: EPS/RTPI Stage 1 (pre-application screening) criteria**

| <b>Criteria to determine if an air quality assessment is likely to be required</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(1)</b> Is there a risk of introducing new receptors to poor air quality?                             | Is the proposed development within, or adjacent to, an existing AQMA, close to a heavily trafficked road, or close to an industrial or dusty process?                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>(2)</b> Can the development be screened out as insignificant?                                         | <p>May be screened out as insignificant if the development proposals:</p> <ul style="list-style-type: none"> <li>● are less than 10 residential units or a site area of less than 0.5ha</li> <li>● are less than 1,000 m<sup>2</sup> of floor space for all other uses or a site area less than 1ha</li> <li>● Coupled with either of the following: <ul style="list-style-type: none"> <li>○ has less than 10 parking spaces.</li> <li>○ The development does not have a centralised energy facility or other centralised combustion process</li> </ul> </li> </ul> |
| <b>(3)</b> Does the development trigger the Indicative criteria for requiring an air quality assessment? | These criteria relate to changes in traffic and combustion processes. (See EPS/RTPI indicative criteria reproduced in Box 4)                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Box 4: EPS/RTPI Stage 2 criteria for determining if an air quality impact assessment is required<sup>6</sup>**

| <b>Indicative Criteria for Requiring an Air Quality Assessment</b>                                                                                                      |                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Development will:</b>                                                                                                                                            | <b>Indicative Criteria to Proceed to an Air Quality Assessment:</b>                                                                                                                                                                                                                                                                           |
| (1) Cause a significant change in Light Duty Vehicle (LDV) traffic flows on local roads with relevant receptors. (LDV = cars and small vans <3.5t gross vehicle weight) | A change of LDV flows of: <ul style="list-style-type: none"> <li>• more than 100 Annual Average Daily Traffic (AADT) within or adjacent to an AQMA /LEZ</li> <li>• more than 500 AADT elsewhere</li> </ul>                                                                                                                                    |
| (2) Cause a significant change in Heavy Duty Vehicle (HDV) flows on local roads with relevant receptors. (HDV = goods vehicles + buses >3.5t gross vehicle weight)      | A change of HDV flows of: <ul style="list-style-type: none"> <li>• more than 25 AADT within or adjacent to an AQMA /LEZ</li> <li>• more than 100 AADT elsewhere</li> </ul>                                                                                                                                                                    |
| (3) Realign roads, i.e. changing the proximity of receptors to traffic lanes.                                                                                           | Where the change is 5m or more and the road is within an AQMA/LEZ                                                                                                                                                                                                                                                                             |
| (4) Introduce a new junction or remove an existing junction near to relevant receptors.                                                                                 | Applies to junctions that cause traffic to significantly change vehicle acceleration/ deceleration, e.g. traffic lights, or roundabouts                                                                                                                                                                                                       |
| (5) Introduce or change a bus station.                                                                                                                                  | Where bus flows will change by: <ul style="list-style-type: none"> <li>• more than 25 AADT within or adjacent to an AQMA/LEZ</li> <li>• more than 100 AADT elsewhere</li> </ul>                                                                                                                                                               |
| (6) Have an underground car park with extraction system.                                                                                                                | The ventilation extract for the car park will be within 20m of a relevant receptor<br>Coupled with the car park having more than 100 movements per day (total in and out)                                                                                                                                                                     |
| (7) Have one or more substantial combustion processes                                                                                                                   | Where the combustion unit is: <ul style="list-style-type: none"> <li>• any centralised plant using bio fuel</li> <li>• any combustion plant with single or combined thermal input &gt;300kW</li> <li>• a standby emergency generator associated with a centralised energy centre (if likely to be tested/used &gt;18 hours a year)</li> </ul> |

<sup>6</sup> *EPS/RTPI Scotland (2017) Delivering Cleaner Air for Scotland; Development Planning & Development Management; Guidance from Environmental Protection Scotland and the Royal Town Planning Institute Scotland; January 2017*

### 3.3 What should be included in an air quality impact assessment

An air quality assessment should clearly establish the likely change in pollutant concentrations at relevant receptors resulting from the proposed development including both the construction and operational phase. It must take into account the cumulative air quality impacts of committed developments (those with planning permission).

The main points which should be addressed within an assessment report are:

- Relevant details of the proposed development
- The basis for determining significance of effects arising from the impacts, i.e. the assessment criteria
- Details of sensitive receptor locations
- Baseline air quality
- Impact assessment
- Construction phase impacts
- Mitigation measures

The level of detail required to assess the potential impact of a development on air quality, and the level of mitigation required, should be proportional to the location, proposed use and scale of the development. The air quality impact assessment report may

therefore be a simple qualitative or screening assessment, or a more detailed dispersion modelling assessment.

Detailed information regarding methods of assessment and reporting requirements are presented in the technical guide in Appendix A of this document.

For information, an example checklist is provided in Appendix B which will be used by the Perth and Kinross Council Environmental Health to evaluate the content of air quality impact assessments submitted.

# Mitigation of air quality impacts

## 4.1 Best practice design principles

Perth and Kinross Council aims to ensure that any new development will not lead to unacceptably poor air quality or contribute to the cumulative impact of multiple developments. It is expected that some type of mitigation of air quality impacts will be required for all but only the smallest developments. While small developments on their own may have only a small or negligible impact on air quality, multiple small developments may contribute to a cumulative impact or 'creeping baseline'. This is something which PKC are keen to avoid and therefore our approach aims to ensure that any proposed development is 'air quality neutral' as far as practicable. However mitigation measures sought will be in line with the scale of the impact of the development.

Perth and Kinross Council are also keen to influence the up-take of low emission technologies for both transport and energy production as these aspirations align with those of the Scottish Government. As well as improving air quality, these low emission technologies will help Scotland reduce greenhouse gas emissions and achieve climate change obligations.

Best practice design measures that aim to mitigate the cumulative impact of ongoing development should therefore be considered early in the design process. Principles of design that should be incorporated into a development are suggested in the latest EPS/RTPI Planning for Air Quality guidance and are reproduced in Box 5.

## 4.2 Mitigating impacts

Mitigation of air quality impacts should be considered during the design stage, and should cover impacts from both the construction and operational phases of the development.

Appropriate mitigation measures for demolition and construction phase impacts should be assessed and recommended using the latest IAQM guidance<sup>7</sup>. With correct implementation of site-specific mitigation measures, the environmental effect should not be significant in most cases. These measures should be implemented and monitored via a site specific management plan at the construction site. PKC may request developers to undertake monitoring at construction sites in line with the most recent IAQM guidance<sup>8</sup>.

There are various ways to mitigate the impact of a development upon air quality including design solutions, e.g. building design or energy system design, and the support of modal shifts.

<sup>7</sup> *IAQM (2014) Guidance on the assessment of dust from demolition and construction*

<sup>8</sup> *IAQM (2018) Air quality monitoring in the vicinity of demolition and construction sites*

### 4.3 Section 75 Planning Obligations

Section 75 Planning Obligations are a mechanism in the planning system for mitigating the impact of new development. They may be used both to address specific issues arising from individual proposed developments, and as a vehicle for a developer contribution policy that addresses a more general requirement to share the costs of infrastructure and/or mitigation.

Perth and Kinross Council are however of the opinion that, in the case of air quality, it makes more sense to focus on avoiding adverse impacts from proposed developments where possible and to incorporate mitigation within the design of the proposed development.

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Box 5: Best practice design principles

EPS Guidance 2017 – Principles of good design to mitigate air quality impacts

Design phase:

- New developments should not contravene the Council's Air Quality Action Plan, or render any of the measures unworkable;
- Wherever possible, new developments should not create a new "street canyon", or a building configuration that inhibits effective pollution dispersion;
- Delivering sustainable development should be the key theme of any application;
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads, or directing combustion generated pollutants through well sited vents or chimney stacks.

Operational phase:

- Where on-site parking is provided for residential dwellings, one EV charging point for each parking space should be made. The provision of at least 1 Electric Vehicle (EV) "rapid charge" point per 10 residential dwellings and/or 1,000m<sup>2</sup> of commercial floor space.
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety.

- All gas-fired boilers to meet a minimum standard of <40 mg NOx/kWh.
- All gas-fired combined heat and power (CHP) plant to meet a minimum emissions standard of:
  - Spark ignition engine: 250 mg NOx/Nm<sup>3</sup>;
  - Compression ignition engine: 400 mg NOx/Nm<sup>3</sup>;
  - Gas turbine: 50 mg NOx/Nm<sup>3</sup>.
- Where biomass is proposed within an urban area it is to meet minimum emissions standards of:
  - Solid biomass boiler: 275 mg NOx/Nm<sup>3</sup> and 25 mg PM/ Nm<sup>3</sup> (**please note: meeting this emission standard does not override our requirement to conduct an air quality impact screening assessment**)(These suggested emission benchmarks represent readily achievable emission concentrations by using relatively common technologies. If necessary, they can be bettered by using more advanced control technology and at additional cost over and above the 'typical' installation).
- A presumption should be to use natural gas-fired installations in densely populated urban areas

## Additional information and useful contacts

5

This guidance aims to provide developers and their consultants with guidance about how Perth and Kinross Council will consider air quality when determining planning applications. Should you have any queries, please contact either the Development Management or Environmental Health Team.

Further information and contact details can be found at the following Perth and Kinross Council website links.

[www.pkc.gov.uk/planning](http://www.pkc.gov.uk/planning)

<http://www.pkc.gov.uk/article/15309/Air-quality-guidance-for-developers>

Further information on air quality can be found at:

[www.scottishairquality.co.uk](http://www.scottishairquality.co.uk)

[www.uk-air.defra.gov.uk](http://www.uk-air.defra.gov.uk)

<http://www.gov.scot/Publications/2015/11/5671>

Further information and guidance on planning and air quality is available at:

<http://www.ep-scotland.org.uk/>

<http://www.environmental-protection.org.uk/>

<http://iaqm.co.uk/guidance/>

Appendix A:

# Technical Guidance for Conducting Air Quality Impact Assessments

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## A.1 Introduction

This technical Appendix provides information about best practice when conducting air quality impact assessments. Information regarding when an air quality assessment is likely to be required for development proposals in Perth and Kinross is included in Section 3 of this guidance document.

The aim of any air quality impact assessment is to either quantify existing air quality in an area to estimate exposure at proposed residential properties; and/or to estimate the effect on local air quality arising from increased emissions to air attributable to the proposed development.

Air quality impact assessments are often technical exercises with potential variations in approach. Sometimes these methodological variations can lead to problems whereby an approach which may not be considered satisfactory by the Council is used. This can lead to delays in making planning decisions and therefore delay the progress of your development.

To help prevent this, Perth and Kinross Council's preferred approaches that should guide developers and their consultants when preparing air quality assessments in support of planning applications within Perth and Kinross are outlined in this guidance document.

This guidance has been prepared based on a combination of the latest best practice guidance adopted across Scotland and the UK, and the Council's knowledge of air pollution within the council boundary.

**Important note:** Developers or their consultants must consult with their Planning Case Officer on the proposed scope of the air quality impact assessment. This should ensure that the proposed method is considered appropriate prior to submission of the assessment report and should help avoid re-submission of further information being required. Failure to consult with the Planning Case Officer on the scope of the assessment may lead to delays in processing your application.

To assist developers with considering the scope of an air quality impact assessment, a checklist has been provided which lists all of the elements that could be relevant. Perth and Kinross Council will use the checklist when evaluating air quality impact assessment reports. The checklist is presented in Appendix B.

## A.2 Other recommended sources of guidance

### A.2.1 Local Air Quality Management Technical Guidance LAQM.TG(16)

The methods developed to support the Local Air Quality Management (LAQM process) in the UK are described in the LAQM.TG(16) technical guidance<sup>8</sup>. Perth & Kinross Council requires developers to use methods that are closely aligned with the TG(16) guidance (or the latest updated equivalent LAQM technical guidance) when undertaking air quality impact assessments. Of particular relevance to developers conducting air quality assessments are the sections in TG(16) on making emissions estimates, dispersion modelling including model verification and quantifying model uncertainty; and ambient monitoring. When applying the methods in LAQM.TG(16) there is room for some variation in approaches to modelling; Perth and Kinross Council's preferred approaches are set out in this guidance document.

### A.2.2 Environmental Protection UK and Institute of Air Quality Management (IAQM): Planning for Air Quality

In recent years, the Environmental Protection UK (EPUK) Planning for Air Quality guidance has

<sup>8</sup> Defra and the devolved administrations (2016) Local Air Quality Management Technical Guidance LAQM.TG(16)

been widely accepted by Environmental Health practitioners, developers and their consultants as best practice guidance when considering air quality in relation to development. This guidance aims to ensure that air quality is properly accounted for in the development management process.

Currently the latest version of the Planning for Air Quality guidance<sup>9</sup>, which was prepared collaboratively by the Institute of Air Quality Management (IAQM) and EPUK, was published in January 2017.

### **A.2.3 Environmental Protection Scotland (EPS) and the Royal Town Planning Institute (RTPI) Scotland; Delivering Cleaner Air for Scotland; Development Planning & Development Management**

Environmental Protection Scotland (EPS) and the Royal Town Planning Institute Scotland (RTPI Scotland) have published a revised and updated Scottish version<sup>10</sup> of the 2015 UK guidance on Planning and Air Quality published by Environmental Protection UK (EPUK) and the Institute of Air Quality Management (IAQM). This was to make it relevant for the Scottish planning system and air quality objectives to ensure that air quality is adequately considered in development planning and development management in Scotland.

Developers should use the latest version of the EPS/RTPI guidance when preparing air quality impact assessments, using the impact descriptors specified in Table 6.3 of the guidance (these are reproduced in [Section 0](#)). Perth and Kinross Council's requirements regarding mitigation of air quality are also based on those recommended in this guidance (see [Section 4](#)).

### **A.2.4 IAQM Guidance on the assessment of dust from demolition and construction**

The latest (2014) publication of the IAQM construction dust impact assessment guidance<sup>11</sup> has an emphasis on identifying the risk of air quality and dust soiling impacts from demolition and construction sites. The method identifies mitigation measures appropriate to the risk of impacts occurring at nearby sensitive receptors. With correct implementation of site-specific mitigation measures the environmental effect will not be significant in most cases.

### **A.2.5 Pollutant monitoring**

In some circumstances, Perth and Kinross Council may require that ambient monitoring is undertaken to underpin air quality assessments. This may be required for verification of dispersion modelling results for road traffic emission assessments (see [Section 0](#) of this Appendix); or to quantify baseline pollutant concentrations in a location where there is a risk that other localised sources of emissions may mean that baseline concentrations are higher than the mapped background concentration.

The recommended minimum period for a monitoring campaign to quantify annual average pollutant concentrations is 3 months, preferably 6 months. The results from short term monitoring periods should be adjusted to represent an annual mean concentration using the methods recommended in the LAQM.TG(16) technical guidance<sup>12</sup>.

To avoid delays, developers are advised to consult with the Perth and Kinross Council Environmental Health team early in the application process to determine if this will be required. A decision on the requirement for additional monitoring by the developer will be based on the

<sup>9</sup> IAQM/EPUK (2015) Land-Use Planning & Development Control: Planning for Air Quality; May 2015

<sup>10</sup> EPS/RTPI Scotland (2017) Delivering Cleaner Air for Scotland; Development Planning & Development Management; Guidance from Environmental Protection Scotland and the Royal Town Planning Institute Scotland; January 2017

<sup>11</sup> IAQM (2014) Guidance on the assessment of dust from demolition and construction

<sup>12</sup> Defra and the devolved administrations (2016) Local Air Quality Management Technical Guidance LAQM.TG(16)

availability of Council monitoring data close to the development location and its relevance to the development site. Perth and Kinross Council undertakes monitoring at many locations, and it may be that existing monitoring can be used in an air quality assessment, but this should not be assumed. We reserve the right to refuse acceptance of air quality assessment methods that do not include proper consideration of the requirement to conduct monitoring in advance.

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## A.3 Construction Phase risk/impact assessment

Air quality impacts that may arise during demolition and construction activities are:

- Dust deposition, resulting in the soiling of surfaces;
- Visible dust plumes, which are evidence of dust emissions;
- Elevated PM<sub>10</sub> concentrations, as a result of dust generating activities on site; and
- An increase in concentrations of airborne particles and NO<sub>2</sub> due to exhaust emissions from diesel powered vehicles and equipment used on site (non-road mobile machinery) and vehicles accessing the site

The requirement for a demolition/construction phase impact risk assessment will be based on risk of the impacts listed above occurring, using a simple screening test which considers proximity of the site to nearby residential properties or other sensitive receptors (the screening criteria are presented in [Error! Reference source not found.](#)).

Developers should consult with the Perth and Kinross Council Environmental Health team to confirm the outcome of the simple screening test. When a construction phase risk assessment is required Perth and Kinross Council recommend using the method described in the latest IAQM best practice guidance on assessing the risk of air quality and dust soiling impacts. The construction phase assessment should recommend appropriate mitigation measures based on the sensitivity of the surrounding area; and the risk of the proposed demolition and construction activities leading to dust emissions. These measures should then be implemented and monitored via a site specific dust management plan at the construction site.

### Box A.1: Screening Criteria for construction phase risk/impact assessment

A demolition/construction phase risk/impact assessment will normally be required where there is:

- a 'human receptor' within:
  - 350 m of the boundary of the site; or
  - 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).
- an 'ecological receptor' within:
  - 50 m of the boundary of the site; or
  - 50 m of the route(s) used by construction vehicle on the public highway, up to 500 m from the site entrance(s).

## A.4 Operational phase air quality assessments

There is no single method for conducting an air quality impact assessment of the operational phase of a proposed development robustly; the chosen method should be appropriate to the size and nature of the development. For some developments screening models may be acceptable; in other cases, more detailed dispersion modelling will be required.

Any air quality assessment undertaken must demonstrate how a development would affect pollution concentrations in relation to the health based statutory air quality standards and objectives applicable in Scotland. Impact descriptors should correspond with those recommended in the latest EPUK/IAQM Planning for Air Quality Guidance.

[Section 0](#) of this guidance provides information on different types of screening assessments.

[Section 0](#) of this guidance provides detailed information regarding air quality assessments where atmospheric dispersion models are used.

### A.4.1 Overview of typical approach to air quality impact assessment

The basis of an impact assessment should be to compare the air quality following completion of the development with that expected at that time without the development (the future 'baseline'). Comparison with existing conditions (current baseline) will also be required. There are three basic steps in an assessment:

1. Assess the existing air quality in the study area (existing baseline);
2. Predict the future air quality without the development in place (future baseline which may or may not include the contribution of other nearby committed developments);
3. Predict the future air quality with the development in place (with development) i.e. future baseline + other committed/consented developments + proposed development

The predicted impacts of the development are then described using a consistent approach as detailed in the latest EPUK/IAQM best practice guidance.

#### A.4.1.1 Other committed developments

The impact of other consented or committed developments should be included when calculating future year baseline air quality. This is particularly applicable at development sites which are part of a wider strategic land allocation. Developments that require transport assessments often include the impact of traffic attributable to other committed developments within the transport assessment. Where available, projected future traffic flows attributable to other committed developments should be included in calculations when modelling the future baseline air quality (and future 'with development' scenario). Committed development may also apply to point source emissions such as biomass combustion or CHP plant; consultation with the Perth and Kinross Council Planning and Environmental Health Teams is recommended to gain knowledge on any other relevant pending developments within the area of interest.

#### A.4.1.2 Pollutants to be considered

Typically, when assessing the operational phase of the most common types of development NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> should be assessed. This includes developments that will influence or be influenced by road traffic, and combustion sources including biomass boilers.

For industrial or waste management processes, other pollutants may need to be assessed.

Developers or their consultants must check with the Perth and Kinross Council Environmental Health Team to determine if any other pollutants should be included in the assessment.

#### **A.4.1.3 Treatment of background concentrations**

Background pollutant concentrations can be accessed from either nearby representative background monitoring sites; or more commonly from the background maps provided by the Scottish Government.

Urban background NO<sub>2</sub> and PM<sub>10</sub> measurements are taken at both automatic analysers and NO<sub>2</sub> diffusion tube monitoring sites in Perth and Kinross. Developers or their consultants can access the latest LAQM review and assessment reports at the Perth and Kinross Council website<sup>13</sup> to identify if there is nearby representative background monitoring. Developers are advised to consult with the Environmental Health Team to agree if the site location and data quality is considered suitably representative of background concentrations for an air quality impact assessment.

Where relevant measured background data is not available for a given location the national background mapping should be used in the assessment. The background maps produced by the Scottish Government provide estimated concentrations of NO<sub>2</sub> and PM<sub>10</sub> at 1 km<sup>2</sup> resolution for the whole of Scotland. Background maps for PM<sub>2.5</sub> are also produced by Defra covering the entire United Kingdom.

Mapped background concentrations are the outputs of a national scale pollution model and are therefore an area where the evidence base is periodically updated.

Users of the background maps should be familiar with the associated user guide<sup>14</sup> (current version referenced). The mapped background datasets are also useful in that the relative contribution from various source sectors to the total background concentration are provided. Care should be taken when using the background maps to avoid double counting of specific source sectors e.g. local A-class roads. The impact assessment report should clearly provide the co-ordinates of the grid square used. The source of background concentrations used should be agreed with Perth and Kinross Council Environmental Health team prior to conducting the impact assessment.

It is important that the background mapped values are not used to characterise existing air quality at a more resolved resolution than 1km<sup>2</sup> near important sources (i.e. existing concentrations arising as a result of the background contribution plus traffic or other emissions sources) as they are not intended for this purpose. For instance, the background mapped value is not appropriate to use to estimate baseline air quality at a roadside location unless the roads in question are modelled as discrete sources in the dispersion modelling.

### **A.4.2 Screening Assessments**

Screening assessments are conducted using basic models with limited input parameters, they are primarily designed to quickly determine if a development can be 'screened' out as having no significant impact or if a more detailed assessment is required.

#### **A.4.2.1 Screening point source industrial and biomass emissions**

The "Planning tool" sheet of the "biomass unit conversion screening tool" spreadsheet is a screening model currently available for estimating maximum annual mean ground level concentrations from both industrial and biomass point source emissions. It is currently available to download from the IAQM website<sup>15</sup>.

<sup>13</sup> <http://www.pkc.gov.uk/article/13505/Air-quality-reports>

<sup>14</sup> <http://laqm.defra.gov.uk/documents/Background-maps-user-guide-v1.0.pdf>

<sup>15</sup> <http://iaqm.co.uk/guidance/>

A biomass screening assessment will be conducted by officers from the Perth and Kinross Council Environmental Health as part of the application process for this type of combustion plant. The screening assessment may identify a requirement for the applicant to conduct a more detailed dispersion modelling assessment.

Some proprietary simplified dispersion screening models are also available e.g. ADMS-Screen and Lakes Screenview. The USEPA also provides a free screening model AERSCREEN which produces estimates of "worst-case" 1-hour concentrations for a single source. Screening models usually do not require hourly meteorological data so can save time and money when conducting an initial assessment of a point source emission. These screening models can be used to indicate if further more detailed dispersion modelling is required. Please consult with the Perth and Kinross Council Environmental Health Team during pre-application discussions if you are considering use of a screening model for an air quality impact assessment.

#### **A.4.2.2 Screening the impact of road traffic emissions – DMRB**

The Design Manual for Roads and Bridges (DMRB) screening method is widely accepted in the UK for simplified air quality impact assessment of road traffic emissions. Being a screening method, it does however have its limitations and may not be suitable for all circumstances. The currently available version of the DMRB was released in 2007; the vehicle emission factors are therefore outdated. An updated version of the model is in preparation and should be used in preference to the 2007 version when it is available.

Modelling carried out with a screening model of any kind should still include model verification using local NO<sub>2</sub> measurements (Converted to Road NO<sub>x</sub> see [Section 0](#)) and where available PM<sub>10</sub> measurements. If a developer wishes to use a screening model they should justify this approach in writing to seek agreement with us, providing information regarding the screening model's suitability for assessing the potential impact of the proposed development.

### **A.4.3 Detailed dispersion modelling**

In comparison to screening models, local scale atmospheric dispersion modelling utilises more detailed meteorological data, emissions data and site specific topographical parameters.

Perth and Kinross Council consider that the use of a dispersion model is appropriate in most cases for developments that trigger the EPS/RITP criteria for when an air quality assessment is required (see Box 3), or those developments proposed in areas where air quality is approaching or exceeding the relevant air quality standards or objectives.

There are various dispersion models that can be used for air quality assessments; the chosen model should be agreed with our Environmental Health in advance of conducting the assessment. Generally speaking, the model must be appropriate for the application and should be able to account for the conditions in and around the study area.

#### **A.4.3.1 Model input data and reporting requirements**

The air quality impact assessment report submitted should provide a full description of the modelling undertaken; including details of all assumptions made and the input data used. All reports should include sufficient information such that, if required, Perth and Kinross Council could repeat the modelling ourselves or pass to a third party expert for technical review. Perth and Kinross Council require that model input and output files are prepared in such a way as to be available in addition to the impact assessment report if requested. Perth and Kinross Council reserve the right to re-run the modelling ourselves using the original model input files; developers and their consultants should consider this when preparing their modelling studies.

### A.4.3.2 Modelling of point source emissions

Whilst the suggestions below are provided to guide applicants, Perth and Kinross Council require all methods to be agreed in writing in advance. In cases where this is not done, and the assessment is considered unsatisfactory Perth and Kinross Council reserve the right to refuse to accept the assessment.

It is recognised that model verification is not normally possible for non-road sources; when modelling point source or flue emissions you should account for potential model or emissions data error by using conservative/worst case model assumptions.

#### A.4.3.2.1 Model choice

The most widely used detailed local scale dispersion models appropriate to point source emissions are ADMS and AERMOD. When modelling the impact of stack emissions, Perth and Kinross Council expect that the model will be able to account for issues such as building downwash, variable surface roughness and terrain.

#### A.4.3.2.2 Input data and emission calculations

Since the predicted impact at a given location is proportional to the emission rate modelled from any given source; it is important that the emissions data used are based on the best available information about the emission source and have been calculated correctly. Perth & Kinross Council will not condone an applicant choosing the lowest emission rate or factor for their source from those available and reserve the right to require re-modelling under such circumstances.

For point source assessments the developer should outline the source of the emissions data used. This could be derived from plant manufacturer data, or from measurements at other similar plant.

If no such data is available, the developer may have to use emissions factors from the National Atmospheric Emissions Inventory (NAEI) or other libraries of emissions factors (such as the EMEP/EEA air pollutant emission inventory guidebook or the USEPA AP-42 datasets).

Whichever data source is used; the impact assessment report must clearly reference the data source/s, and the reason for choosing the emissions dataset used. If possible, the developer should discuss the uncertainties in the emission factor, for example the USEPA AP-42 dataset includes a “rating” which indicates the quality of the emission factor.

Plant manufacturers often present emissions data at “standard” or “normalised” conditions, that is for a given temperature, oxygen percentage and moisture content (e.g. in mg/Nm<sup>3</sup>). It is essential to correct to actual conditions at the point of release (e.g. in mg/m<sup>3</sup>) and provide all calculations in the submitted report. All emissions and stack gas correction calculations should be presented in the dispersion modelling report so that their accuracy can be checked (this will mainly involve calculations that make that stated corrections for moisture, O<sub>2</sub> and temperature). If using manufacturer’s technical specifications to derive pollutant emission rates, pollutant concentrations and flue gas volume flow rates at both standard and actual conditions should be included in the impact assessment report. A copy of the plant manufacturers technical specification information should be appended to the impact assessment report.

In the absence of manufacturer’s plant specific data in the UK the “Emissions” tab of the “biomass unit conversion screening tool”<sup>16</sup> spreadsheet can be used to estimate emissions. However, this is only appropriate in cases where the applicant demonstrates that emissions data is not available from preferred sources (this is unusual for modern plant which often have emissions test

<sup>16</sup> IAQM (2015) Institute of Air Quality Management website - Guidance section ; <http://iaqm.co.uk/guidance/> (accessed August 2015)

certification available from type approvals). If this tool is used, the outputs of the spreadsheet should be included in the impact assessment report.

#### **A.4.3.2.3 NO<sub>x</sub>/NO<sub>2</sub> chemistry for point source emissions**

Guidance issued by the Environment Agency for England and Wales<sup>17</sup> provides a conservative phased screening approach to assessing worst-case NO<sub>2</sub> emissions; this guidance is also widely accepted in Scotland.

As a first phase of the screening approach, 50% of NO<sub>x</sub> emitted is considered to be NO<sub>2</sub> for the calculation of short-term NO<sub>2</sub> concentrations (1-hr mean) and 100% of NO<sub>x</sub> emitted is considered to be NO<sub>2</sub> for the calculation of long-term NO<sub>2</sub> concentrations (annual mean). If predicted concentrations are below the objective levels, then no further assessment is required. If the predicted concentrations are above the objective level, then the guidance recommends that 35% and 70% can be used for assessing the short and long term objectives respectively. Additional guidance is provided for circumstances where predicted concentrations at receptors are above the objective level using the 35% and 70% approach.

As a worst-case approach, this method should be used when assessing NO<sub>2</sub> concentrations influenced by point source emissions. Any deviation from this method should be discussed with the Perth and Kinross Council Environmental Health team.

#### **A.4.3.2.4 Meteorological data**

For detailed dispersion modelling of point source emissions, we require at least 5 years of hourly sequential meteorological data be used. The model should be run separately for each year and the worst case year dataset should be identified and used to calculate the impact of the proposed flue emissions. A sensitivity analysis of inter-year variability in meteorological conditions should be provided in the report.

The choice of meteorological station should be included when consulting with the Perth and Kinross Council Environmental Health team on the scope of the air quality impact assessment. A description of the meteorological data used should be included in the impact assessment report; the data must meet accepted quality standards as described in the TG(16) guidance. Applicants should provide metrics describing missing data in their meteorological inputs and how these were addressed in the work. Where data filling is necessary applicants are advised to use the methods outlined by the USEPA (usually this involves interpolating over small gaps of a few hours, and using substitution from another site where necessary). Meteorological data vendors can provide this information readily or applicants can derive this themselves when they source their own met data. It is worth noting that cloud cover data can be sporadic in Scotland and the common dispersion models do not make calculations for hours where it is missing so care should be taken to account for missing cloud data properly.

Applicants must be prepared to supply meteorological data used for model inputs on request from PKC and be able to provide explanation on data filling routines used. In addition Perth and Kinross Council may wish to inspect model output log files which will contain missing data statistics so applicants should retain these for submission on request.

Other meteorological model input parameters that should be included in the impact assessment report are the surface roughness at both the dispersion site and meteorological measurement site, the minimum Monin-Obukhov length, the Bowen ratio and surface albedo. Values for these parameters will usually differ between the location where the meteorological measurements were taken and the application site. For example many meteorological stations are sited at airports with surface roughness values of less than 0.1m, whereas most applications are for urban settings where this value can be 1m or more. This can in some cases affect the concentration outputs markedly so should be accounted for properly by using appropriate values. Given the availability of

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<sup>17</sup> Environment Agency – Guidance note on: Conversion ratios for NO<sub>x</sub> and NO<sub>2</sub>

easy to access land cover data it is not acceptable to judge these parameters without reference to source data.

A useful source of land cover information is the CORINE dataset which is available through the COPERNICUS Land Monitoring Service free of charge<sup>18</sup>. The land use classes can then be mapped to the required physical parameters provided by other agencies.

In summary the following recommendations are made for determining surface characteristics:

- 1) Determining appropriate values for surface roughness involves sourcing and interpreting land cover data and applicants may use an average roughness value derived from a 1km radius around the meteorological station. When using a model that can accept values in wind angle sectors this functionality should be used where practicable with a minimum wind sector angle of 30 degrees. Roughness values for the application site are expected to represent the topography of the site (normally the value will be higher than the meteorological site) and should be agreed with PKC. Variable surface roughness can be treated by some models and where practicable this is encouraged.
- 2) The recommended approach to determining Bowen ratio and albedo is to use an average value across a 5km radius centred on the meteorological station. Values for the application will be site specific and should be agreed with PKC.
- 3) Monin-Obhukov length (if required by the model) may be derived from defaults in the dispersion model or derived by an alternative method if agreed with PKC in advance.

If model vendors do not provide suitable default values the applicant should refer to guidance from authoritative sources such as the World Meteorological Organisation or the USEPA and reference these in the assessment report. Most dispersion models can account for this and the applicant should explain how this was treated in their report.

#### **A.4.3.2.5 Buildings and stack dimensions**

The ADMS and AERMOD dispersion models both contain an option to model algorithms that account for building downwash effects. Nearby buildings (within five stack heights from the stack; and with a height of more than one third of the stack height) can affect the dispersion of emissions from a stack. The main effect can be to increase concentrations in the immediate vicinity of the building, while reducing concentrations further away.

The physical characteristics of any stack or stacks and the site buildings should be reported. This should include as a minimum the chosen stack height (or range of heights), stack width, building co-ordinates and dimensions. A map should be included in the impact assessment report that shows the location of the stack and nearby buildings. Flue or stack height should be at least 3m above the ground and any adjacent area to which there is general access and opening windows or ventilation air inlets within a distance of five flue heights. Flue or stack height should also be at least 3m above any opening windows or vents within a distance of five flue heights.

The non-linear response in the concentration outputs to changes in buildings and stack dimensions means that it is very important that applicants agree these with PKC prior to running the model. If these parameters change from those presented in the assessment report Perth and Kinross Council may request a full re-run of the model.

#### **A.4.3.2.6 Treatment of terrain and topography**

The requirement for terrain effects to be modelled should be determined on a case by case basis. Generally speaking, if the model domain does not include gradients of more than 10% then inclusion of terrain effects is not recommended. For large point sources, it is more likely that terrain

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<sup>18</sup> <http://land.copernicus.eu/pan-european/corine-land-cover>

will have to be included due to the typically longer range impacts that can cover areas with different terrain characteristics. The source of terrain height data should be provided and input files readied for inspection on request.

#### **A.4.3.2.7 Rain cap correction**

Emissions from flues with rain caps have little or no initial vertical velocity. Plume rise calculations in most dispersion models (including ADMS and AERMOD) take into account both rise due to vertical momentum of the plume as it leaves the stack and the thermally derived buoyancy of the plume.

Using the standard model set-up when modelling emissions from a flue fitted with a rain cap may result in over-prediction of plume rise, and resulting under-prediction of ground-level concentrations.

One approach to alleviating this problem is to modify the source input parameters to minimize the effects of momentum while leaving the buoyant plume rise calculations unchanged. The U.S. EPA outlines such an approach in its Model Clearinghouse Memo 93-II-09(20) which has now been adopted in various other international guidance documents on dispersion modelling<sup>19</sup>.

The recommended approach is to reduce the stack gas exit velocity to  $0.001 \text{ m.s}^{-1}$ , and calculate an equivalent diameter so that the buoyant plume rise is properly calculated. To do this, the stack diameter is specified to the model such that the volume flow rate of the gas remains correct. If this calculation is carried out the applicant should provide evidence of this in the assessment report.

In the case of vertical flues with rain caps, there will be frequent occurrences of stack tip downwash; however, the effect of the stack tip downwash (reduction of the plume height by an amount up to three times the stack diameter) may be underestimated in the model. This can be corrected, somewhat conservatively, by turning off the stack tip downwash calculations in the model and lowering the specification of the stack height by three times the actual stack diameter (the maximum effect of stack tip downwash).

It should be noted however that when modelling emissions from flues with rain caps, very low exit velocities can cause issues with the model operation due to mathematical instabilities in the code. As a result this guidance recommends using an exit velocity of  $0.1 \text{ m.s}^{-1}$ . This exit velocity still effectively eliminates momentum flux and can produce parameters that will not impede model execution.

#### **A.4.3.2.8 Time-varying emissions**

For industrial or biomass flue emissions a precautionary/worst-case approach is recommended i.e. that emissions are modelled at the same rate 24 hours per day, 7 days a week, all year. If an assessment carried out in this way predicts exceedances of either the annual mean or respective short-term mean air quality objectives (with an important contribution from the new source) a more flexible time varying approach may be appropriate.

For installations with an operating profile that can be modelled discretely (i.e. emissions switching on and off at certain times perhaps for a backup power generator) applicants should be aware that Perth & Kinross Council may seek to establish planning conditions that limits operation to hours whose impacts are evidenced in the modelling. In such instances the model should be set up to represent accurate operating conditions with reasonable safety factors included to provide for some flexibility- e.g. modelling additional hours around the known plant operating cycle. Any assumptions with respect to time varying emissions should be clearly stated within the impact assessment report.

#### **A.4.3.2.9 Model output area/domain (Point source emissions dispersion modelling)**

The model domain should include the area likely to be affected by the proposed emission source

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<sup>19</sup> Ontario Ministry for the Environment (2009) Air Dispersion Modelling Guidelines Version 2

and should cover locations where human exposure is present. Model results should initially be presented as detailed contour plots of predicted pollutant concentrations. Ideally the receptor grid spacing (which will be interpolated to produce pollutant contour plots) should not be more than 5 metres to ensure reasonable spatial resolution which helps reduce uncertainty when interpreting pollutant contours. For large point sources with zones of influence over 1km this condition may be relaxed somewhat; and in such cases an acceptable approach will be a stepwise reduction in model resolution starting at 5m within 1km and increasing with distance to a maximum not exceeding twice the stack height.

In addition to production of pollutant contours which will identify the location where the highest ground level impact will occur; more accurate model predictions should be modelled at worst case discrete receptor locations. PKC require that receptor locations are agreed during the pre-application discussions and may require additional receptors to be placed in the domain.

Examination of the detailed contour plots will identify the worst case locations where residential properties or other sensitive receptors may be present e.g. schools, hospitals or nursing homes. Model receptors should be placed at the façade of buildings closest to the emission source. The use of accurate mapping e.g. OS Mastermap which shows accurate building footprints, or geo-referenced aerial photography can help with this.

Comparison of the modelled concentrations with and without the proposed development at worst case receptor locations will allow a maximum magnitude of change to be calculated and impact descriptors derived. Further information on impact descriptors is presented in [Section 0](#)).

In some cases, where the population density is sparse, it may be most appropriate for the assessment to only predict concentrations at a number of carefully selected receptors rather than include pollutant contours as well. All receptor locations should be presented on an appropriately scaled Ordnance Survey map.

In the case of buildings, developers may need to consider the vertical as well as the horizontal dispersion of pollutants in terms of model outputs. Developers should consider the surrounding environment of the development. Any high level point sources, such as chimney stacks or ventilation outlets should be identified to ensure that the proposed development does not encroach upon the plume dispersion.

### A.4.3.3 Modelling of road traffic emissions

Whilst the suggestions below are provided to guide applicants, all methods should be agreed in writing in advance with the Perth and Kinross Council Environmental Health Team. In cases where this is not done Perth and Kinross Council reserves the right to refuse to accept the assessment in the first instance.

#### A.4.3.3.1 Model choice

Typical examples of atmospheric dispersion models used for road traffic emissions in the UK are ADMS-Roads and ADMS-Urban, and less commonly the USEPA Caline group of models (available commercially in the Breeze Roads package or in freely available command line driven applications). Depending on local circumstances, when modelling road traffic emissions, Perth and Kinross Council may require that the chosen model can account for the presence of street canyons and queuing traffic. Details of the model and version number used should be included in the assessment report.

Perth and Kinross Council require that all dispersion models of road traffic emissions are verified using appropriate local roadside pollutant measurements (which may have to be taken by the applicant). Further information on model verification is presented in [Section 0](#) below.

#### A.4.3.3.2 Transport assessment data

For larger developments it is common to prepare a transport assessment (TA). Where a TA has been prepared, modelled or predicted development traffic flows in the TA should generally be used as the basis for the calculation of 'with development' emissions.

**Important note:** The TA will require approval by Perth & Kinross Council. Should the TA not be approved, there is a risk that an air quality assessment that has already been undertaken may become obsolete if the traffic proposals change significantly.

For smaller developments where a Traffic Assessment is not required and the air quality assessment is concerned with assessing exposure only (i.e. introducing future occupiers into a location with poor air quality); the data source for baseline traffic flows and fleet split; and the method used to calculate baseline traffic growth should be included in the assessment report.

Any assumptions used to calculate average annual daily traffic AADT from peak hour traffic count information should be included in the air quality impact assessment report.

#### A.4.3.3.3 Emissions data – Road Traffic

All road traffic data used to calculate vehicle emissions rates should be included in the air quality impact assessment report along with a reference to the data source. Any assumptions made regarding speed and treatment of slowing traffic at junctions should be clearly outlined as these are primary determinants of traffic emissions in an urban setting.

Emission rates should be derived for the roads in question using an emissions model appropriate for use in the UK. Perth and Kinross Council's current preferred method for impact assessment studies is to calculate emissions using the latest version of the Emissions Factors Toolkit (EFT)<sup>20</sup>. Applicants should be aware that emissions factors change through time and must provide evidence that they are using the most up to date publicly available data. Some dispersion models contain built in emissions factors; care should be taken to ensure the emission factors used are up to date. The EFT spreadsheet is often updated months in advance of proprietary dispersion models.

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<sup>20</sup> <http://laqm.defra.gov.uk/review-and-assessment/tools/emissions-factors-toolkit.html>

If other emission data is needed for specific situations, for example to represent queuing or cold starts, the methods outlined in LAQM.TG(16) should be used. Applicants should be able to provide any emissions calculations on request. Perth and Kinross Council may request copies of the EFT used in the assessment or model input files if internal emission factors are used.

#### **A.4.3.3.4 Future year road traffic emission projections**

A body of evidence has emerged recently regarding real world NO<sub>x</sub> emissions from diesel vehicles; and how these differ from the projected vehicle emission factors and traffic emissions data used to derive the Defra and Devolved administrations pollutant background maps.

The LAQM.TG(16) guidance also recommends that where existing forecasting of vehicle emission rates are used for decision making or Review and Assessment and Action Planning work, local authorities may wish to take account of the emerging findings on the performance of different vehicle types, the performance of Euro standards overall, and the expected effect on forecast background concentrations<sup>21</sup>.

The Institute of Air Quality Management (IAQM) have also recently published a position statement on this.

*'It is important air quality practitioners acknowledge the uncertainty in the EFT emissions factors and that they are adequately accounted for when predicting future NO<sub>2</sub> concentrations. There are a number of approaches that could be taken, based on applying a sensitivity test that assumes NO<sub>x</sub> emissions will not reduce as rapidly as shown by the EFT. The choice of approach will depend on the specific circumstances of the project being assessed'*<sup>22</sup>.

Based on the emerging evidence and the current position of the IAQM; Perth & Kinross Council are also currently adopting a precautionary approach when considering future projections of NO<sub>x</sub> emissions from road traffic. For all air quality impact assessment considering the impact of future year road traffic emissions on NO<sub>2</sub> concentrations, the applicant should agree an appropriate approach/sensitivity test with the Council.

#### **A.4.3.3.5 Time-varying emissions**

Traffic flows and speeds, and hence emissions, vary throughout the day. If appropriate, emissions from vehicles should vary within the model, by time of day and by day of week. Where possible, time-varying traffic movements should be based on diurnal flow profiles measured using local automatic traffic count data. Where no local diurnal traffic flow profile has been measured, the use of published national statistics<sup>23</sup> on traffic distribution can be used e.g. the TRA03 Road traffic statistics tables<sup>24</sup>, produced by the Department for Transport.

The additional emissions that arise during traffic congestion should always be properly addressed in the assessment; one method of modelling this is via use of a time varying emissions file in a road source dispersion model.

#### **A.4.3.3.6 Treatment of terrain and topography**

An important consideration when modelling road sources, is the potential presence of street canyons which can greatly reduce the rate of dispersion of vehicle emissions. Perth and Kinross Council therefore recommend that any roads dispersion model used has the capability to model

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<sup>21</sup> Defra and the devolved administrations (2016) Local Air Quality Management Technical Guidance LAQM.TG(16); Paragraph 7.75

<sup>22</sup> IAQM (2016) Dealing with Uncertainty in Vehicle NO<sub>x</sub> Emissions within Air Quality Assessments October 2016

<sup>23</sup> [www.gov.uk/government/collections/road-traffic-statistics](http://www.gov.uk/government/collections/road-traffic-statistics)

<sup>24</sup> [www.gov.uk/government/statistical-data-sets/tra03-motor-vehicle-flow](http://www.gov.uk/government/statistical-data-sets/tra03-motor-vehicle-flow)

street canyons. In instances where an alternative road dispersion model cannot model street canyons explicitly, there may be methods available to cope with this. For example, when verifying the model, it could be appropriate to use different adjustment factors for locations inside canyons than those lying outside of canyons. How street topography has been modelled should be fully described in the assessment report.

Care should be taken when modelling canyons using ADMS Roads or ADMS Urban. Due to the way that the canyon model works, placing a receptor out-with the canyon will mean that the modelled concentration is much lower than when the receptor is placed within the canyon. This is a common issue with setting up ADMS Roads which often becomes apparent when verifying model results. A common sense check of model outputs around street canyons is the presence of unexpectedly low or zero values which can indicate an error in receptor placement.

#### **A.4.3.3.7 Road gradients**

Hills with gradients may slow traffic significantly. As vehicles start to climb the hill, the power demand from the engine will increase, hence vehicle emissions will increase. However, for vehicles going downhill, the opposite occurs and emissions decrease.

A method to derive the change in vehicles emissions attributable to a vehicle ascending or descending a hill is described in the TG(16) technical guidance document TG(16)(Section 7.249). The guidance recommends that for passenger cars and light diesel vehicles (LDVs) normal speed related emission factors should be used, taking into account that the average speed on the hill section may differ to that on the flatter sections.

For heavy diesel vehicles (HDVs) there are larger and more significant changes in emissions when ascending and descending a hill. Equations have been derived to calculate how gradients change emission rates; the equations are based on relationships developed from fitting speed related emission factors in the EMEP Corinair Emissions guidebook for gradients of +2%, +4% and +6%.

#### **A.4.3.3.8 Meteorological data**

For traffic based air quality assessments, Perth and Kinross Council require that the most recent year of hourly sequential meteorological data available will be used; and that it should match the most recent year of air quality measurement data and traffic data used in the assessment; i.e. all datasets should describe the same period. A single year of met data is appropriate for traffic based assessments.

A description of the meteorological dataset used should be included in the impact assessment report; the data must meet accepted quality standards as described in the TG(16) guidance. Please refer to the earlier section on meteorological data, all of these requirements apply to both road traffic and point source studies (other than the acceptability of a single year of meteorology for road studies).

As when modelling point source emissions, the other meteorological model input parameters that should be included in the impact assessment report are the surface roughness at both the dispersion site and meteorological measurement site; and minimum Monin-Obukhov length used. It is unlikely that the meteorological and dispersion sites will share the same values for these parameters and failure to represent this can affect model outputs. The choice of meteorological station should be included when consulting with the Perth and Kinross Council Environmental Health Team on the scope and method of assessment.

#### **A.4.3.3.9 Model Verification (Road traffic dispersion modelling)**

Dispersion modelling results are subject to uncertainty. The LAQM.TG(16) guidance explains that predicted results from a dispersion model may differ from measured concentrations for a large number of reasons:

- Estimates of background concentrations;

- Meteorological data uncertainties;
- Uncertainties in source activity data such as traffic flows and vehicle emissions factors;
- Model input parameters such as roughness length, minimum Monin-Obukhov; and overall model limitations; and
- Uncertainties associated with monitoring data, including locations.

Model verification is the process by which these uncertainties are investigated and where possible minimised by refining the model inputs. The differences between modelled and monitored results are likely to be a combination of all of these aspects.

For road traffic emission assessments, Perth and Kinross Council require that the model results are verified using appropriate local road side NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> air quality measurements. Model verification should closely follow the methods described in LAQM.TG(16) and information on model verification should be included in the air quality impact assessment report.

The proposed approach to model verification and the monitoring data that will be used should be discussed and agreed with the Perth and Kinross Council Environmental Health Team prior to conducting the air quality impact assessment. This should outline the monitoring sites that will be used (if any) and also whether any additional monitoring will be carried out (with locations) that will be used for verification purposes.

#### **Pollutant monitoring used to verify the model results**

In locations where roadside PM<sub>10</sub> or PM<sub>2.5</sub> measurements are not available, it is possible to verify the model results using roadside NO<sub>2</sub> measurements. Please consult with the Perth and Kinross Council Environmental Health team regarding which measurements sites should be used for model verification and if using NO<sub>2</sub> measurements alone will be acceptable.

In locations where no roadside NO<sub>2</sub> or PM<sub>10</sub> measurements are available, it may be appropriate to model and verify road traffic emissions at a suitable nearby proxy monitoring location. The aim being to demonstrate that the dispersion model has adequately predicted pollution concentrations in a similar urban environment, preferably within a short distance of the locality where the development is proposed.

In locations where there is no suitable roadside NO<sub>2</sub> monitoring or suitable nearby proxy site; Perth and Kinross Council may require measurements to be conducted as part of the air quality impact assessment. This will be particularly relevant at locations where there is a risk of introducing new human exposure at a location where there is a risk of poor air quality e.g. proposed residential properties next to a busy road where there are no nearby measurements. More information on Perth and Kinross Council's preferred approach to monitoring is provided in [Section A2.5](#) above.

#### **Important: Please verify road dispersion models using modelled vs measured Road NO<sub>x</sub> (not NO<sub>2</sub>)**

When modelling NO<sub>2</sub> for road traffic air quality impact assessments, Perth and Kinross Council's preference is that the model should be verified based on the predicted NO<sub>x</sub> contribution from traffic (Road NO<sub>x</sub>) versus the measured road NO<sub>x</sub>. The model **should not** be verified by comparing modelled vs measured NO<sub>2</sub> concentrations alone.

This corresponds with the approach recommended in the LAQM.TG(16) guidance and represents current best practice; an extract from the guidance is presented in [Box A.2](#) which explains why this represents a more robust approach than comparing modelled with measured NO<sub>2</sub> concentrations.

This approach means that the dispersion model should predict the road contribution to annual mean NO<sub>x</sub> concentrations rather than annual mean NO<sub>2</sub> concentrations. NO<sub>x</sub> to NO<sub>2</sub> chemistry should

therefore be calculated externally to the dispersion model using the latest version of the Defra NO<sub>x</sub> to NO<sub>2</sub> calculator spreadsheet<sup>25</sup>. Measured road NO<sub>x</sub> can also be estimated using the Defra NO<sub>x</sub>: NO<sub>2</sub> calculator, whereby a representative NO<sub>x</sub> background is subtracted from the measured value.

#### Box A.2: Approach to verifying modelled NO<sub>2</sub> concentrations from road traffic

##### **LAQM TG(16) Box 7.16**

There are two important reasons why initial verification of the model output should be based on the source contribution to NO<sub>x</sub>, rather than the total NO<sub>x</sub> concentration (i.e. source plus background NO<sub>x</sub>) or the NO<sub>2</sub> concentration alone:

- The contribution of source NO<sub>x</sub> to total NO<sub>x</sub> (including the background NO<sub>x</sub>) is often small. If the source and background NO<sub>x</sub> values are added together, the effect will be to 'smooth' the performance of the model, and any adjustment of the model output based on the verification study will be weighted towards the background assumptions.
- The annual mean NO<sub>2</sub> to NO<sub>x</sub> relationship is relatively flat in the principal region of interest (i.e. around the 40 µg.m<sup>-3</sup> objective). Relatively large changes in NO<sub>x</sub> around this region may result in only small changes in predicted NO<sub>2</sub> levels. Again, the effect is to 'smooth' the model performance.'

When reporting results, any model adjustment required to improve agreement with local measurements should be documented in the air quality impact assessment report. Reporting of model verification should also include a scatter plot showing the spread of modelled vs measured Road NO<sub>x</sub>; and a scatter plot showing modelled vs measured Total NO<sub>2</sub> following model adjustment and conversion of Road NO<sub>x</sub> (combined with background NO<sub>x</sub>) to NO<sub>2</sub> annual mean values. This will provide us with an indication of the overall model performance and any clear outliers that may indicate poor model performance at a specific location.

Model verification and adjustment should not be carried out without first investigating errors and uncertainties in the model set up. In cases where large Road NO<sub>x</sub> adjustment factors are required, say greater than two, commentary on the steps taken to investigate potential reasons for the under prediction should be included in the impact assessment report.

The LAQM technical guidance recommends the following checks when refining model set-up.

- Checks on traffic data
- Checks on road widths;
- Checks on distance between sources and monitoring as represented in the model – i.e.
- Consideration of speed estimates on roads in particular at junctions where speed limits are unlikely to be appropriate;
- Consideration of source type, such as roads and street canyons;
- Checks on estimates of background concentrations; and
- Checks on the monitoring data.

**Important: Please include a quantification of model uncertainty/error in the impact assessment report**

<sup>25</sup> <http://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html#NOxNO2calc>

The impact assessment report should contain an estimate of model uncertainty where it has been possible to verify the model against several local measurements. Estimation of model error is more difficult for PM<sub>10</sub> assessments due to the usual scarcity of measurements, therefore Perth and Kinross Council recommend using NO<sub>2</sub> measurements from multiple sites to characterise model error in most cases.

Where sufficient local NO<sub>2</sub> measurements are available, the air quality impact assessment report should characterise the uncertainty in the model using the methods outlined in LAQM.TG(16). The Root Mean Square Error (RMSE) of the model is reasonably straightforward to calculate and gives a good indication of the likely variation in model predictions. An RMSE within 10% of the air quality objective should be demonstrated; for annual mean NO<sub>2</sub> concentrations, this is an RMSE of less than 4 µg.m<sup>-3</sup>. Perth & Kinross Council expect that RMSE will be calculated for all modelling studies submitted to us, with full justification of alternative error metrics used should this not be possible.

As advised in LAQM.TG(16), in addition to quantifying model uncertainty, it should be stressed that it is important to check that a model is performing well where measured concentrations are greatest, or where they may be close to the relevant air quality objective.

For example, a model has an average error of less than 10% of the air quality objective so does appear to be performing well; but on closer examination has over-predicted at locations in a study area where the lowest concentrations have been measured, but under-predict at locations where higher concentrations were measured. This demonstrates that the average performance of a model is not necessarily a good description of how representative the results are at all locations and particularly the locations of most concern where the highest concentrations are occurring. Reporting of model verification in support of planning applications should therefore demonstrate that the model is performing well at the locations where the highest concentrations have been measured.

The characterisation of error is an important inclusion in any modelling study Perth and Kinross Council reserve the right to refuse acceptance of modelling results that do not have an associated discussion of error or sufficient justification for not including it.

#### **A.4.3.3.10 Model output area/domain (Road traffic dispersion modelling)**

The model domain for a roads type air quality impact assessment should cover locations close to the road where human exposure is or may be present, and traffic flows are likely to be changed by the development.

To provide an accurate comparison of modelled pollutant concentrations for the development scenarios tested; pollutant concentrations should be modelled at discrete receptor locations. Comparison of the modelled concentrations with and without the proposed development at worst case receptor locations will allow a maximum magnitude of change to be calculated and impact descriptors derived. Further information on impact descriptors is presented in [Section 0](#)).

Model receptors should be located at the façade of buildings closest to the roads being modelled. The use of accurate mapping e.g. OS Mastermap which shows accurate building footprints, or geo-referenced aerial photography can help with this. Lower accuracy mapping such as the Ordnance Survey OS Opendata mapping does not always provide accurate building footprints. To enable accurate receptor placement in the absence of accurate mapping or geo-referenced aerial photography; building façade distances from the road centreline can be measured using freely available spatially referenced aerial photography e.g. Google Earth. Perth and Kinross Council require that receptor placement is agreed with us prior to submission of the final assessment.

In addition to accurate model predictions at a selection of worst case receptor locations, future year model results can be presented as detailed contour plots of predicted pollutant concentrations. Displaying the results using contour plots can be useful when assessing the likelihood of introducing new human exposure into a location where there may be poor air quality, in that it will provide a good indication of the spatial variation in predicted pollution concentrations and any potential locations where exceedances of the air quality objectives may be occurring.

Ideally, the receptor grid spacing (modelled concentrations at discrete points which will be interpolated to produce pollutant contour plots) should not be more than 5 metres to ensure reasonable spatial resolution; this will help reduce uncertainty when interpreting pollutant contours. The source oriented grid option should be used in ADMS Roads or ADMS Urban to maximise the density of receptor points close to the roadside.

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## A.4.4 Describing the air quality impacts and assessing significance

### A.4.4.1 Introduction of new human exposure

For air quality impacts arising from existing sources of pollution on new occupants at a proposed development; the air quality impacts should be determined by comparing the modelled future 'with development' scenario pollutant concentrations with the relevant air quality objectives. If the objective will be exceeded at locations where there will be relevant exposure, or if there is a risk of this occurring; the impact is likely to be considered as being significant and appropriate mitigation/design measures will be required to reduce exposure for future occupants.

### A.4.4.2 Impact of the development

It is important that an air quality assessment evaluates air quality in terms of predicted changes in pollution concentrations where there is relevant public exposure. Perth & Kinross Council will assess the significance of air quality impacts using the same method as that described in the latest publication of the EPS/RITP Planning for Air Quality guidance<sup>26</sup>. Air quality impact assessment reports are required to include a description of impacts using this method. The impact descriptors outlined in this guidance are therefore consistent with other areas of the UK and are applicable to all types and scales of development.

The impact of a proposed development should be assessed in this way at a selection of 'receptors' where the worst case concentrations and largest magnitude of change in pollutant concentrations have been modelled. The current EPS/RITP impact descriptors and method for deriving them are presented in [Figure A4.1](#).

The first step is to describe the impact in terms of its magnitude which compares the impact with the change in annual mean concentration as a percentage of the pollutant objective being considered. The next step is to consider this change in the context of the new total concentration as a percentage of the respective air quality objective.

Impacts can also be described as either 'Adverse' where an increase in pollutant contours is predicted; or 'Beneficial' e.g. 'moderate beneficial' if a development leads to a reduction in pollutant concentrations e.g. if an alternative traffic route was proposed as part of the development. This approach is commonly used in environmental statements for EIA.

### A.4.4.3 Assessing the significance of air quality impacts

An assessment of significance of the predicted impacts should be included in the air quality impact assessment report. Perth & Kinross Council will also make a judgement on the significance of the impact predicted, which will be informed by the guidance on assessing significance contained in the latest EPUK/IAQM planning for air quality guidance. Any development that may lead to additional air pollution problems, could be significant. The Perth and Kinross Council Environmental Health Team will make a judgement based on the outcome of the air quality impact assessment, the receiving environment, and their professional judgement. This will then inform the recommendations made to the planning officer.

If a proposed development is located in an area of poor air quality and concentrations in excess of the respective air quality objectives are likely at the building façade, the air quality impact will be judged as significant; and Perth and Kinross Council will require mitigation measures (in addition to the minimum requirement for good practice design principles – see [Section 4](#)) to be included in the scheme design to ensure there is acceptable air quality for new occupants.

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<sup>26</sup> IAQM/EPUK(2015) Land-Use Planning & Development Control: Planning for Air Quality; May 2015

Figure A4.1: EPS/RITPGuidance – Air Quality Impact Descriptors

| Long term average Concentration at receptor in assessment year | % Change in concentration relative to Air Quality Assessment Level (AQAL) |             |             |             |
|----------------------------------------------------------------|---------------------------------------------------------------------------|-------------|-------------|-------------|
|                                                                | 1                                                                         | 2-5         | 6-10        | >10         |
| 75% or less of AQAL                                            | Negligible                                                                | Negligible  | Slight      | Moderate    |
| 76-94% of AQAL                                                 | Negligible                                                                | Slight      | Moderate    | Moderate    |
| 95-102% of AQAL                                                | Slight                                                                    | Moderate    | Moderate    | Substantial |
| 103-109% of AQAL                                               | Moderate                                                                  | Moderate    | Substantial | Substantial |
| 110% or more of AQAL                                           | Moderate                                                                  | Substantial | Substantial | Substantial |

**Explanation**

1. AQAL = Air Quality Assessment Level, which may be an air quality objective, EU limit or target value, or an Environment Agency 'Environmental Assessment Level (EAL)'.
2. The Table is intended to be used by rounding the change in percentage pollutant concentration to whole numbers, which then makes it clearer which cell the impact falls within. The user is encouraged to treat the numbers with recognition of their likely accuracy and not assume a false level of precision. Changes of 0%, i.e. less than 0.5% will be described as Negligible..
3. The Table is only designed to be used with annual mean concentrations.
4. Descriptors for individual receptors only; the overall significance is determined using professional judgement (see Chapter 7). For example, a 'moderate' adverse impact at one receptor may not mean that the overall impact has a significant effect. Other factors need to be considered.
5. When defining the concentration as a percentage of the AQAL, use the 'without scheme' concentration where there is a decrease in pollutant concentration and the 'with scheme;' concentration for an increase.
6. The total concentration categories reflect the degree of potential harm by reference to the AQAL value. At exposure less than 75% of this value, i.e. well below, the degree of harm is likely to be small. As the exposure approaches and exceeds the AQAL, the degree of harm increases. This change naturally becomes more important when the result is an exposure that is approximately equal to, or greater than the AQAL.
7. It is unwise to ascribe too much accuracy to incremental changes or background concentrations, and this is especially important when total concentrations are close to the AQAL. For a given year in the future, it is impossible to define the new total concentration without recognising the inherent uncertainty, which is why there is a category that has a range around the AQAL, rather than being exactly equal to it.

#### A.4.5 Air quality impact assessment report requirements

The report structure should follow accepted best practice. Please refer to the latest EPS/RITP guidance. For information, a checklist is provided in [Appendix B](#) which will be used by The Perth and Kinross Council Environment Service to evaluate the content of air quality impact assessments submitted.

The report prepared detailing the results of the air quality impact assessment should contain the following information:

1. **Relevant details of the proposed development:** the report should describe the development in general terms, providing information such as location, type of development and site layout with supporting maps or drawings. Sources of the relevant source specific pollutants should be described, and if appropriate
2. **The Policy context for the assessment:** summary of environmental and planning policy instruments relevant to the assessment.
3. **Air quality standards and objectives:** the latest relevant Scottish air quality objectives, standards or EU limit values should be outlined for the pollutants being considered.
4. **The basis for describing the predicted air quality impact:** Impact descriptors as specified in the current UK best practice guidance should be used to describe the magnitude of change in pollutant concentrations attributable to the proposed development. These descriptors and the basis for determining the significance of the predicted impacts should be outlined in the report.
5. **Assessment method (traffic):** a detailed explanation of the assessment method should be provided. This should include a thorough explanation of all monitoring and modelling methods, data and assumptions. The items below should be included in the discussion of the methodology with justification for choices made where appropriate. Of particular importance are issues such as:
  - a. Description of the traffic data used in the assessment. Projected traffic flows should be summarised, including growth projections to future baseline which may include other nearby committed developments. Where the results of a Transport Assessment are being used, reference to approval of the TA by Perth & Kinross Council should be provided in the report.
  - b. Characterisation of emission rates must be explained in detail with a description of the emission factors/tools used e.g. EFT version 7.0.
  - c. Treatment of meteorology – please describe the meteorological data in terms of the year(s), station location, data quality (missing or calm hours), distance from assessment site. Comment should be provided on the location and topography of the met data site to ensure it is representative of the assessment site. A discussion of how land use parameters were used to derive surface characteristics should be provided.
  - d. Treatment of background concentrations. The choice of background data used should be explained and justified. In some circumstances e.g. when receptors are close to another pollutant source, it is not appropriate to use a background value and simply add a development contribution to estimate total concentrations. The difference between “background” air quality and “existing” air quality at the assessment site should be explained.
  - e. Assessment year(s). It is likely that the baseline year will be the most recent year with monitoring, meteorological, traffic or emissions data sets covering the same

period. The future year of assessment should be based on the scheme opening year and should include traffic attributable to other committed developments.

- f. Other methodological issues such as conversion method for NO<sub>x</sub> to NO<sub>2</sub>, treatment of street canyons, adjustment of monitoring data from short-term to annual mean concentrations, treatment of congestion, receptors at height, other sources in the area
6. **Assessment methodology (point sources):** our requirements for the level of detail required are similar to those for road traffic based assessments. However, for point sources issues of particular importance are:
- a. Description of the plant - information should be provided on the type of installation, power rating, fuel type and source, and number of fuel delivery vehicles servicing the site.
  - b. Characterisation of emission rates - a full description of the source of the emissions estimates must be provided. It is particularly important to outline if the data is based on measurements, manufacturer's data or emission factors. If manufacturers or other data is used to characterise stack emissions, extracts from test reports or library data should be reproduced in an appendix to the report. The report should also outline the corrections applied to the emissions data. For example, if manufacturers' data is expressed at standard temperature, oxygen and moisture content, but the emissions will be modelled at release conditions.
  - c. Stack and building parameters - all physical parameters pertaining to the stack (height, width, location) should be provided in a table. Physical parameters of the emissions should also be provided (e.g. efflux velocity and or flow rate/mass flux). Buildings should be outlined and it should be clear whether the effects of building downwash or flue rain cap corrections have been included in the modelling.
  - d. Treatment of meteorology - describe the meteorological data in terms of the year(s), station location, data quality (missing or calm hours), distance from assessment site. Comment should be provided on the location and topography of the met data site to ensure it is representative of the assessment site. A discussion of how land use parameters were used to derive surface characteristics should be provided.
  - e. Treatment of background concentrations - the choice of background data used should be explained and justified. In some circumstances e.g. when receptors are close to another pollutant source it will not be appropriate to use a background value and simply add a development contribution to estimate total concentrations. The difference between "background" air quality and "existing" air quality at the assessment site should be explained.
  - f. Assessment year(s) - it is likely that the baseline year will be the most recent year with monitoring, meteorological, traffic or emissions data sets covering the same period. The future year of assessment should be based on the scheme opening year.
  - g. Other methodological issues such as conversion methods for NO<sub>x</sub> to NO<sub>2</sub>, adjustment of monitoring data, receptors at height, other sources in the area.
7. **Model verification:** This is required for all traffic based assessments but not normally appropriate for point sources. A full and transparent description of the verification procedure must be provided with graphs or tables showing the results of any regression analyses carried out and the derivation of any adjustment factors. Methods outlined in [Section 0](#) of this guidance and the relevant sections of LAQM.TG(16) should be

followed and referenced. Model error should be calculated and included.

8. **Receptor locations:** A list and map showing all receptor locations should be provided outlining their location (OS co-ordinates), height and type.
9. **Characterisation of baseline air quality:** It is important to place the development impact in the context of the receiving environment. The report should detail any monitoring data used and explain the methods used to capture the data.
10. **Impact assessment:** The results of any modelling done should be placed in the context of the objectives being considered. For advanced dispersion models contour plots showing spatial variation in pollutant concentrations can be presented. If these are provided, the symbology used in the maps should be clear and important features should be annotated to enable easy interpretation of the data. Numerical predictions at receptors should also always be included as these are more accurate than inferring concentrations at these locations from a contour plot. The report should clearly compare with and without development scenarios for the opening year and any other future year phases of the development.
11. **Impact descriptors and determining significance:** Impacts should be described and the significance assessed using the latest EPS/RITP planning for air quality guidance.
12. **Construction phase impacts:** Impacts from this phase will mainly arise from emissions of fugitive dust/particulates. There is also potential for plant and vehicles to emit NO<sub>x</sub> and PM<sub>10</sub> during construction. Unless screened out (as described in [Section 0](#)) construction phase impacts should be assessed and appropriate mitigation measures recommended using the latest IAQM guidance.
13. **Mitigation measures:** Where a significant impact is identified then the measures to be employed to avoid, reduce and, where appropriate, offset the air quality impact should be set out. Even where the effect is judged to be insignificant, good design and good practice measures as outlined in [Section 4](#) of this guidance should be employed as a minimum.
14. **Summary:** A concise summary of the results of the assessment should be provided. This should outline construction phase impacts, operational phase impacts, comparison with objectives, maximum impact descriptors, and mitigation measures. Whether the development will compromise or render inoperative the measures within one of our Air Quality Action Plan, where the development affects an AQMA; any apparent conflicts with planning policy.

## Appendix B

### Evaluation Checklist

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| Criteria                                                                                                                                          | Y/N?                                                         | Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|
| <b>Modelling Procedures</b>                                                                                                                       |                                                              |          |
| Has an appropriate model been used?                                                                                                               |                                                              |          |
| Has the model been appropriately verified?                                                                                                        |                                                              |          |
| Are the modelling scenarios and projections appropriate?                                                                                          |                                                              |          |
| Have suitable on and off site receptors been selected, including those which are worst case?                                                      |                                                              |          |
| Adequacy of input data?                                                                                                                           | Is the traffic or point source emissions data adequate?      |          |
|                                                                                                                                                   | Meteorological data?                                         |          |
|                                                                                                                                                   | Background concentrations?                                   |          |
|                                                                                                                                                   | NO <sub>x</sub> /NO <sub>2</sub> relationship?               |          |
|                                                                                                                                                   | Other relevant input data?                                   |          |
| Adequacy of baseline information?                                                                                                                 | Monitoring locations described?                              |          |
|                                                                                                                                                   | Relevant exposure considered?                                |          |
| Adequacy of QA/QC information?                                                                                                                    | Bias adjustment of NO <sub>2</sub> tubes?                    |          |
|                                                                                                                                                   | Other QA/QC information? (including laboratory records)      |          |
| Are appropriate pollutants and/or objectives considered?                                                                                          |                                                              |          |
| Have correct units been used?                                                                                                                     |                                                              |          |
| Do the predicted concentrations and changes in concentrations seem reasonable?                                                                    |                                                              |          |
| Have the changes in concentrations been adequately described?                                                                                     |                                                              |          |
| Are the impacts assessed in relation to appropriate air quality objectives and EU limit values?                                                   |                                                              |          |
| Has the significance of the impacts been described?                                                                                               |                                                              |          |
| Has consideration been given to impacts on neighbouring local authorities?                                                                        |                                                              |          |
| Are the potential impacts described appropriately?                                                                                                | Pollutant sources?                                           |          |
|                                                                                                                                                   | Expected changes to traffic volumes, composition, speed etc? |          |
| Have construction phase impacts, including duration, activities to be carried out and properties likely to be affected been adequately described? |                                                              |          |
| Have the necessary mitigation measures been described?                                                                                            |                                                              |          |
| Has consideration been given to the likely impacts of the development on the implementation of the AQAP (where one is in place)?                  |                                                              |          |

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(PKC Design Team - 2018619)



 Housing in the Countryside  
Supplementary Guidance

# Contents

|                                                                                               |           |
|-----------------------------------------------------------------------------------------------|-----------|
| <b>Introduction</b>                                                                           | <b>3</b>  |
| <b>For All Proposals</b>                                                                      | <b>4</b>  |
| <b>Key Design Considerations Checklist</b>                                                    | <b>6</b>  |
| <b>Category 1 - Building Groups</b>                                                           | <b>8</b>  |
| <b>Category 2 - Infill Sites</b>                                                              | <b>11</b> |
| <b>Category 3 - New Houses in the Open Countryside</b>                                        | <b>12</b> |
| <b>Categories 4, 5 &amp; 6 - Brownfield Sites:</b>                                            | <b>19</b> |
| <b>Category 4 - Renovation or Replacement of Houses</b>                                       | <b>20</b> |
| <b>Category 5 - Conversion or Replacement of Redundant Traditional Non-domestic Buildings</b> | <b>22</b> |
| <b>Category 6 - Development on Rural Brownfield Land</b>                                      | <b>24</b> |

# Introduction

In accordance with Scottish Planning Policy, Planning Advice Note 72: Housing in the Countryside, and Planning Advice Note 68: Design Statements, the Council's objective is to strike a balance between the need to protect the outstanding landscapes of the Perth & Kinross area, and encourage appropriate housing development in rural areas including the open countryside and outwith settlements. The Council seeks to encourage sustainable development in rural areas which means guiding development to places where existing communities and services can be supported, and the need to travel minimised. It also means encouraging the sympathetic reuse of existing traditional buildings of character and beauty and to ensure that new buildings are located correctly and constructed to the highest standards of design and finish.

Local Development Plan 2 Policy 19: Housing in the Countryside aims to: safeguard the character of the countryside; support the viability of communities; meet development needs in appropriate locations; and ensure that high standards of siting and design are achieved. Central to achieving this is harnessing the potential of the numerous redundant traditional rural buildings which contribute to the character and quality of the countryside. These buildings represent a significant resource both architecturally and from a sustainability point of view and have the potential to be reused and adapted to help meet present and future rural housing needs.

**Policy 19 therefore supports proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:**

***(1) Building Groups***

***(2) Infill sites***

***(3) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance***

***(4) Renovation or replacement of houses***

***(5) Conversion or replacement of redundant non-domestic buildings***

***(6) Development on rural brownfield land***

**The application of Policy 19 is limited within the Green Belt to proven economic need, conversions or replacement buildings (Categories 3.3, 4 and 5).**

# For All Proposals

## Pre-application Discussions

**The submission of a pre-application enquiry is recommended for all proposals.**

The proposed development should not conflict with any other policy or proposal in Local Development Plan 2. In addition, proposals must meet all of the following criteria:

### *A Successful, Sustainable Place*

- i) Proposals should comply with Policy 1: Placemaking and the guiding principles contained in the Council's Placemaking Guide.
- ii) Proposals should not encourage unsustainable travel patterns. Proposals in less sustainable locations will only be permitted where the benefits outweigh the disbenefits, for example, the provision of essential farm worker housing or bringing an empty traditional building back into use.
- iii) The scale, layout and design of the proposal must be appropriate to, and have a good fit with, the landscape character of the area in which it is located. It must demonstrate a specific design approach that not only integrates the development within its setting but also enhances the surrounding environment. Buildings should be sympathetic in terms of scale and proportion to other buildings in the locality. Open space and garden ground associated with the proposal should be considered as an integral part of the development. Suburban ranch-type fences and non-native fast

growing conifers should be avoided, and garden ground should be of an appropriate size for the scale and form of the proposal. Where new planting is considered to be in keeping with local landscape character, locally native trees and shrubs should be used to integrate developments with the surrounding landscape and to provide additional biodiversity benefits.

- iv) The quality of the design and materials of the house(s) should be reflected in the design and finish of outbuildings, means of enclosure, access etc. Outbuildings such as workshops, garages and sheds should be of an appropriate scale, proportion and form, reflecting that of the house(s). The Planning Authority will consider whether permitted development rights in respect of extensions, outbuildings and means of enclosure should be removed to protect the rural character of both the building and its curtilage.
- v) All proposals require to comply with Policy 5: Infrastructure Contributions, and the Developer Contributions and Affordable Housing Supplementary Guidance.
- vi) All proposals for 5 units or more will require 25% of the proposed development to be for affordable housing in line with Local Development Plan 2 Policy 20: Affordable Housing, and the Developer Contributions and Affordable Housing Supplementary Guidance. For the purposes of this Supplementary Guidance the renovation or replacement of an occupied or recently occupied house (as opposed to a ruin) will not constitute the creation of a new unit.
- vii) Encouragement will be given to the incorporation of measures to facilitate home working within new development.

viii) There will be a presumption against the demolition of Listed Buildings, or their restoration in a way which adversely affects the special architectural or historic interest of the original building.

### ***A Low Carbon Place***

i) Where possible, existing on-site materials, particularly stone and slate, should be re-used in the construction of new houses, extensions and/or boundary enclosures, in order to help reflect local character and contribute to sustainability. Where on-site materials cannot be reused the reasons for this should be explained.

### ***A Natural, Resilient Place***

i) It is the Council's policy to halt the loss of biodiversity. Proposals must demonstrate how they will make a positive contribution to the biodiversity of the site. Examples of how this could be achieved include: planting native boundary hedges and trees, building integrated nest boxes into stonework, or providing new nest boxes.

ii) Proposals which might impact on protected sites, or where protected habitats or species (for example, bats, barn owls, house martins, swallows, or swifts) might be present, will require the submission of a survey as part of the planning application to show their location. Proposals should include appropriate measures to avoid loss or disturbance to species. Failure to undertake a survey may mean the proposal contravenes the Wildlife and Countryside Act 1981 (as amended) and European Directives, and may lead to refusal of the application. Failure to undertake the relevant survey at the appropriate time of year may delay the planning application.

iii) Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie Special Protection Areas and Dunkeld-Blairgowrie Lochs and the River Tay Special Areas of Conservation.

iv) Proposals for houses adjacent to a working farm will only be permitted where a satisfactory residential environment can be created, and where the introduction of a dwelling will not compromise the continuation of legitimate agricultural and related activities, or the amenity of the residents.

v) In line with Policy 53B: Foul Drainage, a feasible foul drainage solution is a requirement of all development.

### ***A Connected Place***

i) Satisfactory access and services should be available, or capable of being provided, by the developer. Development should not exacerbate any existing access or connectivity issues. Appropriate mitigation measures should be included as part of the development.

# Key Design Considerations checklist

Please note that not all of these will be relevant to every proposal:

- Have designations or constraints that may affect development in the area been considered?
- Does the design respond well to site topography? Is excessive underbuilding avoided?
- Does the proposal compliment and / or enhance the local vernacular? Are buildings sympathetic in terms of scale and proportion to other dwellings in the locality? Large, single storey, deep plan houses, for example, can appear out of scale in a countryside setting.
- Are roof heights and extensions appropriate in scale and do they avoid dominating the dwelling?
- Does the design and finish of outbuildings reflect the style of the main dwellings?
- Does the design and siting of the house facilitate energy efficiency in terms of solar gain and shelter?
- Are materials sourced responsibly? Are existing materials, particularly stone and slate, reused where possible?

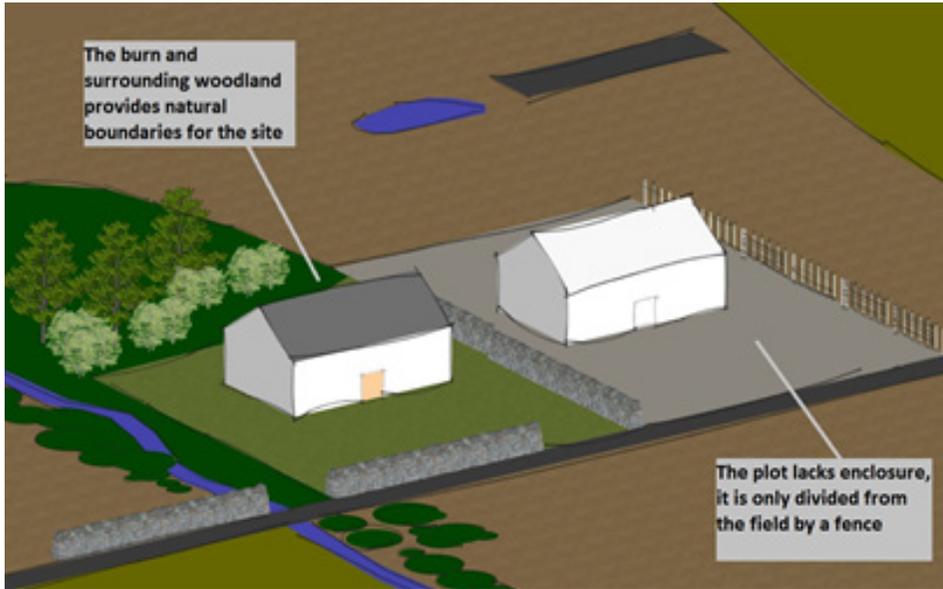
- Is the proposal well integrated with the existing landform and does it avoid dominating the landscape?



*Example of a poorly sited dwelling in a prominent location without any natural boundaries (illustration by Loch Lomond and The Trossachs National Park Authority)*

- Are the finish and materials appropriate for the context? Natural, contrasting colours, for example, can be strikingly effective and timber can be used to good effect.

- Does the site have long-established, identifiable boundaries and a level of enclosure provided by natural features?



- Have transport linkages been considered which provide a viable alternative to the private car?
- Are parking areas screened from the road and do they avoid dominating views over the site?



- Are boundaries and entrances created through appropriate materials and planting, for example, locally native trees and shrubs? Does the design avoid overly elaborate and engineered solutions and non-native fast-growing conifers?
- Are surrounding natural features retained and integrated within the proposal?

# Category 1 - Building Groups

Building groups are those groups of buildings which do not have a defined settlement boundary in Local Development Plan 2. The size, layout and form of building groups vary widely across the Council area ranging from compact groups to areas which are characterised by a more dispersed building pattern.

## Defining a Group

For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance. Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.

As abovementioned, some areas are characterised by a more dispersed building pattern. Where buildings appear as an obvious group within their landscape setting permission will be granted for new houses subject to the requirements listed in 'Adding to a Group'. Where buildings are too dispersed to appear as a single group it may be possible to break them down into sections with each section treated as a separate group (see illustrations overleaf).

## Adding to a Group

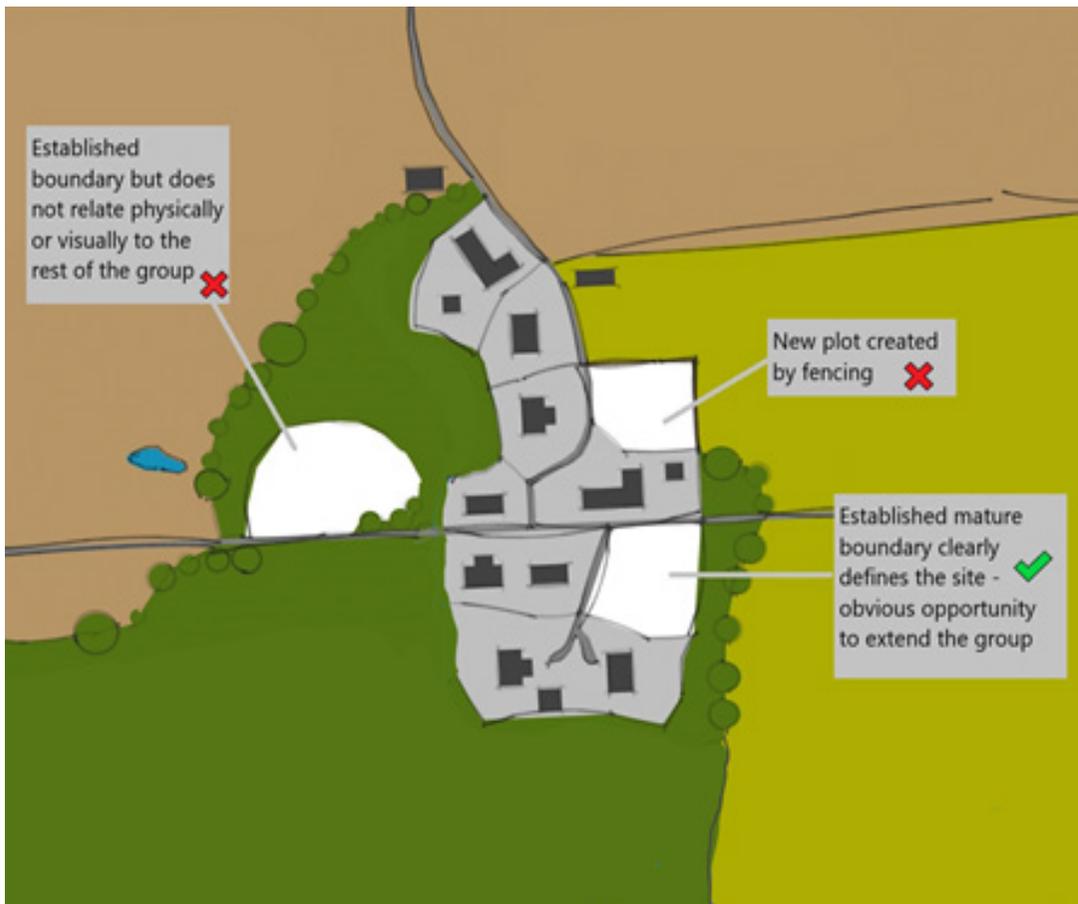
**Permission will be granted for houses within building groups providing it can be demonstrated that:**

- **New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.**
- **New housing will no detract from the visual amenity of the group when viewed from the wider landscape.**
- **A high standard of residential amenity will be provided for both existing and new housing.**

Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.

*Fencing or young trees or hedging planted with the specific intention of creating a site will not be accepted as existing landscape features for the purposes of this Supplementary Guidance, nor will the felling of an area of woodland or orchard specifically to create a site.*

### Example of a compact building group



### Example of a dispersed building group



## Ribbon Development

Proposals which create or contribute towards ribbon development will not be supported. For the purposes of this policy, ribbon development is defined as a line of houses built along an existing road each served by an individual access. Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.

For the avoidance of doubt, proposals adjacent to and outwith a settlement which has an identified boundary in Local Development Plan 2 will be assessed under Policy 6: Settlement Boundaries and not Policy 19: Housing in the Countryside.

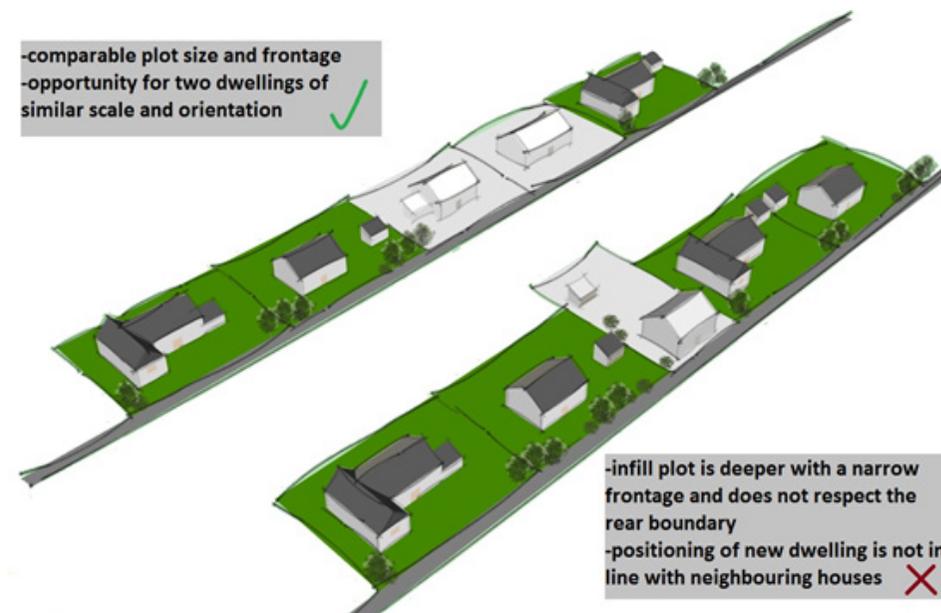
## Category 2 - Infill Sites

The development of up to 2 new houses in gaps between established houses, or a house and another substantial building at least equivalent in size to a traditional cottage, may be acceptable where:

- The plot or plots created are comparable in size to the neighbouring plots and have a similar size of road frontage.
- The proportion of each plot occupied by the infill house or houses is no greater than that of the neighbouring plots.
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the infill house or houses, and the amenity of any existing neighbouring house is maintained.
- The size and design of the infill house or houses is sympathetic to the neighbouring buildings.
- The full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted.

Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported.

For the avoidance of doubt, proposals adjacent to and outwith a settlement which has an identified boundary in Local Development Plan 2 will be assessed under Policy 6: Settlement Boundaries and not the Housing in the Countryside policy.



Examples of infill sites

# Category 3 - New Houses in the Open Countryside

Usually the most sustainable option for new houses in the countryside will be within existing small settlements or building groups, or the re-use of existing buildings or sites. In some cases, however, there will be a genuine need for a new house or houses in the open countryside and proposals for these will be considered favourably where they fall into at least one of the following categories:

## 3.1 Existing Gardens

## 3.2 Houses in Areas of Flood Risk

## 3.3 Economic Activity

## 3.4 Houses for Local People

## 3.5 Houses for Sustainable Living

**More guidance on each of these categories is given below. In addition to the specific criteria under each section, the following general siting criteria will apply in all cases together with the For All Proposals criteria on pages 4 & 5.**

## Siting Criteria

Proposals for a new house falling within Category 3 will, with the exception of 3.1 Existing Gardens, require to demonstrate that it meets all of the following criteria when viewed from surrounding vantage points:

- It blends sympathetically with land form.
- It uses existing trees, buildings, slopes or other natural features to provide a backdrop.
- It uses an identifiable site (except in the case of proposals for new country estates) with long established boundaries which separates the site naturally from the surrounding ground. For example a dry-stone dyke, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site. The sub-division of a field or other land, for example by post and wire fence or newly planted hedge or tree belt specifically in order to create the site, will not be acceptable.
- It will make a positive contribution to the surrounding landscape.

### 3.1 Existing Gardens:

a) Proposals for a new house or houses within the original garden ground associated with an existing country or estate house will be supported providing that there is an appropriate landscape setting and additional development will not fundamentally affect the qualities and integrity of the site, particularly where the house is a listed building or falls within a Historic Garden or Designed Landscape. A country or estate house is defined as a large house set within its own estate or extensive grounds. This section does not apply to domestic scale gardens or where gardens have been created at a later date, for example, by the change of use of agricultural land to garden ground.

b) Proposals for a new house or houses within a walled garden will be supported providing that development will not affect the integrity of the structure or the garden and will, where appropriate, assist in the preservation of the wall. Development may not be appropriate, however, if the walled garden is within a historically sensitive area, such as a Garden and Designed Landscape or is a Listed Building. Not all of the siting criteria will apply to proposals under this section; proposals will require to blend sympathetically with land form, and must not have a detrimental impact on the surrounding landscape.

### 3.2 Houses in areas of Flood Risk:

a) Proposals for the relocation of an occupied house from within an identified flood risk area to the best and nearest alternative site will be supported. The flooding risk must relate to the house itself and not only to garden ground. The flood risk house must be demolished, the site made good, and any ad-hoc protection

measures associated with the at-risk property removed within one month of the occupation of the replacement house. If any additional ad-hoc protection measures are in or on the banks of a watercourse advice should be sought from SEPA on the opportunities for restoration and any regulatory requirements.

### 3.3 Economic Activity

In the past conditions have been used to restrict the occupancy of houses in the open countryside to agriculture workers or others associated with a rural business. In some cases this has allowed a proposal to go ahead which may otherwise have not fully complied with the Siting Criteria on page 12. Scottish Planning Policy now directs against the use of occupancy restrictions. As a result, more emphasis is now placed on the siting and design of houses in the open countryside; if a proposed house is in a good location and of a high quality design appropriate to that location, there will not normally be a need to restrict who occupies the house.

In all cases applicants must demonstrate that the site they have chosen is the best possible option in terms of the fit within the landscape and reflects the traditional pattern and character of the area. It must also be demonstrated that every possible effort has been made to meet the Siting Criteria and For All Proposals criteria. Where an alternative site is chosen by the applicant the reasons for this need to be clearly set out and justified. Applicants must also provide evidence that consideration has been given to the scope for renovating, converting or redeveloping any existing houses or non-domestic buildings within their landholding with an explanation as to why this option has not been pursued, for example, through the submission of a development viability statement.

Consideration of the various site options will normally be best done at [pre-application stage](#) in order that early agreement can be reached as to the preferred site. Work carried out by the applicant at this stage can then form the basis of a planning statement for any subsequent planning application. Applicants may be asked to display their entire landholding in order for the assessment to be completed. More advice on the siting of houses in rural areas can be found in the Council's Placemaking Guide.

### *New house to support an existing business*

**Farm workers** – Applicants must provide evidence that a new house is essential to the continued operation of the farm for animal welfare reasons. Evidence should be in the form of a business appraisal, prepared by an independent expert, which demonstrates that the farm is financially sound and economically viable. The appraisal should be based on labour hours for the existing farming operation and must clearly set out the proportion of labour hours and the types of operations which require a full-time worker or workers to be on-site for the majority of the time.

**Non-farming business** – Where a new house is to be associated with an existing non-farming business, applicants must be able to satisfactorily demonstrate that the provision of a house is essential to the continued operation of the business. This will normally be through the submission of a business plan, prepared by an independent expert, which demonstrates that the business is financially sound and economically viable, that it genuinely contributes to the local economy and that there is a need for an additional worker to live on-site.

In considering proposals for new housing to support an existing rural business, the following will be taken into account:

- Changes in the business over the last 5 years – applicants may be required to confirm whether any houses or buildings associated with the business have been sold off which could instead have been renovated or converted to provide accommodation.
- Distance of the house from animals or livestock – it will generally be appropriate for a farm workers house to be located close to livestock for animal welfare reasons. Some other non-farming businesses, for example, a kennels or equestrian business may also require workers to live on-site. In line with Scottish Planning Policy the occupancy of the house will not normally be restricted. It must be recognised by the applicant, however, that should they subsequently seek to sell the house on the open market, the proximity to animals or livestock may increase the risk of complaints being raised by future occupants and this could in turn restrict the operation of the business.
- Whether the size of the house is appropriate – if the new house is to provide a second residential unit for the farm or business rather than being the main house, the scale should reflect this.
- Whilst each application has to be considered on its own merits it may, in some cases, be appropriate to consider the likelihood of further applications for new housing, for example, arising from the subdivision of a farming unit.

**Applications for new houses to support an existing business will be assessed in accordance with the flowchart on page 16. Given the particular importance of siting and design for new houses under this section of the policy, applications In Principle will not normally be acceptable.**

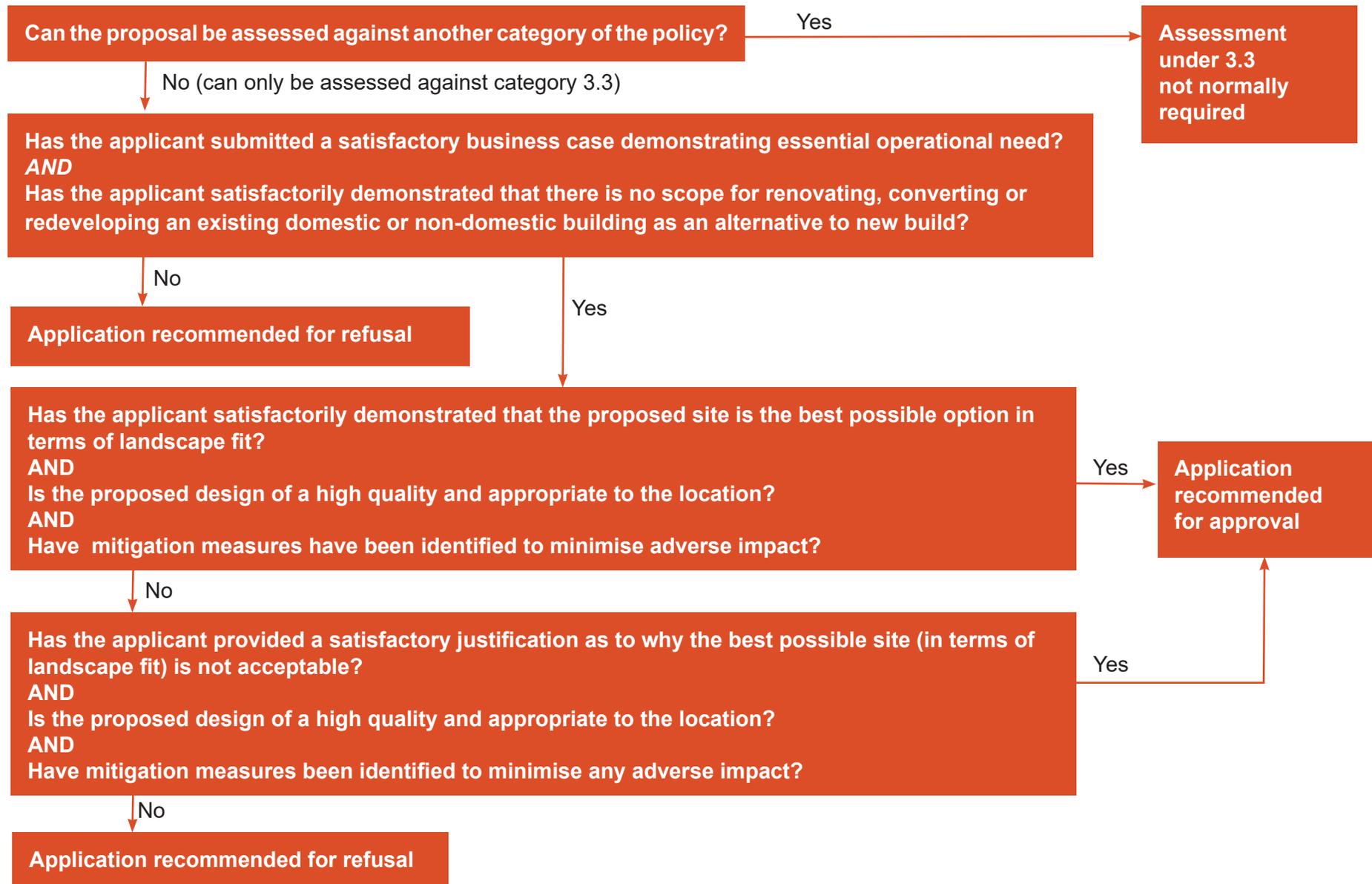
### *Workers' accommodation for new country estates*

Proposals for new country estates with a main house and accommodation for workers may be permitted where they are of outstanding architectural quality and create a new designed landscape. In addition they must demonstrate that they will bring associated employment and long-term economic benefits to communities in the surrounding area.

### *New house to support a new or expanded business*

Where the house is to be associated with an expanded or proposed economic activity, construction of the house will not be permitted in advance of the development or expansion of the business. The Council wishes to encourage the expansion of existing businesses and the creation of new ones in line with Policy 8: Rural Business and Diversification. There must be reasonable certainty, however, that the business will succeed before allowing a new house to be built in the countryside. Providing that the need for on-site accommodation is demonstrated it may be appropriate to allow some form of temporary accommodation, such as a mobile home, for a set period of time. Once the new or expanded business is established and can be demonstrated to be financially sound and economically viable, a planning application can be made to replace the temporary accommodation with a permanent house.

# Assessing proposals relating to an existing business



### 3.4 Houses for Local People:

Proposals will be supported for a house for a local person or family who have lived and/or worked in the area for at least 3 years, and who are currently inadequately housed. Proof that the existing house is the sole residence and has been occupied on a permanent basis for the full 3 year period may be required. For the purposes of this Guidance, inadequately housed means a person or household who are currently living in:



**Insecure housing – where a person or household can demonstrate that they are to lose their current tied, service or private rented accommodation within six months or their Private Residential Tenancy is coming to an end. Applicants will be required to demonstrate that they cannot secure another tenancy within the area.**

**OR**

**Unsuitable accommodation – where the needs of someone within the household has changed and they now require a different type of accommodation, for example, a house which is suitable for a wheelchair user. Alternatively, where a household is living in overcrowded accommodation i.e. the accommodation lacks one or more bedrooms to meet the needs of the household. Each case will be assessed on its own merits but in calculating overcrowding the Council generally considers it reasonable for the following household members to share a double bedroom: couples; same sex household members; and two mixed sex household members under 10 years of age. In all cases the applicant will be required to demonstrate that no alternative accommodation is available to them within the local area.**

### 3.5 Houses for Sustainable Living:

Proposals for a new house under this category are about more than the building itself. Sustainable living is a lifestyle approach where a person or household seek to reduce their carbon footprint by changing the ways in which they use energy and natural resources.

To be acceptable under this category it must firstly be demonstrated that a new house in a rural setting is essential as an integral part of an overall scheme for the management or use of land which will allow its occupants to be largely self-sufficient. Whilst there are some everyday goods which cannot be produced locally, proposals must include the cultivation of land to produce crops and rear livestock at a scale so as to ensure that the household will not be dependent on car travel elsewhere in order to meet the majority of their basic food shopping needs.

Proposals under this category will be for one-off, bespoke single houses which are at the forefront of sustainability. They will be low impact in terms of their scale, construction materials and methods, and sources of energy and heating. The use of renewable technologies such as solar panels, ground and air source heat pumps, and passive heating are now common place. To be acceptable under this category therefore, it must be demonstrated that the proposals go beyond those technologies which are widely available, and instead include new or innovative elements which are over and above what is already expected in modern building projects.

Detailed plans and full information are essential to making an informed assessment as to whether the proposal can be classed as a house for sustainable living. As such, applications in principle will not normally be acceptable under this category.

# Brownfield Sites (Categories 4, 5 & 6)

Brownfield sites are those sites which have previously been developed in some way. This guidance splits brownfield into: sites which still contain buildings, and sites which used to have buildings but those buildings have been removed. Proposals for brownfield sites which still contain buildings will be considered under category 4 or 5. Proposals for brownfield sites where buildings have been removed will be considered under category 6.

As stated in the introduction to this guidance, harnessing the potential of traditional rural buildings which have become redundant is particularly important to achieving the aims of Policy 19. These buildings not only make a significant contribution to the character and quality of the rural landscape but are an important resource which should be reused wherever possible in the interest of sustainability and to help meet rural housing needs.

*For the purposes of this Supplementary Guidance, 'traditional buildings' are defined as buildings usually constructed before 1919 of materials which would have been available in the local area at that time, largely stone (with or without harling) and slate.*



# Category 4 - Renovation or Replacement of Houses

In all cases, any alterations or extensions to an existing house should be in harmony with the existing building's form and proportion.

**In all cases where the demolition of an existing house is permitted:**

- **The replacement house must be of a high quality design appropriate to its setting and surrounding area.**
- **The scale of the new house will normally be similar to that of the existing building.**
- **The siting of the new house should be similar to that of the existing building in terms of orientation and distance from the road, unless individual site conditions suggest that another position would create a better landscape fit.**
- **If an alternative position is sought, or the proposed house is to be of a significantly different scale, this should be justified in a supporting planning and design statement.**

## **Traditional houses and houses of architectural merit**

Many traditional buildings<sup>1</sup> make a significant contribution to the landscape and character of our rural areas as such there will be a presumption against the complete replacement of such buildings.

Permission will therefore be granted for the renovation of houses which are:

- of traditional form and construction, or
- are non-traditional but are otherwise of architectural merit, and which make a positive contribution to the landscape and character of the surrounding area.

Where a house under this section is proposed for substantial rebuilding or complete replacement, the applicant may be required to submit a Development Viability Statement, prepared by an independent expert, demonstrating that the house either:

- cannot readily be extended or improved to allow it to be brought up to modern standards, or
- is not capable of renovation at an economic cost.

<sup>1</sup> See definition on page 19

The Statement should set out the detailed costs of renovating the house and should demonstrate that all potential options for retaining it have been explored. Where a house has already been demolished, any subsequent planning application for a replacement house will be assessed under Category 6 rather than Category 4.

It will not normally be possible to agree the principle of demolition without having full details of what the existing house is going to be replaced with. As such, applications in principle will not normally be acceptable for the replacement of a traditional house or house of architectural merit.

### Non-traditional houses

It is acknowledged that non-traditional houses, of poor quality or design, can have a negative effect on the countryside. Allowing the replacement of such houses can therefore, in some cases, have a positive impact. Permission will therefore be granted for the replacement of non-traditional houses where it can be demonstrated that the criteria on page 20 are met.

### Ruinous houses

The replacement of a ruinous house will be permitted where all of the following criteria are met:

- i. there is substantial visible evidence of the structure of the original building above ground level to enable its size and form to be identified, and
- ii. it is an established site with a good setting and a good 'fit' in the landscape, and
- iii. the existing/established site boundaries are capable of providing a suitable enclosure for the new house.

# Category 5 - Conversion or replacement of redundant traditional non-domestic buildings

Across Perth & Kinross there are traditional<sup>1</sup> farm buildings and building complexes, such as steadings, which make a valuable contribution to the rural landscape but which have fallen out of agricultural use as they no longer meet the needs of modern agricultural practices. The purpose of this category is to encourage the retention of such buildings by allowing them to be reused for housing if an alternative employment use cannot be found.

This category covers both individual buildings and building complexes such as farm steadings. In all cases a statement will be required evidencing that the buildings are redundant, and that there are no other pressing requirements for other uses, such as business or tourism, on the site. For the purposes of this policy 'redundant' is defined as buildings which:

- are no longer fit for purpose, or
- are surplus to the current or likely future operational requirements of the business

Where buildings are no longer fit for purpose and business operations require to be moved as a result, the reasons for this together with the details of any replacement building and where this will be located should be submitted along with the application.

Where an application for conversion to housing is approved on the grounds that the building is surplus to requirements, this will be taken into account in the assessment of any future application for new buildings associated with the business.

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<sup>1</sup> See definition on page 19

In all cases it must be demonstrated that the buildings are no longer in use, and that they cannot be sold or let on the open market for another employment use. Evidence will be required that the buildings have been marketed for sale or rent for employment use for at least 1 year.

## Traditional non-domestic buildings

Permission will be granted for the change of use and alteration of redundant non-domestic buildings to form houses providing the buildings are:

- of traditional form and construction, or
- are non-traditional but are otherwise of architectural merit, and make a positive contribution to the landscape, and character of the surrounding area.

Any alterations or extensions should be in harmony with the existing building form and materials. It may also be appropriate in some cases to allow some limited new build accommodation associated with the conversion of traditional building complexes.

Replacement of traditional buildings will only be permitted in cases where there is objective evidence that the existing building(s) require to be reconstructed because of structural deficiencies which cannot be remedied at an economic cost. Evidence should be in the form of a Development Viability Statement, prepared by an independent expert, which sets out the detailed costs of converting the building(s).

The Statement should also demonstrate that all potential options for retaining the building(s) have been explored. The replacement building(s) must be generally faithful to the design, form, scale, siting and materials of the existing building(s) but may incorporate non-original features which adapt it to modern space requirements and building standards or reflect a local architectural idiom.

It will not normally be possible to agree the principle of demolition without having full details of what the existing building is going to be replaced with. As such, applications in principle will not normally be acceptable where demolition is proposed.

Proposals for the conversion, extension or replacement of traditional non-domestic buildings will be subject to all of the following criteria:

- The development is in an accessible location i.e. in close proximity to a settlement or public transport links or in proximity to services for example schools, shops.
- The conversion / reconstruction has, as its core, the footprint and layout of the existing building(s) i.e. a steading or courtyard layout should not be replaced by detached units laid out in a group.
- The proposal will result in a development of high design quality and of a scale appropriate to its location, and there is a satisfactory composition of new and existing elements in terms of style, layout and materials.

- Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original buildings and their grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It is very unlikely that the entire 'brownfield' area of a site will be suitable for housing; in general, no more than 25% of the total units or footprint should comprise new build development.
- Those parts of the site not required for buildings or private gardens will require to be landscaped to a high standard. Landscaping plans demonstrating this, and how any other land outwith the application site but within the applicant's control will be used to provide landscape screening for the proposal, must be submitted and approved as part of the planning application.

#### Non-traditional non-domestic buildings

It is acknowledged that non-domestic buildings and structures constructed of modern materials such as steel, corrugated iron or concrete, can become unsightly if they fall out of use and / or are not properly maintained. Such buildings may offer an opportunity for an alternative employment use, and Policy 8: Rural Business and Diversification supports the expansion of existing business and the creation of new ones in rural areas. The reuse of traditional buildings for housing has the benefit of bringing valued buildings back into beneficial use. Allowing the replacement of non-traditional buildings, however, creates a residential use where one previously did not exist without this benefit. The Housing in the Countryside policy therefore does not support the replacement of these non-traditional buildings with housing.

# Category 6 - Development on Rural Brownfield Land

## Definition of Rural Brownfield Land

For the purposes of this Guidance 'Rural Brownfield Land' is defined as: Derelict land which was at one time occupied by buildings or structures but these have now been removed, or land directly linked to former buildings or structures which has been so damaged by a former use that it cannot be left to naturalise or be reused for another purpose without first being improved.

## When will development be permitted?

Many sites which were formerly occupied by buildings have little or no environmental impact and can be left to return to a natural state over time. Even sites where some contamination is present may not require to be remediated if there is no significant risk to human health or the wider environment. This category of the policy is not intended to allow the redevelopment of sites like these, nor is it intended to permit the redevelopment of sites for housing where buildings have simply been allowed to fall into disrepair. This category is intended to allow small scale housing proposals on cleared sites which have been significantly degraded by a former use or activity, and where the redevelopment of the site for housing is the only means by which it is viable to remediate the site.

Alternatively, some sites may be located within, or impacting upon, a particularly sensitive landscape such as a Special Landscape Area or Designed Landscape where the present condition of the site is having a detrimental impact. On these sites it may be appropriate to allow housing development if it would result in a significant visual improvement.

## Requirements

Proposals will be considered under this category for sites which have either been completely cleared of all buildings and structures, or where some foundations or substructures remain providing that buildings above ground level have been removed. Sites which have buildings remaining (including ruinous buildings) will be assessed under Category 4 or 5.

In most cases where contamination which requires remediation is present, a contaminated land investigation and remediation plan will be required to be submitted as part of any planning application. Detrimental impact on a sensitive landscape will require to be evidenced in a supporting statement to be submitted with any planning application.

The scale of the proposal should be commensurate with the scale of remediation works required, for example, if only a small area of the site requires remediation this will not justify the redevelopment of a much larger area for housing.

Prior to permitting a rural brownfield site to be redeveloped for housing, it must be demonstrated that there are no other pressing requirements for other uses on the site such as business or tourism. A statement of the planning history of the site, including the previous use and condition, must be provided to the planning authority.

Proposals should be small scale, up to maximum of 5 new houses, and must comply with the For All Proposals criteria on pages 4 & 5.

All land within the application site, including areas not required for housing or private gardens, must be the subject of landscaping and/or other remediation works.

Proposals for more than 5 new houses on rural brownfield land will only be permitted exceptionally where the planning authority is satisfied that a marginally larger development can be acceptably accommodated on the site. It must be demonstrated beyond reasonable doubt that there are social, economic or environmental reasons of overriding public interest requiring such a scale of development in a countryside location.

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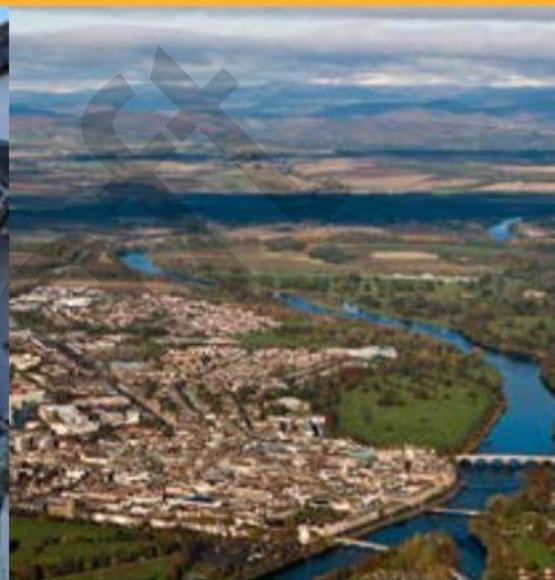
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# Airfield Safeguarding

2019

# Contents

|                                                        |   |
|--------------------------------------------------------|---|
| 1 Introduction                                         | 3 |
| 2 Assessing Development in Airfield Safeguarding Zones | 4 |
| 3 Prejudicial Developments                             | 5 |
| 4 Airfield Safeguarding Background Information         | 7 |

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# Introduction

1

The purpose of safeguarding an airfield is to protect both the airspace over and around it from the effects of possible adverse developments that may affect safe operation by controlling the use of land. Scottish Government Circular 2/2003 *Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas* recommends that “*operators of licensed aerodromes which are not officially safeguarded, and operators of unlicensed aerodromes and sites for other aviation activities (for example gliding or parachuting) should take steps to protect their locations from the effects of possible adverse development by establishing an agreed consultation procedure between themselves and the planning authority.*”

Perth Airport is a licensed airfield and is safeguarded in line with CAA document *CAP 168 Licensing of Aerodromes* and is not subject to this Guidance.

In order to provide clarity the Council have designated safeguarding zones for each unlicensed airfield in Perth and Kinross. These are at Balado, Errol, Methven, Portmoak and Strathallan (note however that planning permission has been granted for residential development within the boundaries of Errol airfield and if this permission is implemented the airfield safeguarding for Errol airfield will no longer apply). CAA guidelines, *CAP 793 Safe Operating Procedures for Unlicensed Aerodromes* sets out sound practice for operators of unlicensed airfields. Safeguarding will assist the Planning authority to make reasonable decisions in response to local development proposals. It is a basic principle, that in order to be clearly reasonable a planning decision has to be taken in the knowledge of how it will affect the interested parties in the area in question. Consultation about such development proposals will allow the airfield operator to explain how aviation interests might be affected.

3

# Assessing Development in Airfield Safeguarding Zones

The '*Airfield Safeguarding Zones*' are defined as a 2,000 metre radius from the centre point of the airfield runway or where no runway is defined the centre point of the airfield.

Planning applications lodged with the Council within the '*Airfield Safeguarding Zone*' which may impact on operations will be referred to the airfield operator for consultation. Where objections are raised the airfield operator is required to specify how the proposal would impact on existing operations.

In order to provide a balanced view, where objections are raised, the applicant may be required to provide an independent assessment of the impact on the safe operation of the existing facility, prepared by a suitably qualified person.

All consultations from airfield operators and independent assessments will be considered as a material consideration in determining planning applications but the final decision rests with the Council as Planning Authority.

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# Prejudicial Developments

A general rule of the CAA is that *“if possible there shall be no obstruction within a radius of 2,000 metres of a runway central line of a greater height than 46 metres”*.

This is a ‘*counsel of perfection*’ and rarely achieved in the real world. However, there are non-aviation activities and types of development that may be prejudicial to the operators of an aviation site.

Three problem areas can be identified with some accuracy:

## (a) Vertical Obstructions

*The deliberate construction or inadvertent growing of tall objects into the flight line of aircraft clearly constitutes a hazard. Aircraft taking off and landing are operating with restricted options. To project a solid object into this take-off and landing space creates an unacceptable danger and can effectively shut down an airfield operation.*

### **Limitations of Vertical Obstructions**

*The height of vertical obstructions should ideally be limited. The actual safe height is dependent upon its horizontal distance along the approach and take-off surfaces.*

*Long-term progressive encroachments into areas of land or airspaces by landscape valuable trees can be problematic to airfield operations. Each metre of growth can reduce the available runway length by 20 metres.*

## (b) Surface Obstructions

*The options available to a pilot abandoning a take-off or landing are dependent in measure upon the unobstructed surface available to the aircraft. Surface obstructions such as fences, walls, ditches or buildings in areas close to airfields constitute real hazards and can dramatically undermine the safety of an airfield and its operations.*

### **Limitations of Surface Obstructions**

*The following illustrative, but not exhaustive list, are all material considerations in relation to a site of aviation activity:*

- Buildings
- Overhead power lines
- Electrical transmission lines
- Roads
- Drains
- Fences
- Hedges
- Wind turbines
- Anemometer and other meteorological masts

Clearly there is a question of degree and proximity with all of these, but there would be certain scenarios which would be less favourable than others, and will be assessed appropriately by the airfield operator and the Council.

### **(c) Incompatible Activities**

Uncontrolled or unregulated activities taking place near the boundaries and take-off and landing thresholds constitute degrees of hazard to aviators and those taking part alike.

#### **Limitations of Incompatible Activities**

- *Shooting - any area above a shooting area should be treated as extremely hazardous.*
- *Archery - activity of this nature will be incompatible with aviation.*
- *Kite flying - activity of this nature would be a hazard in close proximity and counter to the 'Air Navigation Order 1995'.*
- *Ballooning - activity in the immediate airfield activity would be a hazard.*
- *Equestrian activities - activities of this nature are considered as hazardous to the riding participants if animals are not 'bombproof' to unexpected sounds or sights, eg an aircraft on approach or take-off.*
- *Outdoor gatherings - subject to the rules of the air, aircraft are not permitted to overfly below a minimum height events of a specific number of persons.*

*The above is presented as representative of incompatible activities and is intended to illustrate, but is not exclusive.*

*All applications proposing incompatible activities within the airfield safeguarding zone will be assessed appropriately by the airfield operator and the Council.*

### **Bird Hazards**

In addition to structures, any planning application that is likely to attract increased bird activity will also be referred to the aerodrome operator. This includes waste management facilities, lakes and landscaping that could encourage roosting.

### **Neighbour Agreements**

The importance of good neighbours to the operators of the airfield cannot be overstated.

Maintaining the goodwill of people and businesses close to airfield boundaries is fundamental to the long-term operation and development.

Applicants seeking planning permission on land which lies within an airfield safeguarding zone are encouraged to liaise with the airfield operator prior to submitting a planning application. This will allow any concerns with regards to impact on airfield operation to be identified at an early stage.

# Airfield Safeguarding Background Information

4

## Scottish Government

- (i) *Planning Circular 2/2003 'Safeguarding of Aerodromes, Technical sites and Military Explosives Storage Areas'*

## Civil Aviation Authority

- (i) *CAP 168 'Licensing of Aerodromes', January 2019*
- (ii) *CAP 393 'Air Navigation Order 2016 and Regulations', 5th edition amendment September 2018*
- (iii) *CAP 738 'Safeguarding of Aerodromes', December 2006*
- (iv) *CAP 764 'CAA Policy and Guidelines on Wind Turbines', 6th edition February 2016*
- (v) *CAP 793 'Safe Operating Practices at Unlicensed Aerodromes', July 2010*

## British Gliding Association

- (i) *'Aerodrome Safeguarding', 2005*
- (ii) *Safety Management System Manual 10.2, February 2018*

## General Aviation Awareness Council

- (i) *Leaflet 'Your Local Aerodrome', 2011*
- (ii) *Factsheet 3 'Safeguarding Your Flying Site', November 2015*
- (iii) *Factsheet 4 'Airfield Safeguarding for Local Planning Authorities', January 2015*

## Airfield Safeguarding Zones



### Airfield Safeguarding Zones

Consultation draft January 2019

↑ Scale:  
 1:250,000



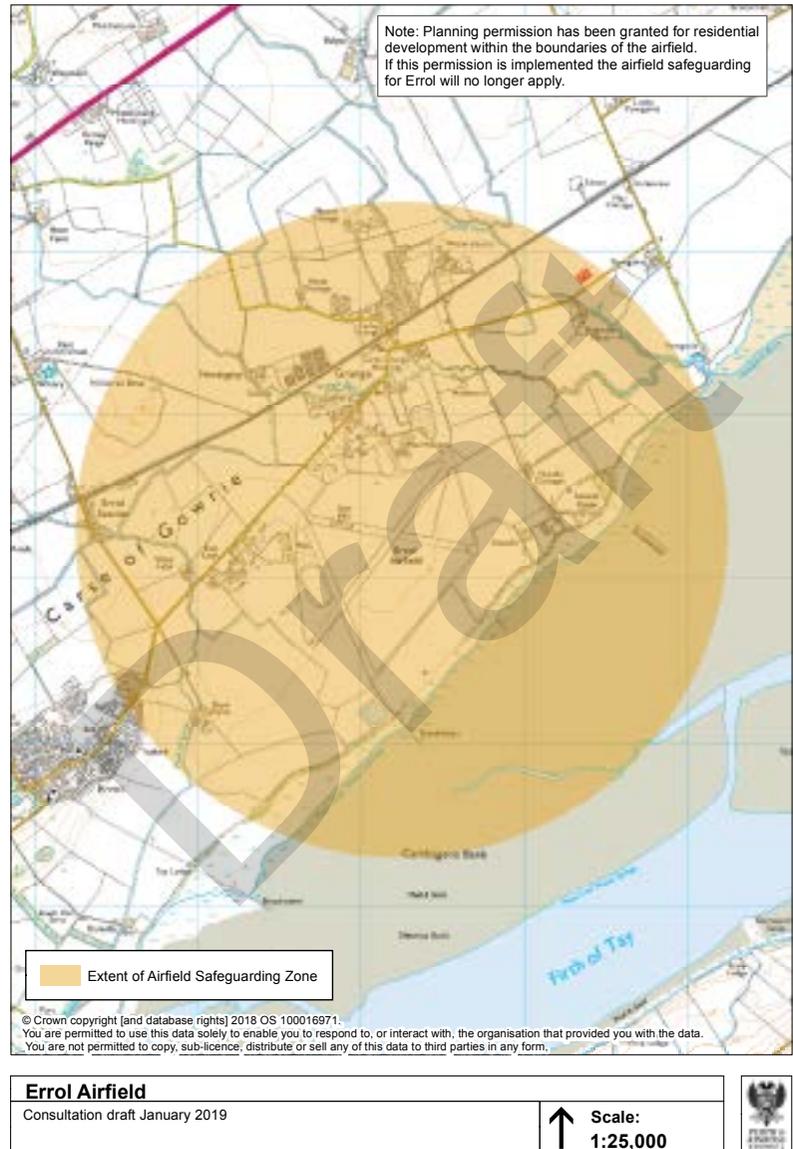
# Balado Airfield



|                                 |                      |  |
|---------------------------------|----------------------|--|
| <b>Balado Airfield</b>          | ↑ Scale:<br>1:25,000 |  |
| Consultation draft January 2019 |                      |  |

# Errol Airfield

**Note:** *Planning permission has been granted for residential development within the boundaries of the airfield. If this permission is implemented the airfield safeguarding for Errol will no longer apply.*



# Methven Airfield



|                                 |                      |                                                                                       |
|---------------------------------|----------------------|---------------------------------------------------------------------------------------|
| <b>Methven Airfield</b>         | ↑ Scale:<br>1:25,000 |  |
| Consultation draft January 2019 |                      |                                                                                       |

# Portmoak Airfield



|                                 |                      |  |
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| <b>Portmoak Airfield</b>        | ↑ Scale:<br>1:25,000 |  |
| Consultation draft January 2019 |                      |  |

# Strathallan Airfield



Draft

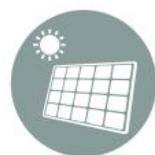
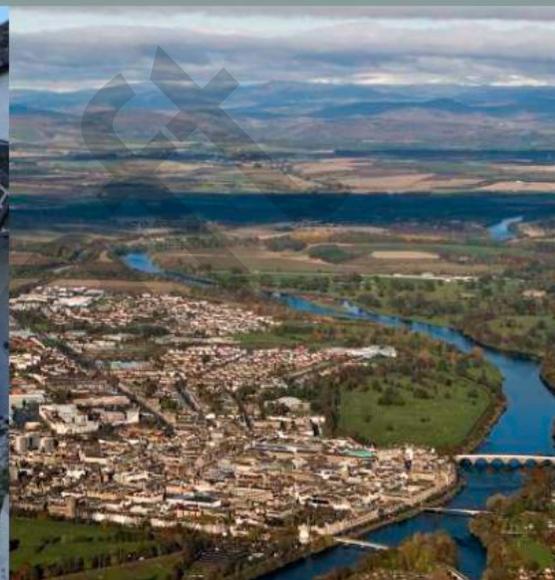
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(PKC Design Team - 2018618)



# Delivering Zero Waste

2019

# Contents

|          |                                                                       |           |
|----------|-----------------------------------------------------------------------|-----------|
| <b>1</b> | <b>Introduction</b>                                                   | <b>3</b>  |
| <b>2</b> | <b>Background</b>                                                     | <b>4</b>  |
| <b>3</b> | <b>How Much Household Waste is Generated in Perth and Kinross?</b>    | <b>9</b>  |
| <b>4</b> | <b>How Much Total Waste is Generated in Perth and Kinross?</b>        | <b>10</b> |
| <b>5</b> | <b>Waste Management Infrastructure in Perth and Kinross</b>           | <b>12</b> |
| <b>6</b> | <b>Sites for Waste Management Infrastructure in Perth and Kinross</b> | <b>13</b> |
| <b>7</b> | <b>Waste Infrastructure in New Developments</b>                       | <b>16</b> |

Draft

# Introduction

1

## Why is this guidance needed?

This guidance expands on the Proposed Local Development Plan Policy 34: Waste Management Infrastructure. This guidance will explain the approach taken towards waste within Perth and Kinross and provide guidance to developers on the siting and design of waste management infrastructure.

## Who is this guidance for?

This guidance is aimed primarily at developers, agents and others involved in the preparation of planning applications.

## What are the aims of this guidance?

This guidance will support the policies within the Local Development Plan (LDP). It will demonstrate the progress made by Perth & Kinross Council in achieving the aims of enabling those who choose to live, work and visit the area to lead a zero waste lifestyle. As well as this it will provide a summary of the waste management infrastructure sites within Perth and Kinross, and the current capacity of these sites. Furthermore the guidance will provide information for developers to ensure that the principles of the Zero Waste Plan are incorporated into all new developments.

## What is the status of this guidance?

This guidance will become statutory supplementary guidance and form part of the Local Development Plan. It will be used alongside the policies of the Local Development Plan and the Strategic Development Plan (TAYplan) to assess development proposals.

## What do we mean by Zero Waste?

A key theme which is repeated throughout this guidance is the shift towards a zero waste lifestyle. By this we mean that we are looking towards creating a change in how people view waste. We will highlight the importance of firstly reducing waste, then reusing it and finally recycling with the aim of sending as little waste as possible to landfill.

Throughout Perth and Kinross we emphasise the importance of creating a circular economy which recognises the value of secondary resources and waste to the economy, including composting facilities, transfer stations, materials recycling facilities, anaerobic digestion, and mechanical, biological and thermal treatment plants.

# Background

## Zero Waste Plan 2010

Scotland's Zero Waste Plan is the National Waste Management Plan for Scotland and is required by the revised EU Waste Framework Directive (2008/98/EC) and the National Waste Management Plan for Scotland Regulations 2007. The Zero Waste Plan sets out a vision for Scotland which describes:

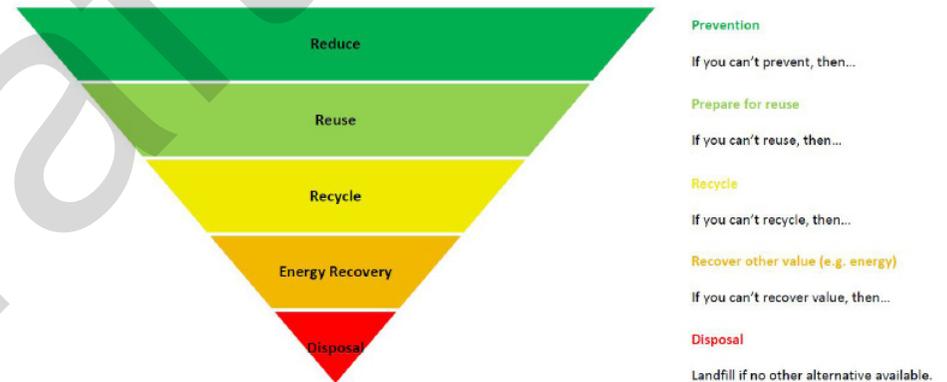
*"...a Scotland where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted into separate streams for reprocessing, leaving only limited amounts of waste to go to residual waste treatment, including energy from waste facilities."*

The four main goals of the Zero Waste Plan are:

- to meet the target of 70% recycling and maximum 5% to landfill by 2025 for all Scotland's waste;
- introducing landfill bans for specific waste types;
- encouraging source segregation and separate collection of specific waste types;
- restrictions on inputs to energy from waste facilities utilising resource streams which cannot practicably offer greater environmental and economic benefits through reuse or recycling.

The Zero Waste Plan seeks to change attitudes towards waste. By working collaboratively with Local Authorities and businesses, it aims to develop a consistent education and awareness programme and develop schemes to drive reductions in waste and increase recycling rates.

## The Waste Hierarchy



The Zero Waste Plan sets out the waste hierarchy, which was introduced through the European Waste Framework Directive. The hierarchy focuses on prevention of waste as the highest priority followed by reuse, recycling, recovery of other value (eg energy), with disposal as the least desirable option.

More detail on the preferred means of waste management for different types of waste can be found within Scottish Government's guidance on the waste hierarchy.

## Circular Economy

The Zero Waste Plan highlights the economic benefits that can be achieved through the reuse of waste and highlights the importance of creating a circular economy within Scotland. The circular economy is where products and materials are kept in high value use for as long as possible. A more circular economy will benefit:

- *the environment - cutting waste and carbon emissions and reducing reliance on scarce resources;*
- *the economy - by improving productivity, opening up new markets and improving resilience;*
- *communities - more lower cost options to access the goods we need with opportunities for social enterprise and encourage UK manufacturing.*

The multiple economic benefits of reducing waste, treating waste as a resource and promoting a circular economy are highlighted in the Scottish Government's Guidance on applying the waste hierarchy (2013).

A circular economy focuses on ways in which waste can be used as a resource. Instead of creating products which will be thrown away, there is a greater focus on the reuse of products. Further guidance on this is provided within the Scottish Government's Guidance on applying the waste hierarchy (2013).

This approach to waste suggests that reuse should be considered at the beginning of the process and, through careful design, the aim is to create products that can be reused and recycled to get the maximum benefit from the product. Businesses are encouraged to use resources more sustainably and minimise waste which will reduce their costs and ensure they can operate more efficiently and cost effectively.

More detail on the circular economy can be found within the Scottish Government's Making Things Last Document.

## National Planning Context

National Planning Framework 3 recognises that waste is a resource and an opportunity, and Scottish Planning Policy (SPP) highlights the influence planning can have on delivering a zero waste economy by supporting the provision of facilities and infrastructure.

Both guidance documents emphasise the need to waste as little as possible and recognise that every item and material, either natural or manufactured, is a resource which has value for our economy in line with the Zero Waste Plan.

SPP suggests that the planning system should:

- *promote developments that minimise the unnecessary use of primary materials and promote efficient use of secondary materials;*
- *support the emergence of a diverse range of new technologies and investment opportunities to secure economic value from secondary resources, including reuse, refurbishment, remanufacturing and reprocessing; and*
- *help deliver infrastructure at appropriate locations, prioritising development in line with the waste hierarchy: waste prevention, reuse, recycling, energy recovery and waste disposal.*

## Development Plan Context

The Development Plan for Perth and Kinross consists of two key documents; the Strategic Development Plan (TAYplan) and the Perth and Kinross Local Development Plan (LDP). These plans guide development within the area and create a vision for Perth and Kinross.

### • TAYplan

*TAYplan is the Strategic Development Plan for the Tayside city-region. TAYplan sets out the land-use planning policies to guide where development should and should not go over the next 20 years. It considers the big, long-term issues which affect the whole TAYplan city-region; including climate change, the scale of housing and population change, infrastructure planning and sustainable economic growth.*

*The LDP must be consistent with the Strategic Development Plan highlighting development sites and providing detailed policy guidance that is specific to the Perth and Kinross area.*

*TAYplan highlights the need to shift to a low carbon and zero waste economy emphasising the need to use our land and resources more efficiently. It highlights the need to ensure that waste management solutions are incorporated into development to allow users/occupants to contribute to the aims of the Scottish Government's Zero Waste Plan.*

*Policy 7 of the approved TAYplan 2016-2036 highlights TAYplan policy position with regards to Energy, waste and resources.*

Policy 7 ENERGY, WASTE AND RESOURCES

To deliver a low zero carbon future and contribute to meeting Scottish Government energy and waste targets and prudent resource consumption objectives:

A. Local Development Plans should identify areas that are suitable for different forms of energy, waste and resource management infrastructure\* and policy to support this. This can include, where appropriate, locations of existing heat producers (e.g. waste management or industrial processing), renewable sources of heat and electricity, and existing waste management facilities to ensure the co-location/proximity of surplus heat producers and heat users.

B. Strategic Waste management infrastructure, beyond community or small scale facilities, is most likely to be focussed within or close to the Dundee and/or Perth Core Areas (identified in Policy 1).

C. Infrastructure associated with the extraction, transfer and distribution of liquid and gas minerals may take advantage of the locational flexibilities offered by various extraction techniques to overcome issues relating to the scale and impacts of any buffer zones and residential proximity in a manner which reflects Policy 7D and Policy 2.

D. Local Development Plans and development proposals should ensure that all areas of search, sites and routes for energy, waste and resource management infrastructure have been justified, at a minimum, on the basis of these following considerations:

- The specific land take requirements associated with the infrastructure technology and associated statutory safety exclusion zones or buffer areas where these exist;
- Waste management proposals are justified against the Scottish Government's Zero Waste Plan (2010) to support the delivery of the waste management hierarchy, and, *Safeguarding Scotland's Resources (2013)*;
- Proximity of resources (e.g. geo-thermal heat, sand, gravel, gas, oil, woodland, wind or waste material); and to users/customers, grid connections and distribution networks for the heat, power or physical materials, by-products and waste that are produced, as appropriate;
- Anticipated effects of construction and operation on air quality, carbon emissions, noise and vibration levels, odour, surface and ground water pollution, drainage, waste disposal, leakage of hazardous substances, radar installations, navigation aids and aviation landing paths;
- Sensitivity of landscapes, the water environment, biodiversity, geo-diversity, habitats, tourism, recreational interests and listed buildings, scheduled monuments and conservations areas;
- Impacts of infrastructure required for associated new grid connections and distribution or access infrastructure;
- Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure in general but particularly in sensitive areas;
- The appropriate safety regimes and post-operational restoration of land, particularly for extraction of solid, liquid and gas minerals;
- Strategic cross-council boundary impacts as a result of energy proposals which may be strategically significant (as defined on page 45) including landscape, historic and environmental considerations identified in the spatial framework (Map 7b); and,
- Consistency with the National Planning Framework and its Action Programme.

Footnote  
\*Energy, waste and resource management infrastructure: infrastructure for heat and power generation, storage, transmission; for collection, separation, handling, transfer, processing, resource recovery and disposal of waste; and, for exploration, extraction, transfer, distribution and storage of solid, liquid or gas minerals. This includes recycling plants, biogeochemical/mechanical processing, energy from waste plants, wind turbines (including repowering), geo-thermal heat, biomass plants, combined heat and power plants, solar power, hydroelectric power plants, quarrying and mining equipment, unconventional gas and oil extraction equipment, electricity transmission lines, oil and gas pipelines (including carbon capture and storage), solid mineral sorting and transfer facilities.

38

- **Perth and Kinross Proposed Local Development Plan 2017**

*The Proposed Local Development Plan was published in December 2017. This LDP, once adopted, will be a statutory document that guides all future development and use of land. It acts as a catalyst for changes and improvements in the area and shapes the environment and economy of Perth and Kinross. Part of the vision statement for the LDP refers to the need to live a zero waste lifestyle.*

*“We want our Plan to ensure that development does not place an unsustainable burden on future generations and which will enable us to live a zero waste lifestyle, maximising the value from waste resources.”*

*The LDP provides clear guidance on what development will or will not be allowed and where. There are five policies that refer to waste:*

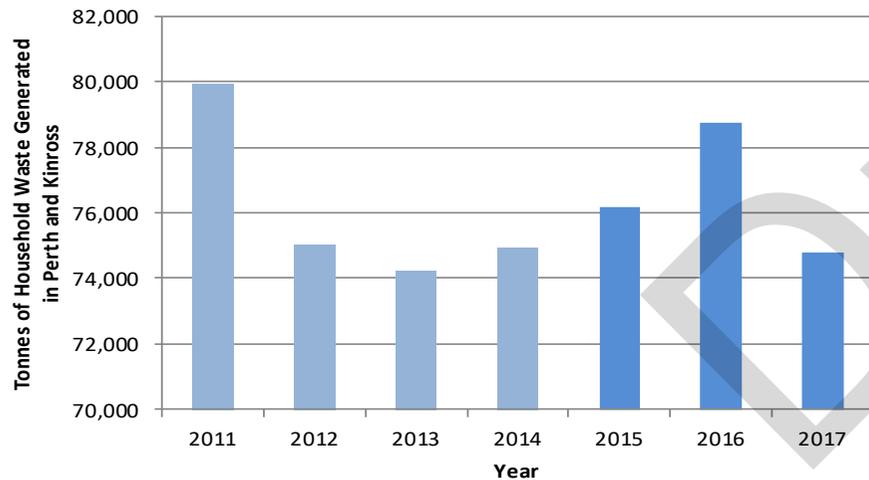
- ***Policy 31** - this policy focuses on renewable and low carbon energy generation. It could cover energy from waste and refers to the upcoming supplementary guidance.*
- ***Policy 47** - suggests that a waste management plan is required for minerals and other extractive development.*

- ***Policy 34** - this policy specifically relates to Waste Management Infrastructure and provides criteria against which to assess new waste management infrastructure proposals.*
- ***Policy 35** - this policy focuses on recycling and processing of inert and construction waste.*
- ***Policy 7** - this policy states that waste management sites can be considered acceptable in business and industrial areas subject to site-specific considerations.*

# How Much Household Waste is Generated in Perth and Kinross?

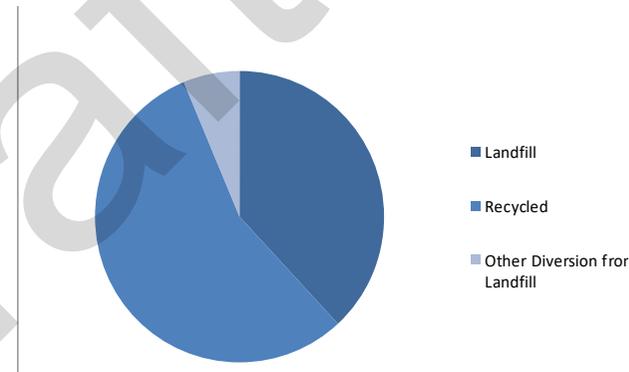
## How much household waste is generated in Perth and Kinross?

Data for household waste within Perth and Kinross shows a decline from 2011, after the introduction of the Zero Waste Scotland Regulations.



## How is household waste treated in Perth and Kinross?

In 2017, 56% of household waste generated in Perth and Kinross was recycled. And 38% was sent to landfill, all other waste was either sent for incineration or managed by other methods.



Throughout Perth and Kinross, recycling rates are increasing and landfill rates are decreasing. A similar trend can be seen throughout Scotland.

Data provided by SEPA through the Scottish Household Waste Discover Data Application

# How Much Total Waste is Handled in Perth and Kinross?

4

| Site                                                                           | Waste types                                                                    | Waste inputs to site (tonnes) | Waste treated / recovered on site (tonnes) | Waste output from site (tonnes) |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------|--------------------------------------------|---------------------------------|
| PKC: Kinross, civic amenity                                                    | Household / commercial, industrial / other special                             | 2,378                         | -                                          | 2,378                           |
| PKC: North Perth, recycling & civic amenity                                    | Household / commercial                                                         | 2,388                         | -                                          | 2,388                           |
| PKC: Auchterarder, civic amenity                                               | Household / commercial                                                         | 1,289                         | -                                          | 1,289                           |
| PKC: Aberfeldy, civic amenity                                                  | Commercial                                                                     | 940                           | -                                          | 940                             |
| PKC: Bankfoot, civic amenity                                                   | Household                                                                      | 525                           | -                                          | 525                             |
| PKC: Pitlochry, civic amenity & recycling                                      | Household / commercial / industrial / inert                                    | 1,536                         | -                                          | 1,536                           |
| PKC: Blairgowrie, civic amenity & transfer station                             | Household / commercial / industrial / inert                                    | 10,538                        | -                                          | 10,538                          |
| PKC: Friarton, Perth, waste transfer station                                   | Household / commercial, industrial / other special                             | 55,052                        | -                                          | 55,052                          |
| PKC: North Forr, Crieff, civic amenity & transfer station                      | Household / commercial / industrial                                            | 6,278                         | -                                          | 6,278                           |
| Earnside Energy Ltd, Glenfarg, composting & anaerobic digestion                | Household / commercial / industrial                                            | 45,924                        | 41,790                                     | 13,614                          |
| Suez Recycling & Recovery UK Ltd, SITA Binn Landfill, Glenfarg                 | Household / Commercial / Industrial / Special asbestos                         | 29,201                        | 22,400                                     | 10,002                          |
| Autoparts Blairgowrie, metal recycler                                          | Other special                                                                  | 134                           | 134                                        | 140                             |
| Dalcruie Auto Salvage Ltd, Methven, metal recycler                             | Commercial                                                                     | 120                           | 120                                        | 110                             |
| David Band (Metals) Ltd, Perth, metal recycler                                 | Commercial                                                                     | 1,893                         | -                                          | 1,929                           |
| J R Jenkins, Madderty, Crieff, metal recycler                                  | Industrial                                                                     | 13                            | 13                                         | 317                             |
| Perth Auto Recyclers Ltd, Perth, metal recycler                                | Household                                                                      | 1,520                         | 1,438                                      | 1,376                           |
| Binn Skips Ltd, Holden Environmental, Perth, metal recycler & transfer station | Household / Commercial / Industrial / Other special / Special asbestos / Inert | 17,913                        | 12,739                                     | 18,877                          |
| Binn Waste Management Ltd, Binn Farm RDF Plant, Glenfarg, other treatment      | Household / Commercial                                                         | 31,232                        | 31,232                                     | 29,889                          |

| Site                                                                                          | Waste types                                         | Waste inputs to site (tonnes) | Waste treated / recovered on site (tonnes) | Waste output from site (tonnes) |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------|--------------------------------------------|---------------------------------|
| Viridor Waste Management Ltd, Friarton Bridge Park, Perth, other treatment                    | Household / Commercial / Other special              | 30,414                        | 30,414                                     | 31,065                          |
| Barnhill Estates, Lambhill, Blairingone, transfer station                                     | Commercial                                          | 10,623                        | -                                          | 12,887                          |
| Suez Recycling & Recovery UK Ltd, Binn Farm, wood recycling, transfer station                 | Commercial                                          | 70,332                        | 66,345                                     | 77,506                          |
| Suez Recycling & Recovery UK Ltd, Binn Farm, DMR, transfer station                            | Household                                           | 2,955                         | 2,955                                      | 3,103                           |
| Co-An, Welton Road Industrial Estate, Blairgowrie, transfer station                           | Industrial                                          | 111                           | -                                          | 111                             |
| PKC: Pitlochry, transfer station                                                              | Industrial                                          | 4,422                         | -                                          | 4,422                           |
| Tayside University Hospitals NHS Trust, Perth Royal Infirmary, transfer station               | Industrial                                          | 290                           | -                                          | 290                             |
| Scottish Water Contracting, Perth Area Office, transfer station                               | Special asbestos                                    | <1                            | -                                          | 3                               |
| Tayside Contracts, Blair Atholl Roads Depot, transfer station                                 | Industrial                                          | 219                           | -                                          | 212                             |
| Wyllie Recycling Ltd, Ruthvenfield Way, Perth, transfer station                               | Household / Commercial                              | 18,935                        | 17,875                                     | 18,968                          |
| Binn Skips, Glenfarg, transfer station & composting                                           | Household / Commercial / Industrial / Inert         | 104,312                       | 104,312                                    | 96,279                          |
| Castlecroft Securities Ltd, Scotloo, Friarton Road, Perth, transfer station & other treatment | Household / Commercial / Industrial / Other special | 11,671                        | 9,164                                      | 11,350                          |
| Scottish Water, Perth Wastewater Treatment Plant, transfer station & other treatment          | Household / Commercial / Industrial                 | 121,615                       | 125,830                                    | 13,215                          |
| Tayside Contracts, Loanleaven TP, Perth, transfer station & other treatment                   | Industrial                                          | 1,708                         | 1,708                                      | 756                             |

This data provides a picture of waste capacity in Perth and Kinross (SEPA 2017).

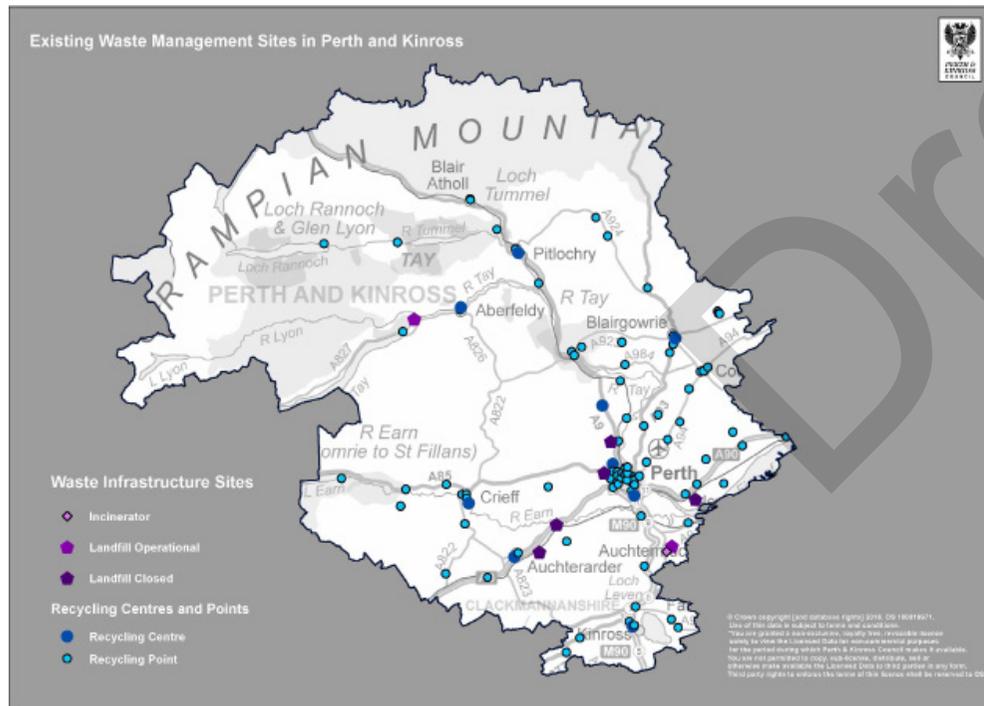
# Waste Management Infrastructure in Perth and Kinross

## What is the capacity of the current waste management sites?

Within Perth and Kinross there are currently 42 waste management sites that are highlighted in the map below, all of which are accepting below their annual capacity. There is currently only one landfill site with capacity within Perth and Kinross at Binn Farm. This site still has capacity for 687,255 tonnes of waste but it is not currently operational.

This data provides a picture of waste capacity within Perth and Kinross (SEPA, 2017).

| Site activity                                                 | Number of sites | Annual capacity (tonnes) | Waste accepted (tonnes) |
|---------------------------------------------------------------|-----------------|--------------------------|-------------------------|
| Civic amenity                                                 | 7               | 34,184                   | 9,055                   |
| Civic amenity / transfer station                              | 2               | 90,656                   | 65,589                  |
| Civic amenity / transfer station / landfill (not operational) | 1               | 7,000                    | 6,278                   |
| Composting / anaerobic digestion                              | 1               | 97,620                   | 45,924                  |
| Incineration / other treatment                                | 1               | 60,000                   | 0                       |
| Landfill                                                      | 1               | 372,000                  | 29,201                  |
| Landfill (not operational)                                    | 6               | 39,999                   | -                       |
| Metal recycler                                                | 5               | 21,747                   | 3,680                   |
| Metal recycler / transfer station                             | 1               | 12,000                   | 17,913                  |
| Other treatment                                               | 2               | 90,000                   | 61,646                  |
| Transfer station                                              | 10              | 342,799                  | 107,887                 |
| Transfer station / composting                                 | 1               | 175,000                  | 104,312                 |
| Transfer station / landfill (not operational)                 | 1               | 24,999                   | -                       |
| Transfer Station / other treatment                            | 3               | 299,500                  | 134,994                 |
| <b>Grand total</b>                                            | <b>42</b>       | <b>1,597,504</b>         | <b>586,479</b>          |

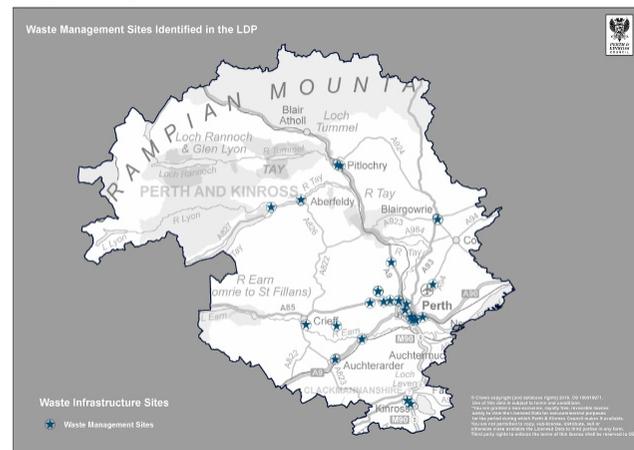


# Sites for Waste Management Infrastructure in Perth and Kinross

## Waste Management Sites Within the LDP

Local Development Plan Policy 34 Waste Management Infrastructure highlights a presumption in favour of the retention of waste management sites identified in the plan. These are shown on the map. Development of waste management infrastructure will be supported by the plan where the proposals accord with the principles of the Zero Waste Plan and make a positive contribution to the provision of a network of waste management installations.

In addition, in line with SPP we will seek to safeguard land surrounding existing waste management sites for potential expansion of waste management operations at these sites. This will prevent waste management activities from being restricted by adjoining land uses.



Policy 34 sets out the criteria which will be used to assess the appropriateness of new waste management infrastructure development. It states that waste management infrastructure will be supported where:

- a *the proposal accords with the principles of the Zero Waste Plan, prioritises development in line with the waste hierarchy and makes a positive contribution to the provision of a network of waste management installations;*
- b *an outline of the main alternatives available in terms of location, technology and design and an indication of the main reasons for the applicant's choice, taking into account the environmental, social and economic effects is supplied;*
- c *the developer, in considering alternative site locations, takes account of potential impacts of alternative project options in respect of any adverse environmental effects;*
- d *potential impacts on pollution and noise in respect of any adverse effects on the community are taken into account;*
- e *applicants demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Applicants should set out the reasons why the favoured choice has been selected;*
- f *the proposal takes account of waste arisings, current and planned waste or other distribution or access infrastructure and identifies need;*

- g the location offers a good standard of accessibility;*
- h the proposal provides a sufficient statutory safety exclusion zone or landscaped buffer and screening, where appropriate;*
- i the proposal is located close to an existing waste management installation and/or within an area identified within the Plan for existing or new employment uses;*
- j proposals must be compatible with surrounding development and the underlying land allocation where this is not employment;*
- k the proposal demonstrates satisfactory mitigation measures for any unacceptable impacts arising from the construction and operation of the development with respect to emissions including: air quality; carbon emissions; noise and vibration levels; odour; dust; litter; vermin; birds; insects; drainage including leachate and surface and ground water; leakage of hazardous substances; radar installations, navigation aids and aviation landing paths. It will also be necessary to mitigate any landscape and visual impact, traffic impact, impact on the natural or built heritage, and the water environment, biodiversity, geodiversity, habitats, tourism, recreational interests and listed buildings, scheduled monuments and conservation areas. Cumulative impacts will also be considered; and*
- l the potential for heat and/or electricity generation (which may include local or district heating schemes and co-location of industrial processes where the heat could be utilised) has been fully explored, and utilised where it is demonstrated to be viable.*

## Energy From Waste

More information on developments that will create energy from waste, particularly heat, can be found in the upcoming Supplementary Guidance on Renewable Energy which is due to be published in 2019. More information specifically on energy from heat can be found in SEPA's Thermal Treatment of Waste Guidelines. All new waste infrastructure developments should meet the criteria listed in Policy 34.

## Environmental Impact Assessments

For most waste management infrastructure proposals, an Environmental Impact Assessment (EIA) will be required. If you are unsure about any aspect of your application, including the EIA, you can ask for pre-application advice from us. To complete the EIA screening, we are likely to ask for the following information:

- *the contact details of the developer;*
- *the key characteristics of the project;*
- *the location of the project;*
- *the characteristics of the potential impact.*

More details of the EIA process can be found on the Council's website. Where an EIA is not required we may still require assessment to be carried out to ensure that there is no adverse impact on the surrounding area as a result of this development. These assessments could include air quality (including odour) assessments, noise assessments, flood risk (including drainage) assessments, transport statements, visual impact assessments,

habitat (including protected species) assessments and construction method statements (CMS). This is not an exhaustive list and the assessments required will vary depending on the proposed development. It is suggested that further information on this should be obtained through pre-application discussions.

## Restoration and Aftercare

Where appropriate, applications will have to consider restoration and aftercare and after-use proposal and these should be agreed in advance of operations. It is important that this considers the enhancement and connectivity of existing habitats as well as the creation of new habitats. In some cases, it may be that restoration bonds will be required.

In addition for landfill sites, SEPA will require separate financial provision to be made. The operator is required by the PPC permit conditions to have its financial provision independently audited every three years. Should there be any variation to the permit that affects the total amount of financial liability associated with the operation then financial provision will be reviewed at the time of any such application.

More detail on the licensing process is available on SEPA's website.

The LDP Placemaking Guide highlights the importance of designing new developments that are sustainable with a focus on carbon reduction and increasing resilience to climate change. Looking specifically at waste, the guide states that it is “...*vital to minimise the waste produced from a development, both in terms of construction and afterwards, once the buildings are lived in ... on-site composting and recycling should be provided if possible and any storage needs for recycling should be designed sufficiently to provide good access for collection. These issues need to be integrated into any design scheme at an early stage.*”

The following principles are established:

- *Recycling facilities should be as easy and straightforward to use as general waste bins.*
- *Storage areas should be appropriate for access by both users and collection crews.*
- *Provision should be made for segregated waste streams including dry mixed recyclates, food waste and colour-separated glass.*
- *New commercial developments should comply with Waste (Scotland) Regulations 2012.*

More information on this can be found within the Council’s Waste Services Planning Guidance.

## Site Waste Management Plans

Although it is not a legal requirement to provide a Site Waste Management Plan, these can be effective tools in reducing construction waste allowing developers to manage materials more efficiently which could reduce costs.

A Site Waste Management Plan sets out how resources will be managed and how waste will be controlled at all stages during a construction project. It covers who will be responsible for resource management, what types of waste will be generated, how the waste will be managed - will it be reduced, reused or recycled?, which contractors will be used to ensure the waste is correctly recycled or disposed of responsibly?, and legally and how the quantity of waste generated by the project will be measured.

More information on this can be found on the NetRegs website.

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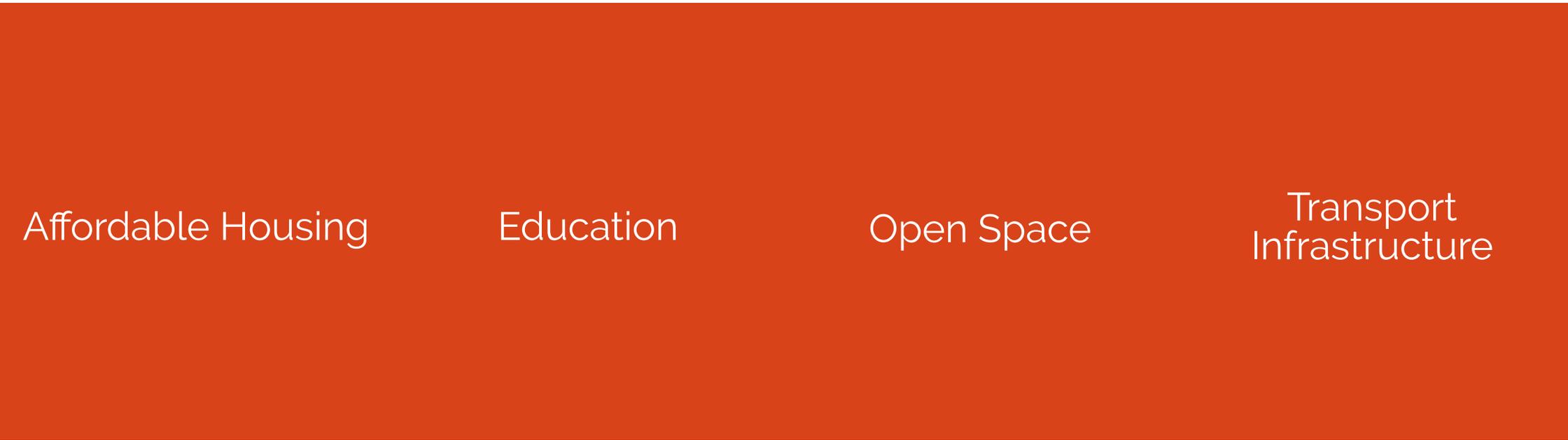
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(PKC Design Team - 2018619)





Affordable Housing

Education

Open Space

Transport  
Infrastructure



# Developer Contributions & Affordable Housing Draft Supplementary Guidance 2019

# Contents

**1 Introduction**

**2 Legal & Policy Background**

**3 Implementation**

**4 Primary Education & New Housing**

**5 Auchterarder A9 Junction Improvements**

**6 Transport Infrastructure**

**7 Affordable Housing**

**8 Appendix 1: Education Requirements**

**9 Appendix 2: A9 Junction Supplementary Guidance**

**10 Appendix 3: Transport Infrastructure Application  
Area**

**11 Appendix 4: Perth City Centre Zone**

**12 Appendix 5: Application of the Supplementary  
Guidance to Planning Applications**

**13 Appendix 6: Gross Internal Area Definitions**

**14 Appendix 8: Useful Contacts**

# 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 4.5% (6,788 persons) for the period 2016-2026. This exceeds the national average of 3.2% and is the eighth 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 secure contributions towards the provision of on-site facilities necessary in the interests of comprehensive planning, and/or, the provision, or improvement of, off-site facilities and infrastructure where existing facilities or infrastructure will be placed under additional pressure. 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 5: Infrastructure Contributions and Policy 20: Affordable Housing.
- 1.9 The statutory development plans within the Cairngorms National Park and the Loch Lomond and Trossachs National Park comprise their own Local Development Plans and associated Supplementary Guidance. These documents are prepared by the relevant National Park Authority and define the items towards which the developer contribution will be sought within the Perth & Kinross area of each National Park. While Perth & Kinross Council is responsible for providing services including education in these areas the relevant National Park's Guidance provides the developer contribution requirements for determining proposals in the National Park towards primary education.

## 2. Legal & 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 75C 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 with significant and ongoing levels of unmet affordable housing needs existing 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 bench mark for affordable housing set by the Scottish Government Housing, Regeneration, Culture & Welfare 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

### 3. Applying the Guidance

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.

- 3.1 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 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 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 is dilapidated or derelict and would need extensive work requiring planning consent to become habitable.
- 3.4 Non-residential buildings are considered to be 'in use' if Non Domestic rates have been paid in the 12 months prior to the submission of a planning application.
- 3.5 Where applications are submitted for the renewal of planning consent the Guidance will be applied in accordance with Appendix 5.
- 3.6 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. Where an application is made to modify or discharge a planning obligation or a section 42 application to vary a condition, where the Core Development remains unchanged then any revised Guidance introduced since the original grant of planning consent will not normally be applied but each case will be determined on its own merits.
- 3.7 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. This should make pre-application discussions easier and speedier because developers will have greater certainty about how much they will be expected to contribute.

- 3.8 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. For larger proposals subject to a masterplan a contribution requirement may be secured through a legal agreement at the 'In Principle' stage to ensure certainty as the site progresses.
- 3.9 Delayed payment of contributions and affordable housing may be secured through a range of mechanisms as defined in Circular 3/2012 but will normally be 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.
- 3.10 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.
- 3.11 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.
- 3.12 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.
- 3.13 In some cases, developers will provide the required infrastructure on the site themselves instead of paying the required contributions sum to the Council.
- 3.14 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.

### 3.15 Development Viability

Developers are expected to take the requirement for developer contributions and affordable housing into account in their financial appraisal prior to land deals and commercial decisions being taken. It is acknowledged that, in some cases, there may be abnormal development costs which were unknown at the time the site was purchased. In such circumstances, where the developer can demonstrate and clearly justify that there are exceptional costs, which render the development of the site unviable as originally proposed it will be required to demonstrate this to the Council's satisfaction through the submission of a 'Development Viability Assessment'. 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 Assessment will be the exception rather than the rule. Standard development costs such as demolition works, retaining and ground works, landscaping, archaeological investigations, drainage works, site purchase, site servicing 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 will be asked to demonstrate that abnormal costs were not known at the

time the site was purchased.

- 3.16 The Development Viability Assessment should be submitted at the earliest opportunity. All Viability Assessments' must be carried out by an independent practitioner and suitably qualified chartered valuation surveyor at the developers' expense.

A Viability Assessment must include, where applicable;

- ▶ Information of land values paid for the site or where no recent land transaction has taken place the Market Value (with supporting evidence and assumptions made);
- ▶ Anticipated land sales values of sites to be sold on, such as medical centre, elderly persons care homes etc. (i.e. Not residential sites);
- ▶ Plans;
- ▶ Schedules of housing mix (Market and Affordable) including type, size and numbers. Gross/Net area schedule for build cost/value analysis;
- ▶ Details of S.75 proposals and specifications, as appropriate;
- ▶ Confirmation of S.75 assumptions and status of discussions with the Council;

- ▶ Design and Access statement (if applicable and available); Detailed appraisal (current costs/values) and cash flow;
- ▶ Explanation of financial assumptions;
- ▶ Explanatory note on all appraisal assumptions;
- ▶ QS's detailed cost budget on externals, infrastructure and abnormals;
- ▶ Build specification;
- ▶ Detailed breakdown of end sales values for market residential elements (with supporting evidence);
- ▶ Programme (incl. construction and sales start/end for each phase);
- ▶ Rents and yield assumptions for all commercial elements (with supporting evidence);
- ▶ Assumptions on all grant funding and (where appropriate) evidence of transactions/negotiations with RSL's;
- ▶ Analysis of affordable housing provision and compatibility with prevailing policy requirements.

Once a Development Viability Statement is received by the Council it will be independently reviewed by the District Valuer Service (DVS) or an alternative third party advisor agreed by, and acting on behalf of the Council. This will be carried out at the developers expense with costs determined on an individual basis. The requirement for independent verification of Viability Assessments will only be removed where the time and cost associated with this process is disproportionate to the amount of developer contributions required. Each case will be determined by the Council on its own merits. The outcome of the Viability Assessment review will not be binding on the Council but may inform any recommendation to the Conveners of the relevant Committees and local area Councillors.

3.17 The sensitive nature of some financial information is acknowledged and therefore where requested the content of the Assessment will remain confidential between the applicant and named officials within the Council, independent assessor and the Conveners of the Relevant Committees. 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.

### **3.18 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 three 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.

3.19 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.

Developers will have 12 months in which to reclaim any contribution. Where contributions are returned, interest will be made payable at 0.25% below the Bank of Scotland base rate.

### **3.20 Phasing of Payments**

Where a Planning Obligation is entered into, applicants have the option to phase payments over the lifetime of a development. The Council will set out a phasing schedule of contribution payments through the assessment of the planning application which is 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. Where a Planning Obligation is entered into the contribution requirement may be index linked.

## 4. Primary Education & 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 NRS 2016 based population projections indicate that Perth and Kinross has the eighth highest growth rate across all of Scotland. With a high proportion of the existing primary school estate currently working at or near capacity, projected school roll increases may 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 has been operating at over 80% for 5 out of the previous 7 years 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:

- Proposed residential dwellings of two or more bedrooms, along with consents for the change of use from or replacement of sheltered accommodation, or for conversions from alternative uses to residential where the units comprises two or more bedrooms, will make a full 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; Proposed ancillary accommodation linked to an existing dwellinghouse will not be required to pay a contribution;

- Proposed extension of a single bedroom dwelling to create residential units of two or more bedrooms will not be required to make a contribution if the existing dwelling has been occupied as a single bedroom dwelling for the 7 year period prior to the registration of a planning application. Where this 7 year exemption is not met then the contribution requirement will be assessed on an individual basis;
- Affordable & Council housing will not be required to pay contributions. Affordable Housing is as defined in section 7 of this Guidance;
- Developments of 20 units or less 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;

- Sheltered housing may not be required to pay a contribution. The proposed Use Class in line with the Town and Country Planning (Use classes) (Scotland) Order 1997 will be used in the determination of the requirement. Proposals which fall under Use Class 8: Residential institutions will be exempt. Proposals which fall under Use Class 9: Houses will be determined on an individual basis.

#### 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 vary between each individual projects. 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 four 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.

## 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.

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        | Determined on an Individual Basis. |
| Affordable Housing       | No Contributions Required          |
| 2+ Bedroom Dwellinghouse | £5,164                             |

4.12 Calculation of Contributions

- Cost per pupil - £19,126
- Pupil Product Ratio - 0.27
- Total Contribution per House
- $£19,126 \times 0.27 = £5,164$

## 5.5 Principles of the Guidance

The following key principles will apply:

- The contribution for a single dwelling 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.

## 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 delivering the Auchterarder Development Framework, gWest and other developments impacting on these junctions.

## 6. Transport Infrastructure

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.

6.1 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)               | £118m           |
| A9/A85 Crieff Road junction improvements | £49.4m          |
| <b>Total</b>                             | <b>£167.4m</b>  |

Note: These are based on 2019 estimates

6.3 Updated Traffic Modelling has been undertaken in 2018 which has identified that 50% of future traffic growth is associated with new development sites in the LDP2. The contribution level is therefore calculated on the basis of 50% of the total costs (£83.7m), the remainder (£83.7m) 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 including rail infrastructure, for example at the A9 Broxden and Inveralmond junctions or the Perth Park & Ride Schemes.

## 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 which is defined by settlements in this area having more than a 19% impact on the transport infrastructure. The reduced contribution level applies to all development out-with the Perth Core Area which is defined by settlements in this area having a 12% - 19% impact on the transport infrastructure. Out with the defined boundaries no contributions will be required, except for development for which a Transport Assessment is necessary and then identified as having a significant direct impact on any element of the infrastructure package (i.e. 12% or above). In such cases a higher contribution may be applied.

6.6 Residential developments of 20 units or less 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. This will take

- account of the potential impact of the development and the extent to which the development directly benefits from the improved infrastructure. Extension of existing non-retail businesses on brownfield land will not be required to make a contribution.
- 6.8 The Retail contribution rate will only be applied to the trading floorspace of new or extension to existing retail developments. Non-trading and Back of House functions space will be calculated on the employment use category. Vehicular retail showrooms will be calculated based on the floorspace of proposed buildings.
- 6.9 Proposed buildings for agricultural use, such as cattle sheds and storage units needed to operate the farm business, will generally not be required to make a contribution. Office and Staff Buildings in association with agricultural use may be required to contribute.
- 6.10 Holiday accommodation including static caravan pitches and chalets will be calculated against the Residential – Affordable contribution rate. Temporary structures such as camping pods or touring caravan pitches will not be required to make a contribution.
- 6.11 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.
- 6.12 Proposals for a change of use to form residential including the subdivision of existing residential property, but excluding agricultural buildings and ancillary accommodation/ residential garages, will not normally be expected to provide a contribution, unless they result in the creation of 5 or more residential units.
- 6.13 In the event of a contribution of land towards the development of the CTLR, 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.

6.14 In circumstances where non-residential developments are proposed which typically do not include built internal floorspace (for example quarries, outdoor leisure operations etc.) but are judged through a Transport Assessment to have a demonstratable impact on the transport network, the contribution level will be calculated on an individual basis.

### **6.15 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.

6.16 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.

6.17 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.

### **6.18 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.

### **6.19 Perth Core Area**

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

## 6.20 Perth Core Area

| Land Use                  | CTLR (Per m <sup>2</sup> ) | A9/A85 (Per m <sup>2</sup> ) | Total (Per m <sup>2</sup> ) |
|---------------------------|----------------------------|------------------------------|-----------------------------|
| Retail                    | £109                       | £45                          | £154                        |
| Employment                | £10                        | £4                           | £14                         |
| Other Non-residential Use | £34                        | £14                          | £48                         |

| Land Use                 | CTLR   | A9/A85 | Total  |
|--------------------------|--------|--------|--------|
| Residential              | £2,578 | £1,079 | £3,657 |
| Residential - Affordable | £1,289 | £539   | £1,828 |

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

| Land Use                  | CTLR (Per m <sup>2</sup> ) | A9/A85 (Per m <sup>2</sup> ) | Total (Per m <sup>2</sup> ) |
|---------------------------|----------------------------|------------------------------|-----------------------------|
| Retail                    | £81                        | £34                          | £115                        |
| Employment                | £7                         | £3                           | £10                         |
| Other Non-residential Use | £25                        | £10                          | £35                         |

| Land Use                 | CTLR   | A9/A85 | Total  |
|--------------------------|--------|--------|--------|
| Residential              | £1,933 | £809   | £2,742 |
| Residential - Affordable | £966   | £404   | £1,370 |

## 7. Affordable Housing

- 7.1 Providing affordable housing is a key priority for Perth and Kinross Council and this is reflected in the Local Housing Strategy (LHS) 2016-2021. The LHS 2016-21 sets out the need for affordable housing and uses the Housing Needs and Demand Assessment (HNDA) 2010 as its key evidence base. The Strategic Housing Investment Plan (SHIP) identifies details of the proposed delivery of affordable housing. The SHIP is produced annually by the Council.
- 7.2 Copies of the HNDA, LHS and SHIP are available on the Council website at <http://www.pkc.gov.uk/article/20674/Related-strategies-and-policies> and <http://www.pkc.gov.uk/localhousingstrategy>.
- 7.3 The HNDA 2010 highlight's the significant requirement for provision of affordable housing in Perth & Kinross. This is part of a wider national issue, which has resulted from a number of factors including affordability, economic recession and the shortage in both public and private housing.
- 7.4 Scottish Planning Policy (SPP) 2014, Planning Advice Note (PAN) 2/2010 and the More Homes Division Guidance Notes 2018/02 – Affordable Housing Supply Programme, Processes and Procedures offer the most recent guidance on the role of planning authorities in the provision of affordable housing. The Councils policy approach to affordable housing is set out in its Local Development Plan (LDP).
- 7.5 The purpose of this document is to assist developers fulfil their planning obligations in respect of the provision of affordable housing via the planning system by providing detailed guidance on the operation of Policy 20: Affordable Housing and fulfil the Council's aspirations to meet the needs for affordable housing of all tenure types identified in SPP.
- 7.6 Need for an Affordable Housing Policy**
- The LDP identifies a benchmark figure of 25% affordable housing, i.e. 25% of the total number of housing units per housing site should be provided as affordable. Perth and Kinross Council recognises its own area characteristics and variations in need and therefore allows it to set out an appropriate approach to provision, compliant with SPP and taking into account Council house waiting lists and HNDA 2010 evidence.
- 7.7 Studies of housing need and affordable housing requirements were carried out across the Perth and Kinross area as part of the preparation of the HNDA 2010. The HNDA gives long run estimates of housing need, and provides an evidence base for the Council's LHS and the LDP.

## 7.8 Definition of Affordable Housing

The Council accepts the broad definition of affordable housing set out in SPP 2014 as being ‘housing of a reasonable quality that is affordable to people on modest incomes.’

7.9 Based on the definition and the guidance the following categories of affordable housing are incorporated into the affordable housing policy:

| Type                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Social Rented                                | Housing provided at an affordable rent which is owned, managed, or leased by the Council or an RSL.                                                                                                                                                                                                                                                                                                                                                    |
| New Supply Shared Equity (NSSE) (Subsidised) | Housing available to a priority group who can purchase between 60% and 80% of the new build property. The remaining stake is purchased by the Scottish Government. The owner pays no rent for the equity stake, owns the property outright and is responsible for ongoing maintenance. Should the property be sold in the future the proceeds would be split between the owner and the Scottish Government in proportion to the original equity share. |

| Type                                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mid-Market Rent (MMR) also known as Intermediate Rent             | Housing provided with Scottish Government subsidy through an RSL intermediary. It can also be provided by the Council or without subsidy by the developer provided it meets the Councils criteria for MMR requirements in the area. It enables the tenant to pay around 80% of the Local Housing Allowance (LHA). MMR is aimed at assisting people on low and modest incomes to access affordable rented accommodation. The expectation is that MMR properties are to be made available as this tenure for at least 30 years.                                                           |
| Subsidised low cost housing for sale (including self-build plots) | This is where housing is sold at a percentage discount of its open market value to households in a 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 is returned to the Council to be reinvested in future affordable housing. For housing to count as affordable, the appropriate sale price should be informed by the HNDA and agreed by the Council. |

| Type                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unsubsidised Low-Cost Housing for Sale       | Housing without public subsidy sold for an affordable level. Conditions may be attached to the missive in order to maintain the property at an affordable level for subsequent purchasers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| New Supply Shared Equity (NSSE) (Subsidised) | 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. |

## 7.10 Affordable Requirements

The Council's preference is to locate affordable housing on site and as part of a mixed development of private and affordable homes. There may be proposals for 100% provision of affordable housing and these will be acceptable as part of a wider mixed community and where all other relevant LDP policies are met.

- 7.11 Residential developments, 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, except where the LDP varies this quota on an individual site basis or sites of 20 units or less in the City Centre Zone (Appendix 4). Whenever practical, the affordable housing should be integrated with, and indistinguishable from the market housing.
- 7.12 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.
- 7.13 Table A, sets out the sequential approach applied to the delivery of affordable housing, subject to the availability of public subsidy. Use Appendix 7 to contact Affordable Housing Enablers to discuss the affordable housing requirement for the site and agree approach to delivery.

**Table A - Sequential Approach (More than one may apply)**

|                     |                                                                                                                   |
|---------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. On-Site          | Provision of Affordable housing on site;<br>or<br>Transfer of an area of serviced land on-site to Council / RSL   |
| 2. Off-Site         | Provision of affordable housing off-site;<br>or<br>Transfer of an area of serviced land off-site to Council / RSL |
| 3. Commuted Payment | Where it is not possible to achieve appropriate affordable housing on site. See paragraph 7.22                    |

**7.14 On Site Provision – Provision of Affordable Housing On-site**

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 houses or over elsewhere.

7.15 Where affordable housing is being provided on-site the housing will either be built by or transferred to an RSL or the Council with the exception of discounted for sale, unsubsidised homes, private rented accommodation or discounted serviced plots for self-build.

7.16 Where an RSL or the Council is involved, developers should enter into discussion at an early stage to ensure that the development will provide the type and size of affordable housing requirement to meet the needs in the area and how the Scottish Government subsidy funding requirements can be met.

7.17 The Developer will be required to build an agreed number, type and mix of affordable housing units on site, including any required wheelchair housing (Housing for Varying Needs standards) for subsidised rent or sale by the RSL or Council. Where the affordable element is to be delivered by the developer deadlines must be set for the delivery of the affordable housing relative to the timescale of delivery of the private housing.

7.18 Alternatively the land for the affordable housing element can be transferred to the Council or RSL to develop. Developers will agree to transfer an area of serviced land to an RSL or the Council for a valuation based on affordable housing only (as agreed by the District Value or an agreed chartered valuation surveyor).

### **7.19 Off Site Provision – Affordable Housing Off-site**

Where on-site provision cannot be achieved, the Council may be willing to accept the provision of affordable housing off-site or the transfer of an area of serviced land off-site. This will depend on a number of factors such as the desire to achieve balanced communities, the site circumstances (location and accessibility) and any difficulties associated with its development.

- 7.20 If the Council accepts the provision of affordable housing off-site the developer will be required to build an agreed number, type and mix of affordable housing units on another site within the area that is under their control for subsidised rent or sale either for the Council or an RSL. Where the affordable element is to be delivered by the developer a deadline will be set for the delivery of affordable housing relative to the timescale of the private housing. The provision of affordable housing off-site will be in addition to the affordable housing requirement relating to the alternative site.

### **7.21 Transfer of an area of serviced land off-site**

Alternatively the land for the affordable housing element can be transferred to the Council or an RSL for them to develop. Developers will agree to transfer an area of serviced land for a valuation based on affordable housing only (as agreed

by the District Valuer or an agreed chartered valuation surveyor).

### **7.22 Commuted Payments**

It is important to note that it will be 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 that housing market area and the payment of a commuted sum will always be the final option.

- 7.23 Commuted Payments may be acceptable only if there are no suitable sites brought forward after following the sequential tests above or where there are restrictions to the availability of public subsidy.

7.24 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 Councils housing service recommend that this is the most appropriate form of contribution in considering the Councils strategic housing priorities.

7.25 These payments will be used to enable off-site provision to make an equal and equivalent financial contribution to an affordable housing fund managed by the Council which promotes the direct provision of affordable accommodation through the Council or RSL on other sites. The Commuted sum must be spent within the local housing market area.

7.26 Income from this source will be identified in the Strategic Housing Investment Plan (SHIP).

### **7.27 Affordable Housing Credit System**

A 'Credit system' is where a developer can group together the affordable housing contributions from a number of sites. Some sites, where the need for affordable housing is greatest, could be developed wholly for affordable housing. This system has advantages for RSLs from a management point of view and can bring forward affordable housing earlier.

7.28 The Council considers '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 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 homes proposed overall should be at least equivalent to 25% affordable housing contribution. 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.

- 7.29 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 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 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 Councils written agreement to houses 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 the need for affordable housing within the area as well as all other planning requirements.

- 7.30 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 the developers 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.

### 7.31 Calculation of Commuted Sums

Commuted sums will be calculated in line with national guidance PAN 2/2010 Affordable Housing Land Audits and best practice RICS Guidance Note 100/2013 Valuation of land for affordable housing Scotland.

7.32 In line with Pan 2/2010, paragraph 22, the valuation of commuted sum will be determined independently by the District Valuer (DV). Research was commissioned from the DV (January 2019) to determine at what level the commuted sum should be set for each Housing Market Area in Perth and Kinross. On the basis of the research, the commuted sums (as at April 2019) are as follows:

| Housing Market Areas | Plot Value per Unit for Private Sale | Plot Value per Unit for Affordable Housing | Commuted Sum per Unit |
|----------------------|--------------------------------------|--------------------------------------------|-----------------------|
| Highland             | £20,000                              | £1,000                                     | £19,000               |
| Kinross              | £20,000                              | £1,000                                     | £19,000               |
| Perth                | £29,000                              | £1,000                                     | £28,000               |
| Strathearn           | £24,000                              | £1,000                                     | £23,000               |
| Strathmore           | £16,000                              | £1,000                                     | £15,000               |

**NB** It should be noted that these are the sums as at January 2019 and will be retained at these levels until updated. Developers should visit the Councils website for the current Commuted Sum figure.

### 7.33 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 resulting in the total number of units increasing to five or more will have the affordable housing 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.

### 7.34 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.

### 7.35 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 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%).

- 7.36 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.
- 7.37 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.

### **7.38 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.

### **7.39 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.

7.40 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.

7.41 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.

#### 7.42 Affordable house prices

Analysis was carried out using data from the Centre of Housing Market Analysis (CHMA) documents <https://www.gov.scot/publications/centre-for-housing-market-analysis-index/> and by using 'A Practitioners Guide – Housing Need and Demands Assessment October 2018' data where a house is affordable to purchase if its price does not exceed 3.6 times a households income.

7.43 Between 2013 and 2017 house prices have increased from an average of £106,000 in 2013 to an average of £121,000 in 2017. Affordability calculations were carried out using house price and income data. Data used from CACI 2018 confirmed that the median income was £37,200 for Perth and Kinross with a 3.6 mortgage to income ratio

7.44 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 | Price Threshold [1] |
|-------------------------|-----------------|---------------------|
|                         | 2 (1 bed)       | £75,000             |
|                         | 3 (2 bed)       | £115,000            |
|                         | 4 (3 bed)       | £160,000            |
|                         | 5 (4 bed)       | £200,000            |

[1] The maximum based price threshold is calculated on the highest of either the (1) area based limits based on the Open Market Shared Equity Scheme for Perth and Kinross [www.gov.scot/publications/open-market-shared-equity-thresholds](http://www.gov.scot/publications/open-market-shared-equity-thresholds)

#### **7.45 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.

7.46 In general the priority client group is taken to mean people on modest incomes (income threshold to be assessed by Perth and Kinross Council, 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.

7.47 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.

7.48 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 4: 2019

Next Review: 2020

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 have been operating at above 80% for 5 out of the previous 7 years 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.

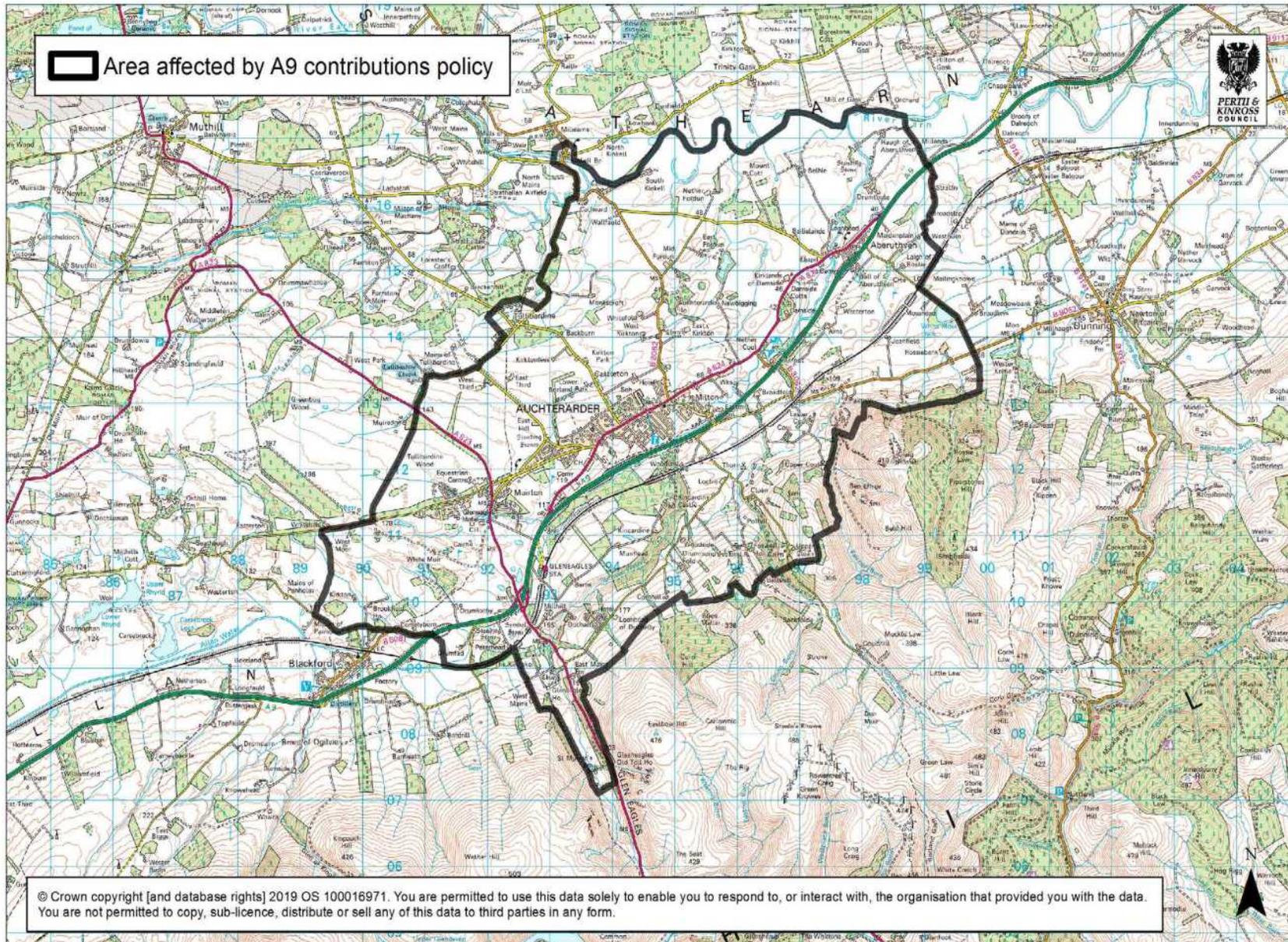
Where the Council has invested in Primary Schools to support future development a contribution will be sought from new development within the relevant primary school catchment. Where investment has taken place this is identified below:

| Primary School                     | Primary School Capacity | Investment                                   |
|------------------------------------|-------------------------|----------------------------------------------|
| <b>Breadalbane Academy Cluster</b> |                         |                                              |
| N/A                                | N/A                     | N/A                                          |
| <b>Crieff High Cluster</b>         |                         |                                              |
| Crieff                             | 466                     | New School built with capacity for expansion |
| <b>Auchterarder CS Cluster</b>     |                         |                                              |
| Auchterarder                       | 514                     | Identified for future investment             |
| Dunning                            | 125                     | Identified for future investment             |
| <b>Pitlochry High Cluster</b>      |                         |                                              |
| N/A                                | N/A                     | N/A                                          |
| <b>Blaigowrie High Cluster</b>     |                         |                                              |
| Newhill                            | 423                     | Identified for future investment             |
| <b>Kinross High Cluster</b>        |                         |                                              |
| Kinross                            | 566                     | New School built                             |
| Milnathort                         | 257                     | Identified for future investment             |

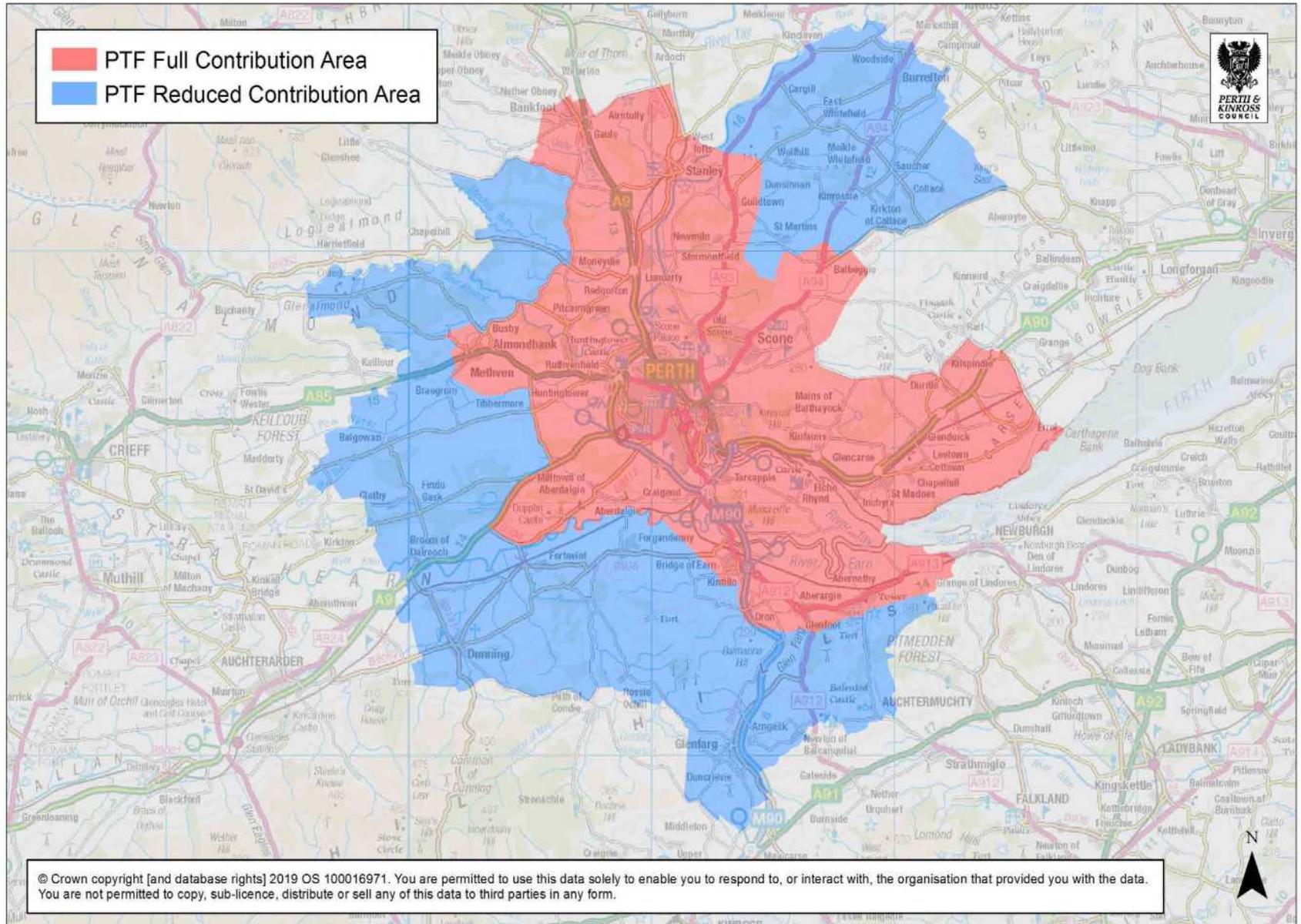
| Primary School               | Primary School Capacity | Investment                                                                                                                                                   |
|------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Perth Grammar Cluster</b> |                         |                                                                                                                                                              |
| Luncarty                     | 194                     | Identified for future investment                                                                                                                             |
| Ruthvenfield                 | 91                      | Identified for future investment – Developments of 20+ units will be considered on an individual basis to determine whether a contribution will be required. |
| Tulloch                      | 434                     | New school built                                                                                                                                             |
| <b>Perth Academy Cluster</b> |                         |                                                                                                                                                              |
| Robert Douglas Memorial      | 462                     | Identified for future investment                                                                                                                             |
| <b>Perth High Cluster</b>    |                         |                                                                                                                                                              |
| Abernethy                    | 283                     | Extension to school built                                                                                                                                    |
| Dunbarney                    | 207                     | Identified for future investment                                                                                                                             |

| Primary School                    | Primary School Capacity | Investment                |
|-----------------------------------|-------------------------|---------------------------|
| <b>Perth High Cluster (cont.)</b> |                         |                           |
| Errol                             | 316                     | Extension to school built |
| Inchture                          | 264                     | Extension to school built |
| Kinnoull                          | 203                     | Extension to school built |

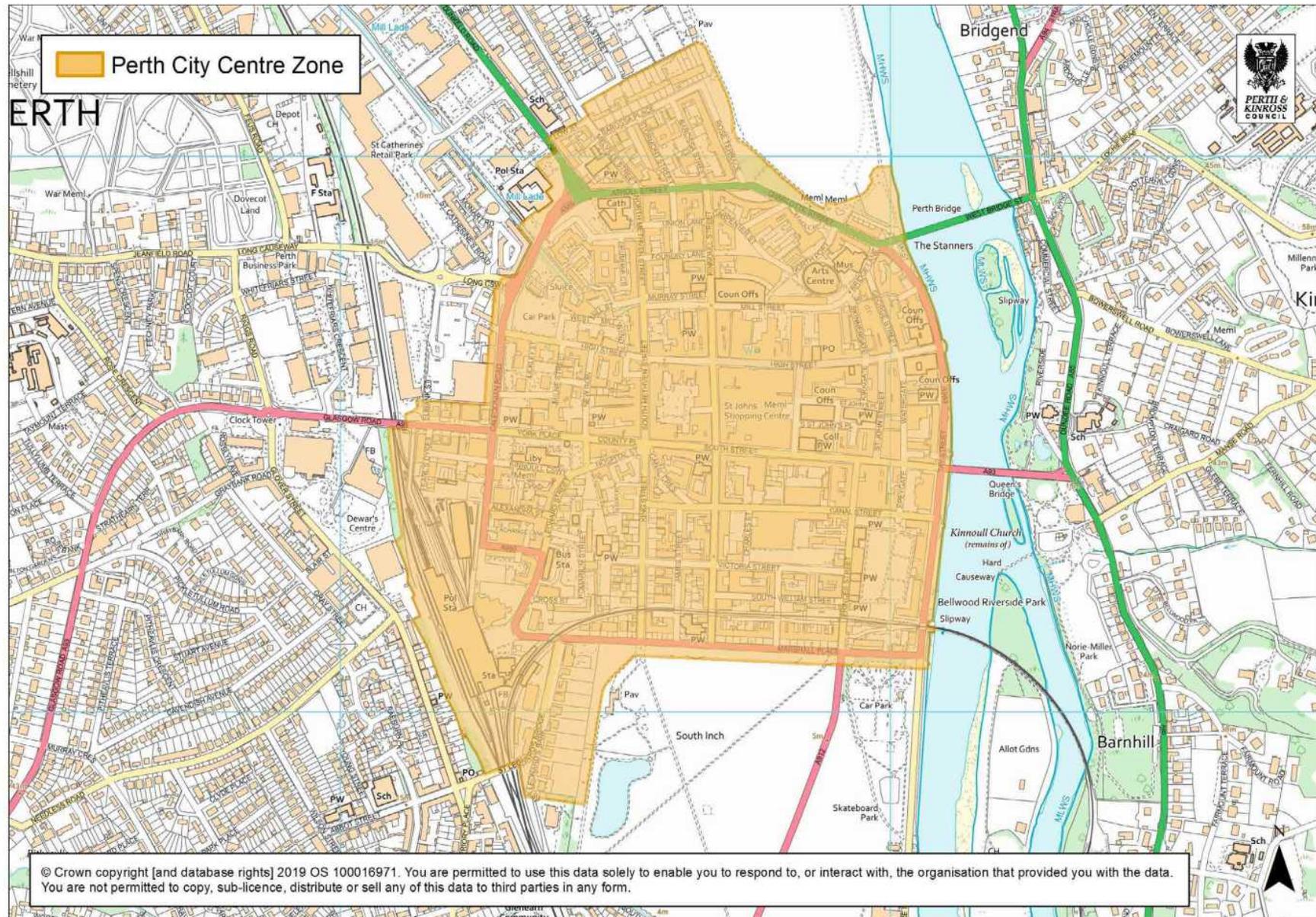
# Appendix 2 – A9 Junction Supplementary Guidance Boundary



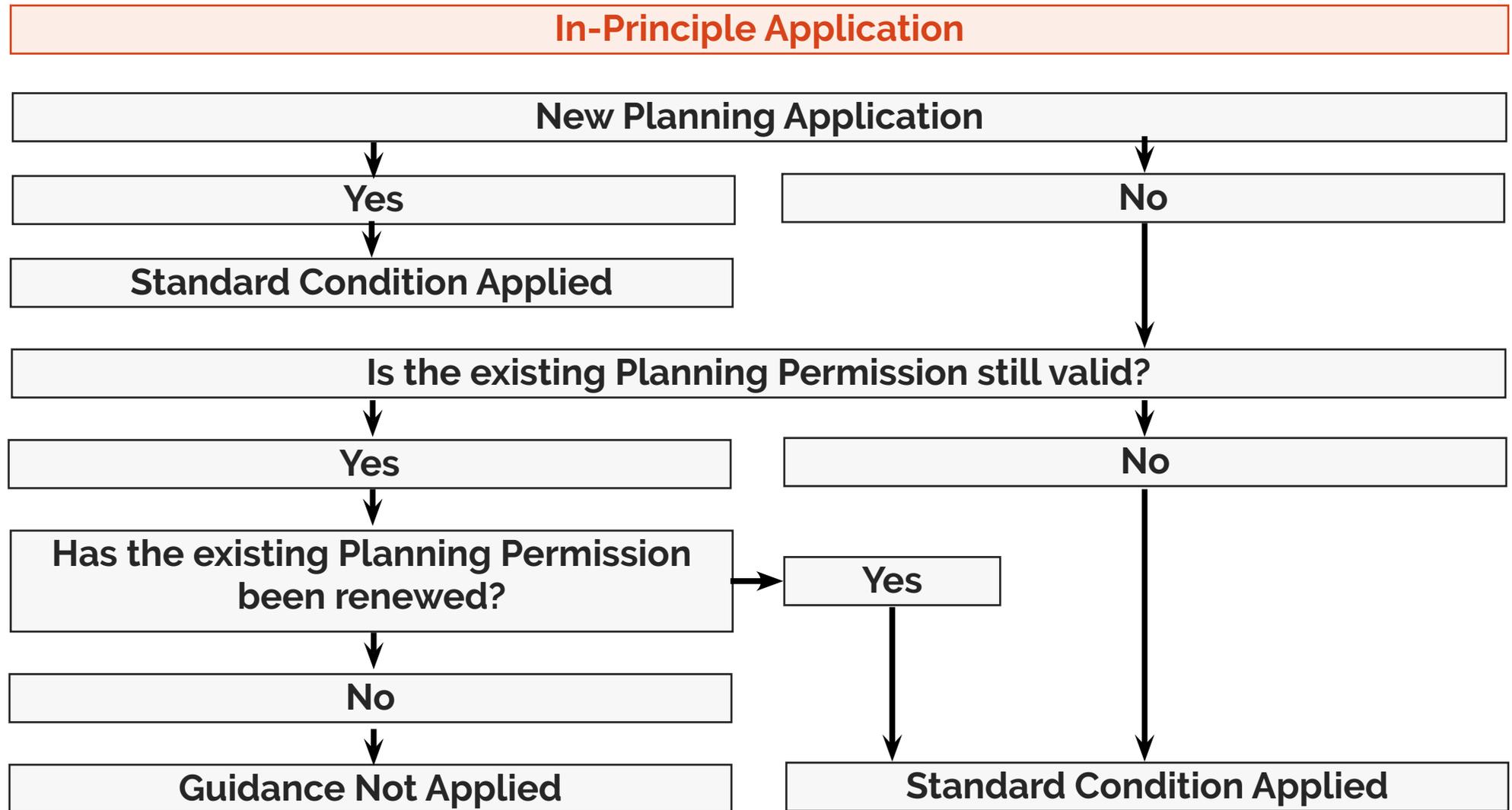
# Appendix 3 – Transport Infrastructure Application Area



# Appendix 4 – Perth City Centre Zone



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



## Full Planning Application

### New Planning Application

Yes

Guidance Applied

No

Is the existing Planning Permission still valid?

Yes

No

Guidance Applied

Is the number of Dwellings/Size of Development increasing?

Yes

No

Has the existing Planning Permission been renewed?

No

Guidance Applied

Guidance Not Applied

## Appendix 6 – Gross Internal Area Definitions (GIA) Applications

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)





# Forest & Woodland Strategy

2014-2024  
(Update 2020)

# Contents

|                                                            |           |                                                          |           |
|------------------------------------------------------------|-----------|----------------------------------------------------------|-----------|
| <b>Executive Summary</b>                                   | <b>3</b>  | <b>5 Geographic Priorities for Woodland and Forestry</b> | <b>20</b> |
| <b>1 Introducing the Strategy</b>                          | <b>5</b>  | Guiding the Location of New Woodlands                    | 20        |
| <b>2 Woodlands and Forestry in a Scottish Context</b>      | <b>6</b>  | Strategy Map                                             | 24        |
| Scottish Government Objectives                             | 6         | <b>6 Priorities, Themes and Actions</b>                  | <b>25</b> |
| Background                                                 | 7         | Monitoring and Review                                    | 25        |
| <b>3 Woodlands and Forestry in Perth and Kinross Today</b> | <b>10</b> | Theme 1 - Climate Change                                 | 26        |
| Current Resource                                           | 10        | Theme 2 - Timber                                         | 28        |
| Current Woodland Map                                       | 12        | Theme 3 - Business Development                           | 30        |
| Current Opportunities and Challenges                       | 13        | Theme 4 - Community                                      | 32        |
| Sensitivities Map                                          | 15        | Theme 5 - Access and Health                              | 34        |
| Opportunities Map                                          | 16        | Theme 6 - Environmental Quality                          | 36        |
| <b>4 Achieving the Vision</b>                              | <b>17</b> | Theme 7 - Biodiversity                                   | 38        |
| Our Vision                                                 | 17        |                                                          |           |
| Achieving the Vision                                       | 18        |                                                          |           |

# Executive Summary

The Forest & Woodland Strategy is one in a series of Supplementary Guidance documents developed to support the Local Development Plan and is a guide to the future development of woodlands and forests in Perth and Kinross. This Supplementary Guidance expands on policies set out within the Perth and Kinross Adopted Local Development Plan (2019) and provides additional guidance on the priorities to be delivered through themes and objectives, which in turn will guide the actions of the Council, partner agencies and other stakeholders. These themes and objectives relate closely to the Scottish Forestry Strategy and aim to promote sustainable forest management with a wide range of economic, social and environmental benefits.

This guidance has links with and complements other Supplementary Guidance developed or being developed including guidance on Landscape, Renewables including Wind Energy, Placemaking, Green & Blue Infrastructure and Planning and Biodiversity.

The Strategy's vision is to ensure that:

*'Perth and Kinross will be an area of exceptional trees, woods and forests, which enhance the natural and cultural environment, support and strengthen the local economy adding value where possible, and are accessible to local people and visitors alike across a range of activities and interests.'*

The following seven themes contribute to delivery of the vision:

- **Theme 1 - Climate Change**  
*Increasing the contribution of forests to help tackle climate change.*
- **Theme 2 - Timber**  
*Encouraging a diverse forest estate and maximising the economic potential of the area's timber resources.*
- **Theme 3 - Business Development**  
*Supporting rural diversification and promoting a diverse range of forest-based enterprises.*
- **Theme 4 - Community Development**  
*Improving the quality of life and wellbeing of people by supporting community development.*
- **Theme 5 - Access and Health**  
*Encouraging public access and enjoyment through woodlands and forests to help improve physical and mental health.*
- **Theme 6 - Environmental Quality**  
*Protecting and enhancing the environmental quality of our natural resources (water, soil and air), contributing to and improving our scenery, and helping to make the most of our unique historic environment.*
- **Theme 7 - Biodiversity**  
*Helping to restore, maintain and enhance biodiversity, and increasing awareness and enjoyment of it.*

A number of key stakeholders, including Scottish Forestry (formerly Forestry Commission Scotland), gave invaluable help in writing this Strategy encompassing a wide range of interests and opinions regarding the area's forest estate. Consequently, the Strategy aims to:

- *guide and support Policy 40 of the adopted Local Development Plan (2019);*
- *inform Development Management decisions that include proposals for woodland removal and woodland creation;*
- *ensure woodland removal and creation is developed in accordance with the UK Forestry Standard and such proposals are accompanied by a Forest Design and Management Plan;*
- *guide development of Regional Priorities for SRDP and our views on planting proposals and applications for grant support;*
- *inform and guide the screening and scoping of proposals that fall within the scope of the Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017;*
- *assist with the development and approval of Forest District Strategic Plans, long-term Forest Design and Management Plans.*



# Introducing the Strategy

On first impressions many of the woodlands within the area look like they have existed for many hundreds of years, however, very few are natural in origin, and all bear the effects of land management dating back many centuries. As the *'cradle of the Scottish forest renaissance'* instigated by the planting lairds of Perthshire in the 18th century, Perth and Kinross has a strong forestry tradition and heritage as well as some of the oldest, most attractive and most productive forests in the British Isles hence its reputation and renown as *'Big Tree Country'*.

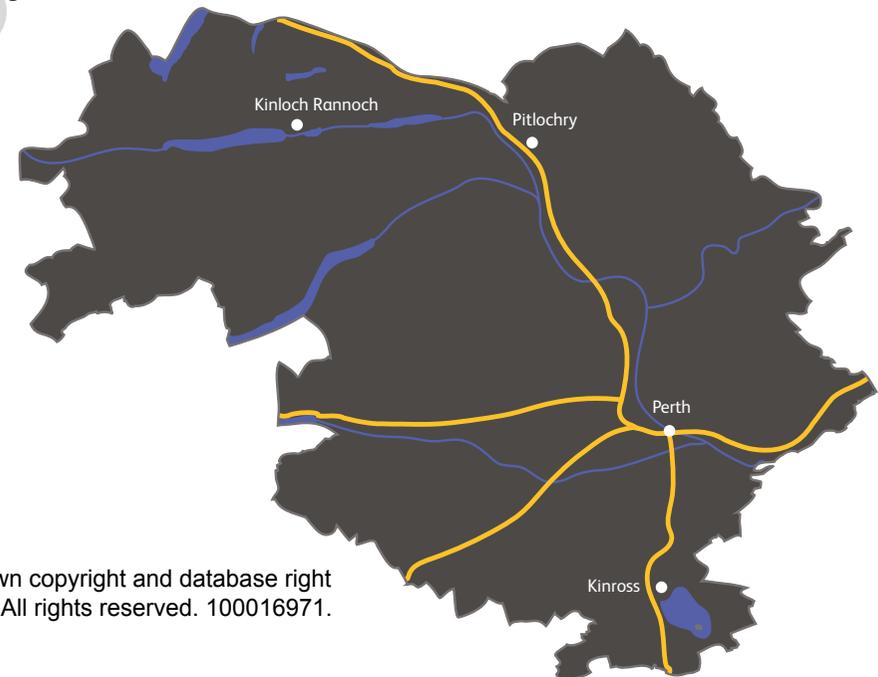
Woodlands and forests therefore make a significant contribution to the Perth and Kinross way of life, both supporting the area's economy through timber production and as an important backdrop to the tourist industry. They also have a critical and linked role in providing opportunities for recreation and healthy exercise as well as contributing to the high-quality landscape and woodland-related biodiversity while playing a part in the economic competitiveness of the area.

Consequently, this strategic framework seeks to balance forestry and other land uses by identifying appropriate locations for woodland expansion and supporting those management activities in existing woods which optimise the contribution that our woods and forests can make to social, environmental and economic benefits. However, we recognise that this strategy alone will not be able to deliver all aspects of the vision we have for the area. Nonetheless, the Forest & Woodland Strategy will inform policy and action across a wide range of bodies including public agencies,

landowners, forest and land managers, businesses and individuals, voluntary organisations and community groups; indeed anyone with an interest and stake in the development of Perth and Kinross.

We have developed the Strategy in partnership with Scottish Forestry (formerly Forestry Commission Scotland) and with advice from a range of key stakeholders with interests in forestry and the countryside.

The Strategy covers the whole of Perth and Kinross but excludes those areas within the boundary of the Cairngorms and Loch Lomond & Trossachs National Parks which have their own strategies.



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# Woodlands and Forestry in a Scottish Context

## Scottish Government Objectives

Woodland has a distinct role to play in helping to deliver the Scottish Government's strategic objectives of a Greener, Wealthier and Fairer, Smarter, Healthier and Safer and Stronger Scotland.

Scottish Ministers have affirmed their desire, through the Scottish Forestry Strategy (2019-2029), to increase the amount of woodland in Scotland to help meet Scottish Government strategic objectives, particularly in relation to tackling climate change and to stimulate sustainable economic growth. A valuable debate is also emerging on wider land use and Ministers published Scotland's first ever Land Use Strategy in 2011, followed by the second Land Use Strategy in 2016. It sets the long-term directions we need to pursue to get the best from Scotland's land and contribute to a more prosperous and successful nation.

## The Resource

There are 1.46 million hectares of woodland in Scotland, of which 68% is managed by private owners and 32% by Forestry and Land Scotland (formerly Forestry Commission Scotland) on behalf of Scottish Ministers.

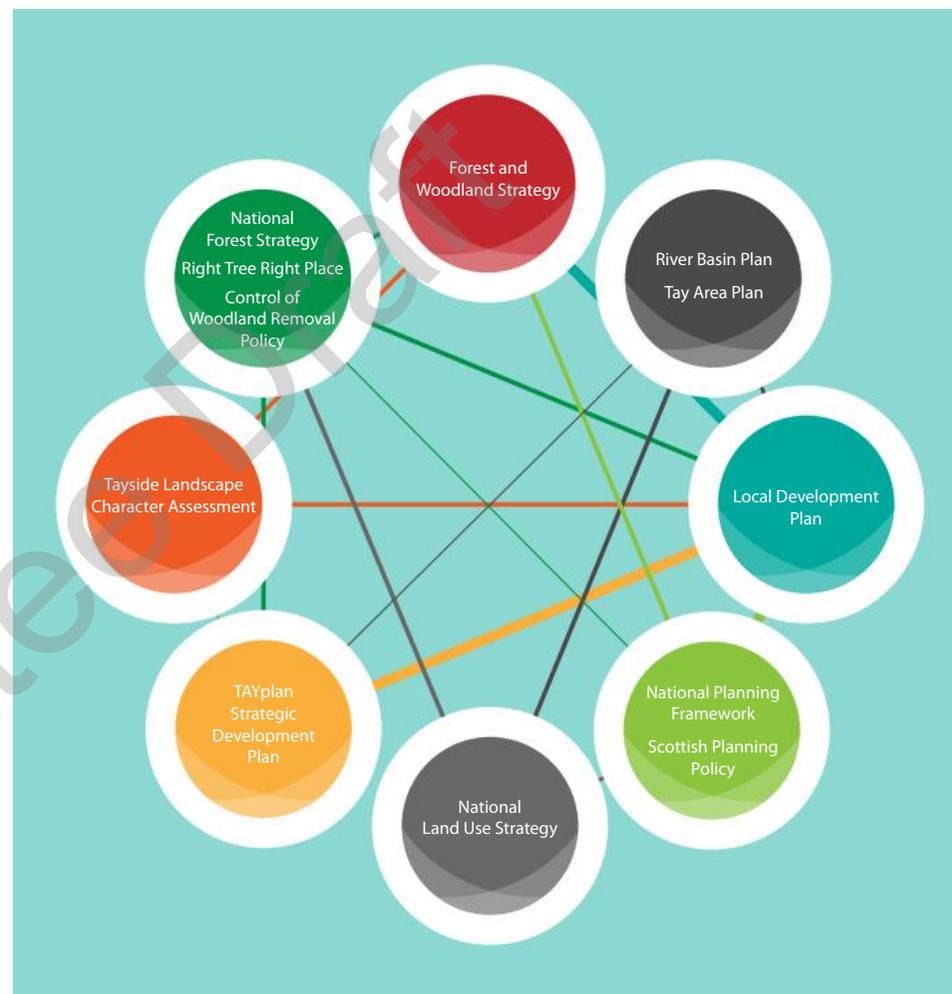
Despite excellent conditions for growing trees, Scotland has significantly less woodland than many other countries. Today, woodland and forestry cover stands at nearly 19% of Scotland's land area. This is about half of the average of other EU countries.



## Background

For the last 90 years or so there has been a positive Government policy supporting the establishment of new woods. The Scottish Forestry Strategy (2019-2029) has reinforced the previous strategy published in 2016 and the Scottish Government gave it a fresh impetus with its desire to see a rising woodland creation target from 10,000 hectares of new woodland per year in 2018 to 15,000 hectares per year from 2024/5. The overall national target is to increase forest and woodland cover to 21% of the total area of Scotland by 2032. This Forest & Woodland Strategy sets out a vision for trees, woodland and forests in Perth and Kinross from 2014 to 2024 and how it can contribute to national aspirations. Priorities outlined in the Scottish Forestry Strategy (page 28) provide a focus for the delivery of, and align with, the themes and objectives of the Perth and Kinross Forest & Woodland Strategy. This updated version of the FWS (2020) is to reflect updated national policy and guidance as well as an update in the Local Development Plan policy framework.

The previous Strategy for Perth and Kinross was part of the Perth and Kinross Structure Plan produced in the mid-2000s. Since then, many of the conditions that governed the nature of forestry have changed significantly - for example climate change and renewable energy have now become major drivers for extending woodland cover and appreciating the real value of Scotland's woodland resource. The role of woodlands, in particular community woodlands, has increased in importance due to an increased recognition of the associated health and education benefits whilst the concept of Forest Habitat Networks is recognised in supporting important linkages in woodland expansion. In addition there is much more interest in adopting an integrated approach to land use.



## Purpose and Scope

The Forest & Woodland Strategy is one in a series of Supplementary Guidance documents developed to support the Local Development Plan and is a guide to the future development of woodlands and forests in Perth and Kinross. This Supplementary Guidance expands on policies set out within the Perth and Kinross Adopted Local Development Plan 2019 and provides additional guidance on the priorities to be delivered through themes and objectives, which in turn will guide the actions of the Council, partner agencies and other stakeholders. These themes and objectives relate closely to the Scottish Forestry Strategy and aim to promote sustainable forest management with a wide range of economic, social and environmental benefits.

The guidance has links with and complements other Supplementary Guidance developed or being developed including guidance on Landscape, Renewable Energy (including Wind Energy), Placemaking, Green & Blue Infrastructure and Planning and Biodiversity.

The Strategy aims to address uncertainties for land managers by identifying areas where we will support proposals for woodland creation and woodland management. It also identifies priority activities that we will encourage and for which funding will be available from Government agencies. It also identifies those areas where there may be sensitivities or constraints to woodland or forest expansion.



Consequently, the purpose of the Perth and Kinross Forest & Woodland Strategy is to:

- *provide a strategic framework for the development of forestry in Perth and Kinross;*
- *set out a local interpretation of the Scottish Forestry Strategy (2019-2029);*
- *inform Development Management decisions that include proposals for woodland removal and woodland creation;*
- *ensure woodland removal and creation is developed in accordance with the UK Forestry Standard and such proposals are accompanied by a Forest Design and Management Plan;*
- *ensure a balance of forestry with other land uses by identifying appropriate locations for a variety of types of woodland expansion and management practice;*
- *ensure forestry activity contributes across the range of Council policy objectives;*
- *guide development of Regional Priorities for SRDP and our views on planting proposals and applications for grant support;*
- *ensure that the public benefits of managing and expanding the area's forest estate are optimised;*
- *inform and guide the screening and scoping of proposals that fall within the scope of the Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017;*
- *assist with the development and approval of Forest District Strategic Plans, long-term Forest Design and Management Plans.*



# Woodlands and Forestry in Perth and Kinross Today

## Current Resource

### Planted Woodlands

The area has a rich legacy of planted woodland and some of the earliest initiatives to re-establish woodland in Scotland. The Planting Dukes of Atholl started reforesting bare land, in what was probably the first example of establishing significant new conifer plantations in the British Isles more than 250 years ago using European larch. 22 of Scotland’s recognised heritage trees are located in Perth and Kinross which is more than any other area in Scotland.

With this woodland heritage and tradition it is perhaps not surprising that these long-established woodlands have been a major contributor to the area’s tourism industry, helping provide much of the scenic backdrop which attracts local and overseas visitors alike.

There is 88,315 hectares of woodland in Perth and Kinross covering 16% of the land area. Private owners manage 65% and 35% is managed by Land and Forestry Scotland (formerly Forestry Commission Scotland) (**Table 1**).

Table 1

| Design Life (Years) | Area (Hectares) | %          |
|---------------------|-----------------|------------|
| FC Woodland         | 30,704          | <b>35</b>  |
| Non-FC Woodland     | 57,611          | <b>65</b>  |
| Total Woodland      | 88,315          | <b>100</b> |
| Total Land Area     | 541,890         |            |
| Woodland Cover %    |                 | <b>16</b>  |

Source: SF (2014)

Reflecting a diverse legacy of commercial planting, the species composition of more mature woodland as noted in **Table 2** overleaf is 57% conifer, 10% broadleaved, and 15% mixed woods and associated open ground. Just under a fifth of woodland cover is of young trees from both woodland creation and restocking operations. Sitka spruce (33%), Scots pine (14%) and Birch (10%) are the most common species in these woodlands but many others are grown including larch, historically associated with Atholl Estates, and Douglas fir which have historic and unique connections to Perthshire and which are valuable timbers in their own right. This degree of diversity, particularly of planted conifers, makes Perth and Kinross quite distinct from many other areas of Scotland with a younger woodland resource and reflects both the long tradition of forestry practice and the suitability of much of the area for growing such a diverse range of timber trees. Oak woods

and broadleaved woodlands in Perthshire provide a similar function and overall provide a greater contribution to biodiversity.

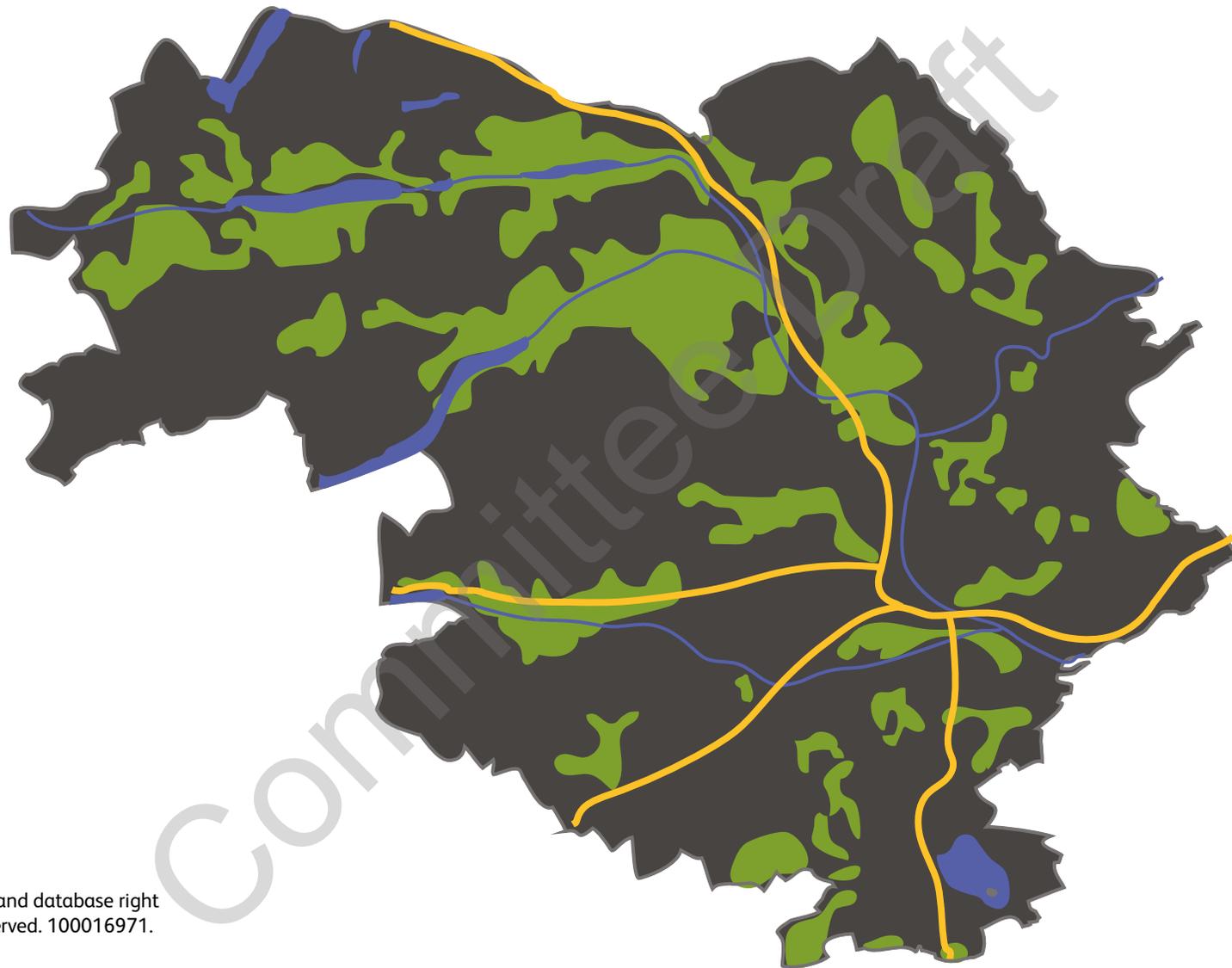
**Table 2**

| <b>Design Life (Years)</b> | <b>Area (Hectares)</b> | <b>%</b>     |
|----------------------------|------------------------|--------------|
| Coniferous                 | 50,561                 | <b>57.0</b>  |
| Broadleaved                | 8,592                  | <b>10.0</b>  |
| Mixed                      | 13,149                 | <b>15.0</b>  |
| Shrub                      | 217                    | <b>0.2</b>   |
| Young Trees                | 15,796                 | <b>17.8</b>  |
| Total                      | 88,315                 | <b>100.0</b> |

*Source: SF (2014)*

Committee Draft

## Map 1: Current Woodland



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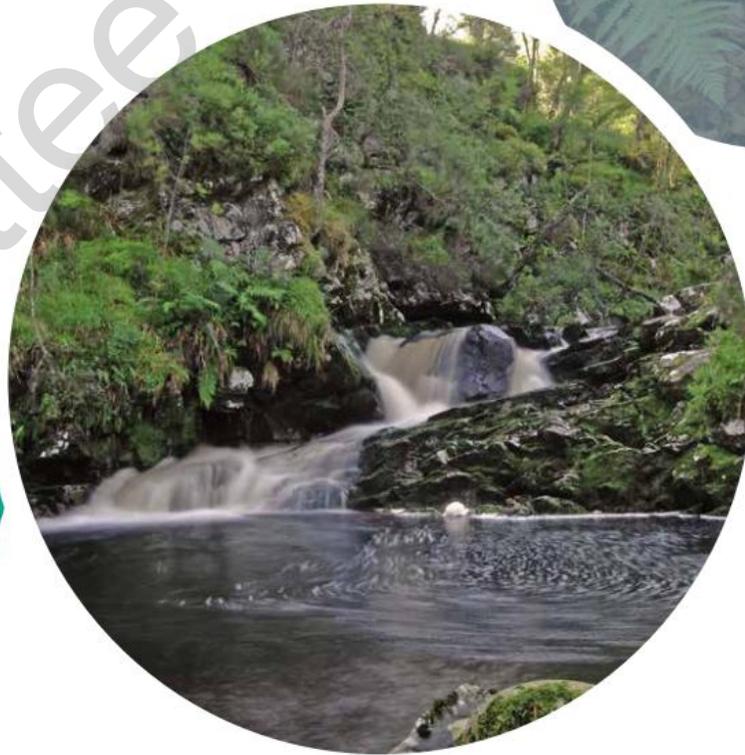
## Current Opportunities and Challenges

The overriding rationale of the strategy could be expressed as “*more of the same*” - with all sectors of forestry expanding, slowly and carefully, taking due consideration of other land uses. However, there are some specific opportunities and challenges including:

- **Our woodland heritage:** *there is significant pressure on some of our most rich and ancient woodlands from development. These need to be preserved and enhanced as part of our most valuable heritage and biodiversity.*
- **Woodland expansion:** *Perth and Kinross has favourable soils and climatic conditions to make a key contribution to creation of new woodlands that will help to tackle climate change and meet the Government’s aspiration to increase woodland and forestry cover to 21% of the total area of Scotland by 2032.*
- **Woodland removal:** *whilst there is an expanding woodland resource many individual types of woodland have been removed over the last few decades as part of a deliberate change in land use associated with landscape design, restoration of priority habitats and development such as wind farms. This strategy will allow for appropriate woodland removal and replacement. In the first instance it is expected that any replacement woodland should be provided in Perth and Kinross.*
- **Softwood timber production and processing:** *softwood timber production is forecast to increase. However, there is a need to ensure continuity of timber supply and to look for opportunities to establish significant processing within the area as well as any transport impacts from timber haulage. Wood fuel represents a realistic new opportunity to add value locally to timber grown in the locality.*
- **Broadleaves for quality timber:** *Perth and Kinross is well-suited for the growing of broadleaves for quality timber, and this should be encouraged to expand to form a significant part of the future forest and woodland resource.*
- **Farm forestry:** *making the best of opportunities presented by the reform of CAP to draw more farmers into forestry and integrate forestry and farming.*
- **Fuelwood and short rotation crops:** *there is rapidly expanding interest in energy production from wood (referred to as biomass or wood fuel). Short rotation woodland, coppiced broadleaves will both be supported alongside the potential to maximise fuelwood production from traditional forestry as well as opportunities for traditional crafts.*
- **Community and urban-fringe forestry:** *there are opportunities to build on progress of recent years and expand woodlands in and around towns and to foster community engagement in the management of woodlands.*

- **Connecting and protecting habitats at a landscape scale:** *it is now clear that all aspects of biodiversity - native woodlands, designated sites, open ground habitats - need to be managed conserved and enhanced at landscape as well as site scale in order to provide ecosystem connectivity.*
- **Climate Change Adaptation:** *woodland absorbs CO<sup>2</sup>; timber products lock up CO<sup>2</sup> and wood fuel can replace fossil fuels as a source of energy. Accordingly, woodland creation and sustainable woodland management have a key role in delivering the Scottish Government's climate change targets. Woodland can also help us adapt to a changing climate by helping us manage the water environment to reduce flooding.*
- **Climate Change Mitigation:** *The management and protection of carbon-rich soils is a key element to Scotland's Climate Change mitigation strategy and these soils should be protected in line with LDP Policy 51 (Soils) and national guidance.*
- **Landscapes:** *there are opportunities to redesign inappropriate historical forest planting to ensure woodland which complements landscape character and enhances its quality.*
- **Placemaking:** *trees and woodlands can make an important contribution to successful places. Incorporating trees and*

*woodlands into new and existing places that link with existing habitat networks can provide a range of benefits for people and nature.*



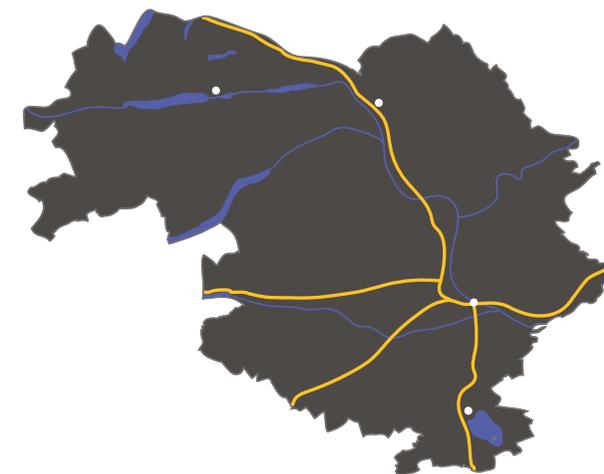
## Map 2: Sensitivities

This map is an indicative map of opportunities and sensitivities at a strategic scale and is for illustrative purposes only. Hover over legend entries to see individual map layers and [click to show all](#) to toggle on all layers.

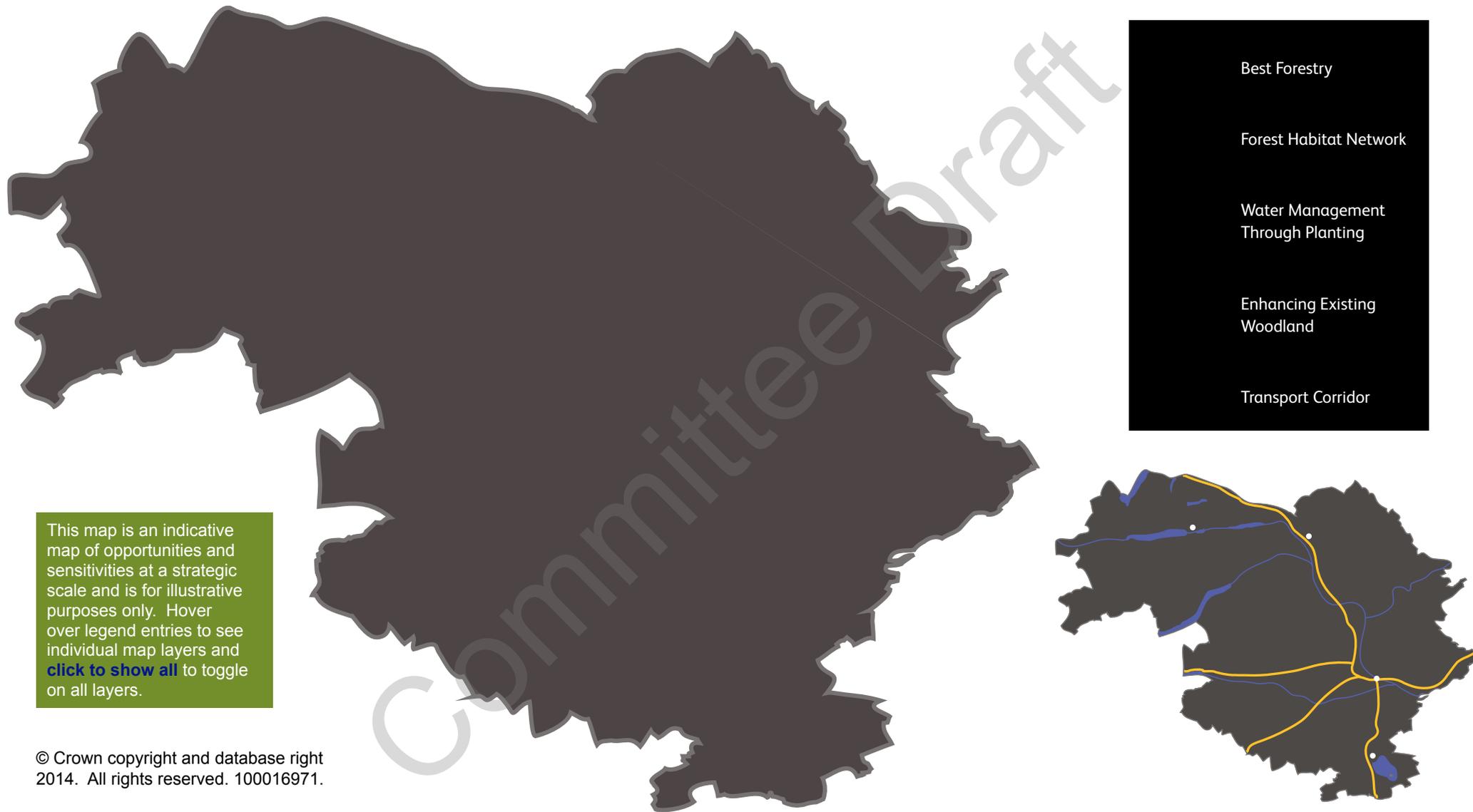
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Committee Draft

- Best Agricultural Land
- Bird Habitat
- Carbon Rich Soils
- Cultural Heritage
- Wild Land



### Map 3: Opportunities



# Achieving the Vision

## Our Vision

Our vision is to ensure that:

*'Perth and Kinross will be an area of exceptional trees, woods and forests, which enhance the natural and cultural environment, support and strengthen the local economy adding value where possible, and are accessible to local people and visitors alike across a range of activities and interests.'*

The following paragraphs describe how Perth and Kinross could be in 20 years' time if the vision is realised.

### This is our vision....

It is 2034 and the Perth and Kinross countryside is more beautiful, more varied and, in parts, more tranquil than it was 20 years before. Great care is taken to ensure that new woodland and forests enhance local distinctiveness and the sense of place. Both rural and urban communities benefit from a thriving and wooded countryside.

Many more people work in the countryside, and visit it for pleasure. Rural communities are stronger and more diverse with the local timber sector taking advantage of the area's well-managed forest

resource. The number of local businesses deriving income from forest products and services has increased significantly. Many villages have grown but woodland around our towns, villages and within the Green Belt has played a vital role in safeguarding their setting. Woodland around our towns and villages is more attractive and more accessible, providing an invaluable breathing space for those who live and work in the area or are visitors to it and wood is now a major contributor to commercial and domestic heating. Perthshire's reputation as *'Big Tree Country'* helps support a thriving tourism sector using the area's iconic and internationally famous heritage trees as a model of integration of cultural and natural heritage.

Perth and Kinross's foresters and farmers are valued once more for the food and timber they produce, but also for managing the landscapes we cherish. While farmland still dominates our countryside, there is much more woodland (including priority native woodland habitats as identified in the Tayside LBAP), which helps sustain the local economy and is rich in wildlife and many farmers have diversified into forest-related businesses. These forests are connected by a network of wildlife-friendly green corridors, including hedgerows and trees. Rare species such as black grouse are returning benefitting from woodland creation, careful management and more connected habitats. Large-scale felling and restructuring of conifer plantations has recreated open habitats, temporary and permanent, in some places. And some remote upland areas have been deliberately left to nature and natural processes, becoming wilder in character.

In 2034, Perth and Kinross’s forests and woodlands make an important contribution to reducing greenhouse gas emissions and to helping people and wildlife adapt to climate change. The land is managed to prevent the flooding but some countryside is wetter than before, benefitting leisure and wildlife.

To achieve our vision, we have four strategic priorities and seven themes which are listed opposite.

## Achieving the Vision

| Priority                                                                                                              | Contributing Theme                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maximising the role of forests and woodlands in addressing climate change and adapting to its impacts.</b>         | <b>Theme 1 - Climate Change</b><br><i>Increase the contribution of trees, woodlands and forests to help mitigate and adapt to the effects of climate change.</i>                                           |
|                                                                                                                       | <b>Theme 2 - Timber</b><br><i>Encourage a diverse forest estate and maximise the economic potential of the area’s timber resources.</i>                                                                    |
|                                                                                                                       | <b>Theme 3 - Business Development</b><br><i>Support rural diversification and promote a diverse range of forest-based enterprises including forest tourism.</i>                                            |
| <b>Maximising the role of forests and woodlands in supporting the economy of Perth and Kinross.</b>                   | <b>Theme 4 - Community Development</b><br><i>Improving the quality of life and wellbeing of people by incorporating trees and woodlands into new developments whilst supporting community development.</i> |
|                                                                                                                       | <b>Theme 5 - Access and Health</b><br><i>Encouraging public access and enjoyment through woodlands and forests to help improved physical and mental health.</i>                                            |
| <b>Maximising the role of forests and woodlands to improve the quality of life of residents of Perth and Kinross.</b> |                                                                                                                                                                                                            |

Commitment

| Priority                                                                                               | Contributing Theme                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maximising the role of forests and woodlands in contributing to the quality of the environment.</b> | <b>Theme 6 - Environmental Quality</b><br><i>Protecting and enhancing the environmental quality of our natural resources (water, soil and air), contributing to and improving our scenery, and helping to make the most of our historic environment.</i> |
|                                                                                                        | <b>Theme 7 - Biodiversity</b><br><i>Helping to restore, maintain and enhance biodiversity through the creation of habitat networks, and increasing awareness and enjoyment of it.</i>                                                                    |

It is recognised that many of the priorities and themes are cross-cutting and will deliver multiple benefits.

In addition, the guidance set out in the Right Tree in the Right Place and the UK Forestry Standard together with the Scottish Government's Woodland Removal Policy will be 'material' in the consideration of all proposals highlighted in or developed as a result of the Forest and Woodland Strategy.

As a consequence we would wish to ensure woodland removal and creation is developed in accordance with the UK Forestry Standard and proposals are accompanied by a Forest Design and Management Plan.

# Geographic Priorities for Woodland and Forestry

5

## Guiding the Location of New Woodlands

Research by Forest Research and the James Hutton Institute indicates that 128,818 hectares (around 25% of the land area) in Perth and Kinross are potentially suitable for woodland taking into account biological and land use constraints (such as non-woodland designated sites, blanket bogs, priority areas for heathlands, landscape sensitive areas and archaeologically sensitive areas). In reality other land uses, especially farming on the better, improved land of the lowlands, offer alternative, more viable options for managing land.

The guidance provided in this Strategy will help inform decisions about individual planting schemes and the location of all types of new woodland. Guiding forestry towards appropriate locations minimises the likelihood of undesirable environmental or social outcomes.

The strategy will also help to guide strategic enhancement of the natural capital and ecosystem functions of forests. This could include woodland creation on flood plains to improve soil stability and water quality or enhancing riparian habitats to help minimise erosion and support a better habitat for fisheries interests. Woodland planting could also be used to stabilise hillsides and reduce the risk of landslides. The sustainable management of woodland/forestry can also play a significant role in protecting carbon rich soils.

A simple and pragmatic approach to guiding the expansion of woodlands is proposed and the development of the suitability of sites for tree growth based on climatic and soil factors identifying areas with greater and lesser flexibility for supporting a range of different woodland types.

The categories shown below are indicative and it is likely that some areas identified as being suitable for softwood forest for timber production, for example, could be equally suitable for the development of native woodlands or the creation of new habitat network links. In fact, as is evidenced by the existing forest cover, many of the most highly valued forests exhibit a variety of woodland types within the individual forest area. Such diverse forests will be better able to deliver the range of multiple benefits outlined in the Scottish Forestry Strategy and are to be encouraged as part of the 'Perthshire' forestry tradition.

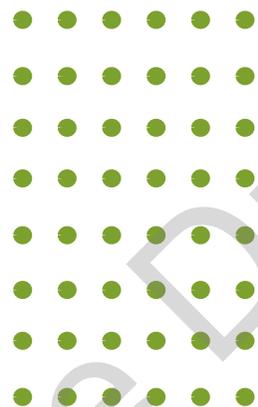
As new woodlands are developed and existing blocks restructured, the capacity of the landscape to accommodate further expansion will change - therefore careful case-by-case analysis will continue to determine whether proposals are appropriate. However, the analysis does provide a starting point for the identification of the potential to accommodate woodland planting of different types. The Strategy map (shown on page 24) is visualised at a strategic scale and is to be used for illustrative purposes only. The detailed strategy map is available on the [Scottish Forestry website](#) alongside other Council's FWS maps.

Not all types of woodland are equally appropriate in all places and a key aim of the strategy is to make clear which woodland types are considered most appropriate in different broad locations. In many situations a combination of different types of woodlands may offer the best design compromise between owner's objectives and compliance with the UK Forestry Standard. Perth and Kinross has many good examples of such diversity to inspire future woodland managers.

It is emphasised that proposals for woodland restructuring, creation and expansion need to be assessed on a case-by-case basis to take account of local sensitivities in line with the most up-to-date data and guidance.



Table 3: The different classes of land describing the appropriateness of different woodland types and the criteria used to define them

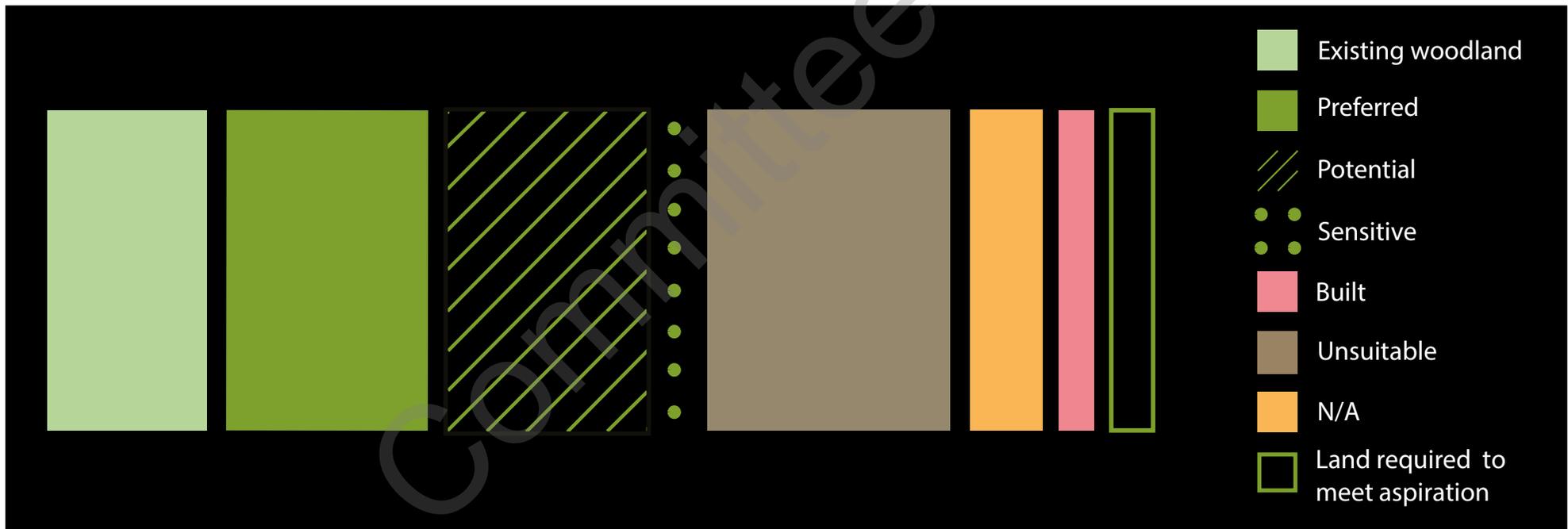
| Type             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Type                                                                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Preferred</b> | Land will be that which offers the greatest scope to accommodate future expansion of a range of woodland types, and hence, to deliver on a very wide range of objectives. Within preferred areas sensitivities are, in general, likely to be limited, and it should be possible to address any particular site specific issues within well designed proposals that meet the UK Forestry Standard and associated guidelines. Most expansion is therefore likely to be focused on preferred areas. | <br><b>Sensitive</b> | Areas where a combination of sensitivities means there will be limited scope to accommodate further woodland expansion unless that expansion demonstrably does not impact negatively on the identified sensitivity. Limited woodland expansion may be possible within sensitive areas where it is of a scale and character which can be accommodated without significant negative impacts and/or where it would positively enhance the features of interest locally. In some areas cumulative impact may also be a relevant consideration. |
| <b>Potential</b> | Land will be that which offers considerable potential to accommodate future expansion of a range of woodland types, but where at least one significant sensitivity exists. The extent to which specific proposals in potential areas will be supported will depend on how well sensitivities can be addressed within the proposals. The design of schemes will require careful consideration.                                                                                                    | <b>Unsuitable</b>                                                                                       | Areas assessed as being physically unsuitable for the growth and management of trees (based on the Land Capability for Forestry Map).                                                                                                                                                                                                                                                                                                                                                                                                      |
|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Existing</b>                                                                                         | The current woodland resource identified in the National Forest Inventory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Not all types of woodland are equally appropriate in all places and a key aim of the strategy is to make clear which woodland types are considered most appropriate in different broad locations. In many situations a combination of different types of woodlands may offer the best design compromise between owner's objectives and compliance with the UK Forestry Standard. Perth and Kinross has many good examples of such diversity to inspire future woodland managers.

It is emphasised that proposals for woodland restructuring, creation and expansion need to be assessed on a case-by-case basis to take account of local sensitivities and constraints.

The diagram below shows the proportion of land identified by category and amount of land required to meet our aspirations.

|                   |           |
|-------------------|-----------|
| <i>Existing</i>   | 88,300ha  |
| <i>Preferred</i>  | 158,100ha |
| <i>Potential</i>  | 129,025ha |
| <i>Sensitive</i>  | 2,830ha   |
| <i>Aspiration</i> | 10,000ha  |



## Map 4: Strategy



## Priorities, Themes and Actions

6

The Strategy focuses on a 20 year period (2014-2034). Our policy and forest policy will of course continue to change and society's future demands are also likely to be different. It is therefore proposed that the Strategy will have a '*working life*' of 10 years with a provision for a 5 year review which is the purpose of this update.

### Monitoring and Review

We are keen to monitor and review the Strategy and the extent to which it is being implemented. This will involve contributions from in-house experts, partner agencies, external consultants and other stakeholders.

We envisage that the following groups, elements and indicators will be part of the monitoring and review process.



Committee

## Priority 1 - Maximising the role of forests and woodlands in addressing climate change and adapting to its impacts

*Trees, woodlands and forests have a crucial and important role in addressing climate change. The latest modelling suggests that winters are likely to become milder and much wetter, while summers will become warmer and drier. Trees and woodlands can help us adapt to some of the challenges that will result from this changing climate.*

### Theme 1 - Climate Change

*Increase the contribution of trees, woodlands and forests to help mitigate and adapt to the effects of climate change.*

#### Opportunities for Action

- *Encourage the expansion of appropriate new woodlands to secure carbon sequestration benefits and minimise woodland removal.*
- *Optimise the potential for forestry in Perth and Kinross to contribute to carbon management across the range of land uses and to contribute to fully accredited and audited carbon off-setting schemes.*
- *Support the development of renewable energy, particularly heat but utilising the potential for small-scale CHP where appropriate from wood in line with Scottish Government policy.*
- *Expand forest habitat networks.*
- *Encourage the management and expansion of riparian and floodplain woodland and protection woodland to adapt to the effects of climate change as part of a catchment approach.*
- *Encourage sustainable forest management as defined by the UK Forestry Standard and associated guidelines and seek to minimise future risks from climate change, for example from tree pathogens, through the creation of forest habitat networks, and using diverse tree species, including hardwoods, and continuous cover silvicultural systems.*

## Indicators of Progress

| Indicator                                                                  | Data Source       | Reporting Interval |
|----------------------------------------------------------------------------|-------------------|--------------------|
| Area of new planting.                                                      | SF                | 1 year             |
| Annual net carbon sequestration by new woodlands.                          | SF                | 1 year             |
| Installed capacity of week energy plant (megawatt thermal and electrical). | DECC/<br>ofgem/SF | 1 year             |



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## Priority 2 - Maximising the role of forests and woodlands in supporting the economy

*Trees and woodlands will make an increasingly important contribution to the area's economy. As well as supporting a healthy timber sector, trees and woodlands will help create an environment which attracts investment and encourages high-quality development.*

### Theme 2 - Timber

*Encourage a diverse forest estate and maximise the economic potential of the area's timber resources.*

#### Opportunities for Action

- *Plant and promote the planting of diverse tree species which enhance the landscape, recreational and biodiversity value of new productive woodland. This should include:*
  - *the planting or regeneration of native species;*
  - *maintaining the traditional wider mix of species and age ranges of non-native timber producing trees;*
  - *the planting of broadleaves for timber where appropriate; and*
  - *woodland structure.*
- *The inclusion of open spaces in the forest.*
- *Tailor financial incentives and Forest Design Plans for new productive woodland towards encouraging these objectives.*
- *Encourage use of long-term Forest Design Plans as a basis for felling approval, to assist with the restructuring of existing productive plantations to enhance their landscape, biodiversity and recreational value.*
- *Adopt 'best practice' silviculture in forest areas designed with timber production as an aim, in order to produce a high-quality, high-value future crop.*
- *Develop the timber transport infrastructure through mechanisms such as the Strategic Timber Transport Fund and through partnerships such as the Timber Transport Forum and Timber Transport Group.*

## Indicators of Progress

| Indicator                                                                                       | Data Source | Reporting Interval |
|-------------------------------------------------------------------------------------------------|-------------|--------------------|
| Actual wood production.                                                                         | SF          | 1 year             |
| Area of new coniferous woodland.                                                                | SF          | 1 year             |
| Area of new broadleaved woodland where timber production is a significant management objective. | SF          | 1 year             |
| Area of certified woodland in Perth and Kinross forests.                                        | SF          | 1 year             |



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## Priority 2 - Maximising the role of forests and woodlands in supporting the economy

*A high-quality environment is essential in supporting sustainable economic development within Perth and Kinross. The area competes at a national scale and the quality of the environment is one of the factors influencing investors' decisions. A high-quality environment also helps attract and retain a skilled workforce - an important factor for existing businesses and potential.*

### Theme 3 - Business Development

*Support rural diversification and promote a diverse range of forest-based enterprises.*

#### Opportunities for Action

- *Encourage value-added processing within Perth and Kinross especially the new opportunities offered by biomass heating.*
- *Support farm diversification through encouraging the expansion of farm forestry and agro-forestry and related on-farm enterprises.*
- *Promote local co-operation and clusters such as the Carse of Gowrie Initiative to secure new markets and increase the business potential of woodland-related activity including sustainable non-timber forest products and services.*
- *Support the role of the area's forests and tree heritage in supporting rural tourism particularly in supporting the 'Big Tree Country' initiative.*
- *Encourage forest-based, sport and active recreation as a way of diversifying and contributing to the rural economy.*
- *Encourage the development of local timber markets by local businesses, particularly markets based on wood fuel and added value craft products.*
- *Promote increased use of sustainably produced timber and timber products in construction.*
- *Encourage wider uptake of forest certification.*

## Indicators of Progress

| Indicator                                                                                                                              | Data Source        | Reporting Interval |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
| Forestry's contribution to Perth and Kinross gross value-added.                                                                        | SF                 | 4 years            |
| Employment supported by the forestry-related sector.                                                                                   | SF/PKC             | 4 years            |
| Economic impact of day visits.                                                                                                         | SF                 | 4 years            |
| Number of businesses associated with wood fuel.                                                                                        | SF                 | 4 years            |
| Numbers of residents enrolling or registering for forestry-related short courses, qualifications and Modern Apprenticeship programmes. | Lantra/<br>SDS/SQA | 4 years            |



### Priority 3 - Maximising the role of forests and woodlands to improve the quality of life of residents of Perth and Kinross

*Trees and woodlands have a key role to play in creating healthy and sustainable communities. They will help improve the quality of places where we live and work, create opportunities for communities to get involved in managing and owning woodlands, encourage healthier lifestyles and support education, training and social enterprises.*

#### Theme 4 - Community Development

*Improving the quality of life and wellbeing of people by supporting community development.*

##### **Opportunities for Action**

- *Promote the provision of welcoming and well-managed woodlands in and around communities that contribute to quality of life and provide opportunities for exercise, learning, relaxation and enjoyment.*
- *Encourage significant woodland expansion within the Perth greenbelt and around other towns and villages and promote new street trees and urban tree planting through development opportunities.*
- *Support the use of woodlands as a way of improving derelict, underused and neglected land.*
- *Encourage greater use of woodlands for outdoor learning.*
- *Maintain constructive and proactive engagement with communities on forestry-related issues.*
- *Encourage and promote community management and involvement in community woodlands.*

## Indicators of Progress

| Indicator                                                                                                                                                          | Data Source | Reporting Interval |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|
| Number of schools involved in woodland based learning activities.                                                                                                  | SF/PKC      | 1 year             |
| Number of community groups involved in owning or managing woodland.                                                                                                | CWA         | 5 years            |
| Proportion of adults and/or family members who attended an organised learning activity or event linked with Perth and Kinross woodlands in the previous 12 months. | SF          | 2 years            |
| Area of new woodland planting delivered as part of planning consent for new development.                                                                           | PKC/SF      | 1 year             |



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### Priority 3 - Maximising the role of forests and woodlands to improve the quality of life of residents of Perth and Kinross

*Trees and woodlands have a key role to play in creating healthy and sustainable communities. They will help improve the quality of places where we live and work, create opportunities for communities to get involved in managing and owning woodlands, encourage healthier lifestyles and support education, training and social enterprises.*

#### Theme 5 - Access and Health

*Encouraging public access and enjoyment through woodlands and forests to help improve physical and mental health.*

##### **Opportunities for Action**

- *Improve access to high-quality open space for the local population and contribute to the health, quality of life and social inclusion agendas.*
- *Encourage the implementation of responsible access (Scottish Outdoor Access Code) and the development of multi-use local and Core Path Networks as well as promoting the role of woodlands through the Local Access Forum.*
- *Encourage the development of new active travel routes through new and existing woodland where appropriate.*
- *Encourage participation in woodland activities, eg woodland management and new tree planting for exercise and wellbeing and support the development of a 'forests for health' partnership programme.*
- *Encourage the development of appropriate tourism infrastructure, such as interpretive centres, Core Path Networks and long-distance footpaths that maximise delivery of public benefit.*

## Indicators of Progress

| Indicator                                                                                                                        | Data Source            | Reporting Interval |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|
| Proportion of the population with accessible woodland greater than 2 hectares within 500 metres of their home.                   | WTS                    | 3 years            |
| Proportion of the population with accessible woodland greater than 20 hectares within 4 kilometres of their home.                | WTS                    | 3 years            |
| Proportion of adults (16 years +) who visited woodland in previous 12 months.                                                    | SF                     | 2 years            |
| Proportion of adults who used woodland, forest or tree covered park for exercise at least twice per week in the last four weeks. | Scottish Health Survey | 2 years            |
| Number of 'volunteer days' associated with woodland activity.                                                                    | SF                     | 5 years            |



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## Priority 4 - Maximising the role of forests and woodlands in contributing to the quality of the environment

*Trees and woodlands make an important contribution to the environmental character and quality of Perth and Kinross. They support internationally important wildlife habitats, help shape the wider landscape, contribute to our cultural heritage and help maintain the quality of air and water resources. The strategy aims to increase this.*

### Theme 6 - Environmental Quality

*Protecting and enhancing the environmental quality of our natural resources (water, soil and air), contributing to and improving our scenery, and helping to make the most of our historic environment.*

#### Opportunities for Action

- *Encourage the use of UK Forestry Standard and relevant Forest Guidelines to protect water and soil resources particularly in sensitive catchments (such as the Lunan Lochs).*
- *Collaborate with SEPA, Scottish Forestry and private landowners to deliver woodland-related benefits in support of the River Basin Management Plan.*
- *Protect and support the environmental functions and benefits of forests particularly where they underpin other national and local strategies.*
- *Recognise unique local landscapes and safeguard and restore sensitive landscapes.*
- *Encourage sensitive forest management to enhance the visual impact of woodlands on internal and external views.*
- *Plant new, and manage existing, site-appropriate woodland and trees alongside and visible from important transport routes whilst ensuring that important views are retained.*
- *Encourage good stewardship of the historic environment through forest design planning process and sensitive forest management using initiatives such as 'Perthshire Big Tree Country', the Historic Orchards and the 'iCONic' projects to underpin the long-term future of historic landscapes and tree-related features.*
- *Encourage the use of archaeological and historical sites for interpretation and education.*
- *Allan Water Catchment Project which includes riparian planting and is a partnership project with SEPA, SNH, Forth Fisheries Trust and RSPB Scotland.*

## Indicators of Progress

| Indicator                                                                                                                              | Data Source     | Reporting Interval |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|
| Length/area of baseline rivers/ lochs in forested catchments where ecological quality is of good or high status.                       | SEPA            | 1 year             |
| Length/area of baseline rivers/ lochs affected by acidification where forestry is a significant exacerbating factor.                   | SEPA            | 1 year             |
| Woodland-related actions undertaken under the WFD to help mitigate diffuse pollution and flooding on the River Tay and its catchments. | SEPA/SF         |                    |
| Proportion of woodlands covered by approved forest plans in areas designated for their landscapes.                                     | SF/PKCT         | 1 year             |
| Status and condition of Perth and Kinross' listed heritage trees.                                                                      | SF/PKC/<br>PKCT |                    |



## Priority 4 - Maximising the role of forests and woodlands in contributing to the quality of the environment

*Trees and woodlands make an important contribution to the environmental character and quality of Perth and Kinross. They support internationally important wildlife habitats, help shape the wider landscape, contribute to our cultural heritage and help maintain the quality of air and water resources. The strategy aims to increase this.*

### Theme 7 - Environmental Quality

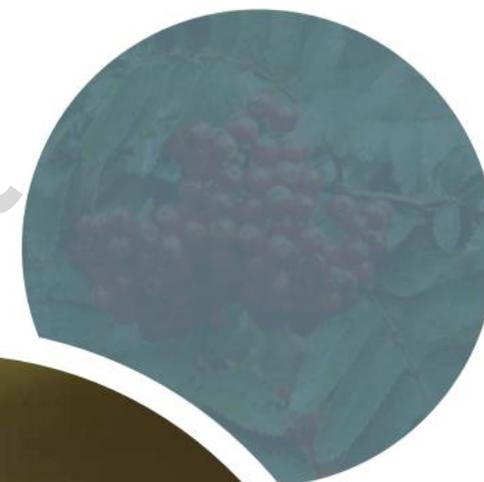
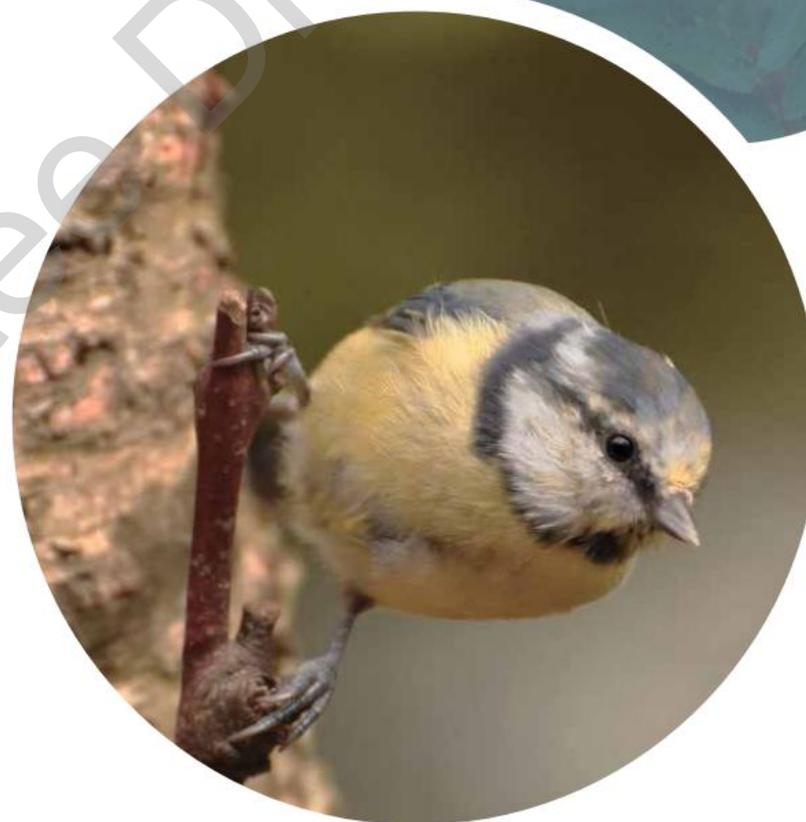
*Helping to restore, maintain and enhance biodiversity, and increasing awareness and enjoyment of it.*

#### Opportunities for Action

- *Promote, encourage and increase planting of native trees, either as the main element or as a component of new woodland planted for any of the purposes described in this Strategy, including as a substantial component associated with woodland which has timber production as a key objective in line with UKFS and which contribute to forest habitat network proposals for Perth and Kinross.*
- *Encourage good management of all habitats including the enhancement of habitats for key species including red squirrel, black grouse and montane forest edge species (including juniper and other treeline montane species) in line with the Local Biodiversity Action Plan and the provisions for management of designated sites.*
- *Manage existing areas of native woodland for a range of benefits, with sustainable woodland regeneration and biodiversity as key outcomes.*
- *Promote connectivity through the development and expansion of forest habitat networks whilst maintaining networks of adjacent open ground habitats such as Forest of Clunie and Rannoch Moor.*
- *Encourage woodland expansion in areas which would not impact on priority non-woodland habitats and key sites.*
- *Restore priority open ground habitats in forested areas where there are clear environmental benefits for so doing.*
- *Restore and improve the condition of ancient, native and semi-natural woodlands in line with the priorities identified by the Native Woodland Survey of Scotland and in helping bring all woodlands designated for conservation up to favourable conservation status.*
- *Increase awareness, understanding and enjoyment of biodiversity value of all woodland types.*

## Indicators of Progress

| Indicator                                                                        | Data Source | Reporting Interval |
|----------------------------------------------------------------------------------|-------------|--------------------|
| Area of native woodland.                                                         | SF          | 1 year             |
| Proportion of woodland SSSIs in favourable or unfavourable recovering condition. | SNH         | 1 year             |
| Progress against Habitat Action Plan targets for native woodland restoration.    | SF          | 1 year             |
| Area of PAWS with a commitment to restoration under long-term plans.             | SF          | 1 year             |



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All photos courtesy of Scottish Forestry  
(formerly the Forestry Commission).

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You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

**[www.pkc.gov.uk](http://www.pkc.gov.uk)**

*(PKC Design Team - 2019455)*



# Green and Blue Infrastructure Supplementary Guidance

January 2020

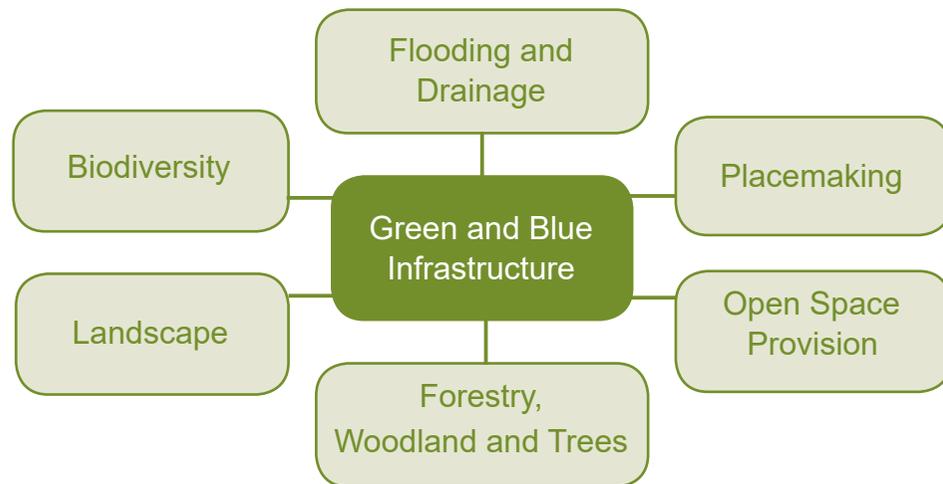
# Contents

|          |                                                                   |           |
|----------|-------------------------------------------------------------------|-----------|
| <b>1</b> | <b>Introduction</b>                                               | <b>3</b>  |
| <b>2</b> | <b>The Vision</b>                                                 | <b>3</b>  |
| <b>3</b> | <b>How to Use this Guidance</b>                                   | <b>4</b>  |
| <b>4</b> | <b>What is Green and Blue Infrastructure?</b>                     | <b>5</b>  |
| 4.1      | Green and Blue Infrastructure Principles                          | 6         |
| <b>5</b> | <b>Delivery of Green Infrastructure at Different Scales</b>       | <b>7</b>  |
| 5.1      | Incorporating Green and Blue Infrastructure in New Developments   | 7         |
| 5.2      | Submission Checklist                                              | 10        |
| <b>6</b> | <b>Perth and Kinross Green &amp; Blue Infrastructure Strategy</b> | <b>11</b> |
| 6.1      | The Strategy                                                      | 11        |
| 6.2      | The Approach                                                      | 11        |
| 6.3      | Focus on Delivery                                                 | 12        |
| 6.4      | The Output                                                        | 13        |
| 6.5      | Case Study                                                        | 14        |
| 6.6      | Opportunities Table                                               | 15        |
| <b>7</b> | <b>Moving Forward</b>                                             | <b>22</b> |
|          | <b>Appendix 1</b>                                                 | <b>23</b> |

# 1. Introduction

Local Development Plan Policy 42: Green Infrastructure requires all development proposals to contribute towards green infrastructure. This guidance explains what green infrastructure is and where and how it should be taken into account in the development process. The guidance is aimed primarily at developers, agents and others involved in the preparation and consideration of planning applications. Community groups and Council services are also encouraged to use the guidance to help direct actions that enhance our natural resources.

This guidance is a statutory supplementary guidance and forms part of the **Local Development Plan**. It should be used alongside the policies of the Local Development Plan and the Strategic Development Plan (TAYplan) to assess development proposals.



*Proposals should take into account other Local Development Plan policies and guidance relevant to the delivery of green infrastructure.*

# 2. The Vision

Green infrastructure across Perth and Kinross will be high quality and multifunctional, allowing the free and easy movement of people and wildlife. It will deliver a wide range of ecosystem services, contributing to climate change adaptation and mitigation and well-being.

Policy 42: Green Infrastructure sets out how development can contribute to this vision:

The Council will require all new development to contribute to green infrastructure by:

- (a) creating new multifunctional green infrastructure, particularly where it can be used to mitigate any negative environmental impacts of the development, and/or create linkages to wider green and blue networks;
- (b) incorporating high standards of environmental design;
- (c) ensuring that development does not lead to the fragmentation of existing green and blue networks;
- (d) the protection, enhancement and management of existing green infrastructure within and linked to the site and the incorporation of these into development proposals:
  - (i) open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside and the provision of new connections where required;
  - (ii) existing species and habitats and the creation of new habitats and wildlife corridors, including trees, hedgerows and woodlands where appropriate;
  - (iii) the water environment which is an important contributor to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community.

The temporary use of unused or underused land as green infrastructure will be encouraged. The use of a site for temporary green infrastructure will not prevent it from being developed in the longer term.

### 3. How to Use This Guidance

- Read this guidance to learn about the Council's approach to identifying and improving green and blue infrastructure. Find out how new development can enhance the existing network.
- Check the [online map](#)<sup>1</sup> to view the natural assets identified within Perth and Kinross. Look for existing green and blue infrastructure and identify opportunities for delivering a range of benefits.

The guidance is a statutory document and a material consideration in the decision making process. Proposals should take into account the generic principles promoted in this guidance as well as the settlement scale opportunities which have been identified through data analysis and stakeholder input. The development checklist on page 10 lists the types of information which applicants may need to provide in order to demonstrate that they comply with the requirements of the supplementary guidance.

**As part of the site appraisal, identify existing green and blue infrastructure to protect and enhance. Use the [online map](#)<sup>1</sup> alongside relevant surveys and records (e.g. on biodiversity, hydrology), and community and stakeholder input.**

Check the Local Development Plan and associated guidance for advice to inform masterplanning.



**Make green and blue infrastructure part of your early design work and concept plan, similar to road layouts or access points.**

Check the Open Space Provision Supplementary Guidance for public open space requirements.



**Develop design choices with input from studies and the relevant stakeholders and community.**



**Develop a proposal and design statement which demonstrates how the development will enhance green and blue infrastructure at different scales.**

*The chart shows that green and blue infrastructure should be considered throughout the design process, from site appraisal stage to the submission of planning applications.*

<sup>1</sup> New release ArcGIS Storymaps support the most recent version of the major modern browsers including Chrome, Firefox, Safari, Microsoft Edge.

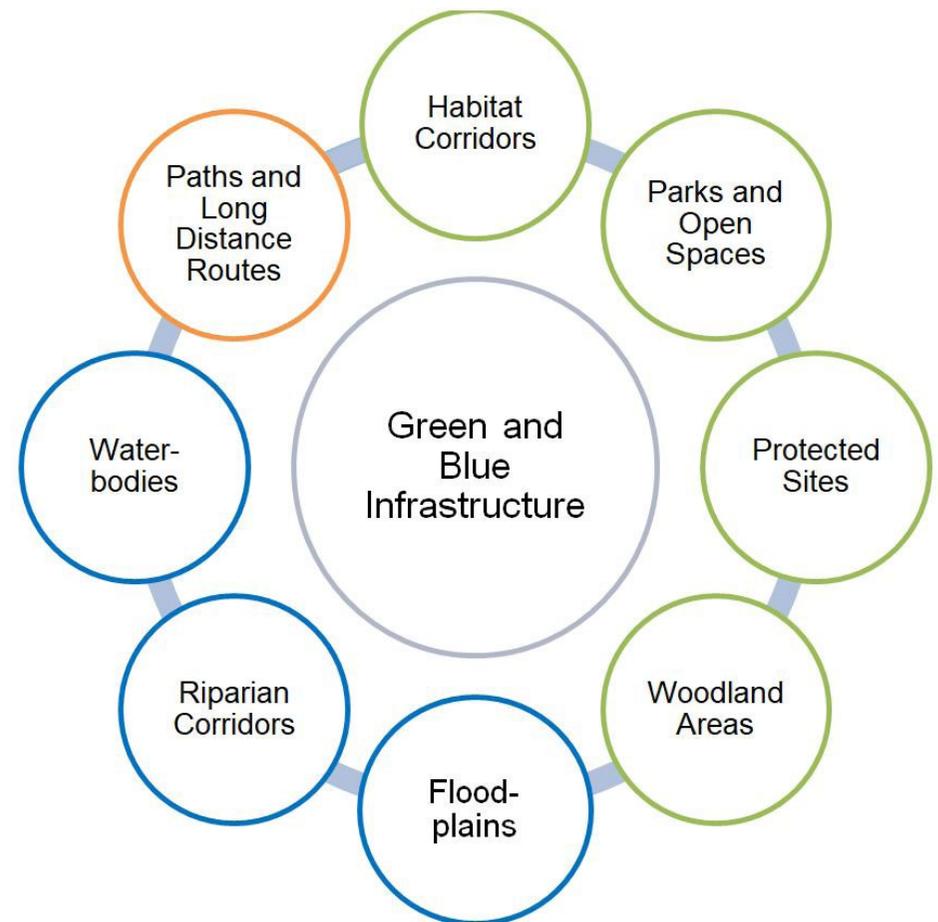
## 4. What is Green and Blue Infrastructure?

For the purposes of this supplementary guidance green and blue infrastructure is defined as the network of natural and semi-natural areas, features and spaces that lie within and between our towns and cities and which provide multiple social, economic and environmental benefits. Included are 'green' features such as parks, woodlands, street trees, wildlife habitats, and allotments along with 'blue' features such as rivers, wetlands, ponds and SuDS features. These are best connected by habitat corridors, and active access routes such as core paths, rights of way and long distance routes.

Green/Blue infrastructure allows the essential benefits of nature to be provided to people. These essential benefits are known as ecosystems services and include the provision of food, clean air and water, regulating the effects of climate change, and cultural benefits such as providing opportunities for recreation and exercise.

Ecosystem services of green infrastructure can provide the following functions:

- active travel and recreation
- access to nature for health
- eco-tourism and education
- cultural value and sense of place
- pollination and promoting biodiversity
- food growing
- wildlife habitat and movement
- carbon capture
- shelter, shade and cooling
- water and air purification
- water management and flood protection
- soil protection



*Green & Blue Infrastructure and Access Network Components*

## 4.1 Green and Blue Infrastructure Principles

**Multifunctionality** is the integration of different land uses and activities within the same site in order to maximise the benefits to people and nature, and make the most efficient use of land.

An urban park inside a city can be an integral part of green infrastructure if it acts as a cool air corridor, absorbs excess water run-off and offers an attractive outdoor area for recreation and wildlife. On the other hand, a patch of uniform grass that contains no other environmental features is unlikely to qualify as green/blue infrastructure. Well planned green and blue infrastructure also contributes to creating character and a sense of place, increasing the value of developments.

**Connectivity** is the linking together of green areas, features and spaces to enable people, animals and plants to move between them.

It is sometimes easier for the planning process to deliver particular types of green areas, features, or spaces for example, a sports field or a play area. However to function as green infrastructure such spaces need to be high quality, deliver a range of functions, and form part of a network. Connecting green and blue features facilitates the movement of wildlife and by incorporating paths, it also provides opportunities for active travel and better social inclusion across the area.



*North Inch in Perth provides recreational facilities and wildlife habitats, but also acts as flood defense for the city.*



*Paths and green corridors along the River Tay provide connectivity between neighborhoods and encourage active travel.*

## 5. Delivery of Green and Blue Infrastructure at Different Scales

Green/Blue infrastructure should be considered right at the start of the planning of a new development site alongside other 'grey' infrastructure requirements such as roads, drainage and power supplies. Thought must be given as to how existing resources will be protected and new green/blue infrastructure will connect to other habitats and green/blue features beyond the 'red line' boundary of the development site.

By using the Strategy (chapter 6) and carrying out an analysis of the site and surrounding area, applicants can identify existing resources to be maintained or enhanced, alongside opportunities for new green and blue infrastructure. The **Local Development Plan** also includes site specific developer requirements.

As well as protecting and enhancing existing resources, opportunities to connect to the wider area include:

- connecting fragmented woodland through new planting or regeneration
- connecting, enhancing and integrating core paths, existing informal routes (e.g. desire lines) and recreational areas
- providing connectivity between protected sites such as SSSIs, SACs and SPAs
- linking green corridors and SUDS to existing ponds, waterways and wetlands outside the site to improve natural flood protection.

The quantity and type of public open space required should be agreed based on the **Open Space Provision in New Developments Supplementary Guidance** that sets out the Council's standards.

All proposals should comply with the **Council's Placemaking Guide** which outlines the design process and gives detailed advice on masterplanning.

Further advice on planning for wildlife can be found in Tayside Biodiversity Guidance at [www.taysidebiodiversity.co.uk](http://www.taysidebiodiversity.co.uk)

### 5. 1 Incorporating Green and Blue Infrastructure in New Developments

All development should avoid fragmentation or loss of existing green/blue resources and look to enhance these. Where adverse effects are unavoidable they must be identified at an early stage and full mitigation and compensation implemented through design.

#### Individual buildings or small groups

Small scale green/blue infrastructure can be incorporated into the building or plot design. For example rain gardens, ponds, wildlife friendly trees and planting in gardens, hedges rather than fences, green roofs and walls. Such elements help retain surface water, look good, and provide habitat and green corridors for the benefit of wildlife.



*Outbuilding with green roof in a back garden*



*Boundary hedges and avenue trees at Gannochy*

## Streets

Introducing green/blue infrastructure enables streets to provide pleasant walking and cycling links and wildlife corridors between larger scale green spaces such as parks or amenity green spaces. Existing trees and hedges should be retained, while new features can be introduced such as boundary hedges appropriate to local habitats and species, or new street trees and urban tree planting. Multifunctional verges and swales can help absorb runoff while adding green value.

## Blue Infrastructure

Where there are natural ponds, burns or rivers adjoining or within the development site, retain these and link existing natural habitat such as rough riparian grassland, sandy banks and trees. Provide paths on one side of burns and ponds; while using additional planting to provide shade, create wildlife habitat and protect water quality. Where bridges over burns are necessary they should ensure passage for aquatic mammals and birds along the banks underneath. The restoration of watercourses which are not in a natural state and the daylighting of culverts is encouraged. Daylighted culverts, linked SUDS ponds or existing ponds and burns can provide a valuable basis for multifunctional green corridors.

See the [Council's Flood Risk Guidance](#) and the [CAR Practical Guide](#) for detailed advice on culverts and river crossings.

## Neighbourhoods

Developments should create networks that link to green infrastructure beyond the site boundary to take people and wildlife from where they are to where they want to get. Open spaces, community facilities and areas of housing can be linked with trees, shrubs or grass verges. These links can be used for recreation and active travel, and serve as safe routes to schools. Incorporating open spaces into a green corridor can maximise multifunctionality.

New open spaces should be multi-functional but not an expensive burden to maintain. The **Open Space Supplementary Guidance** details standards for landscaping.



*Conceptual drawing of Bertha Park pond and cycle path on the edge of housing development*

Existing important green/blue infrastructure such as hedgerows, ponds and burns, ancient woodland, semi-natural grasslands, mature trees and riparian vegetation, can all have high biodiversity value and should always be incorporated in the design of new development. Incorporate buffer strips and where possible keep public access to one side of the habitat to reduce disturbance.

Green/blue infrastructure should be designed and planned to support and increase biodiversity by considering proximity to natural habitats, habitat heterogeneity, presence and requirements of native species, patch size and management practices.

## Strategic Scale Developments

Strategic developments provide opportunity to deliver large scale green/blue infrastructure including:

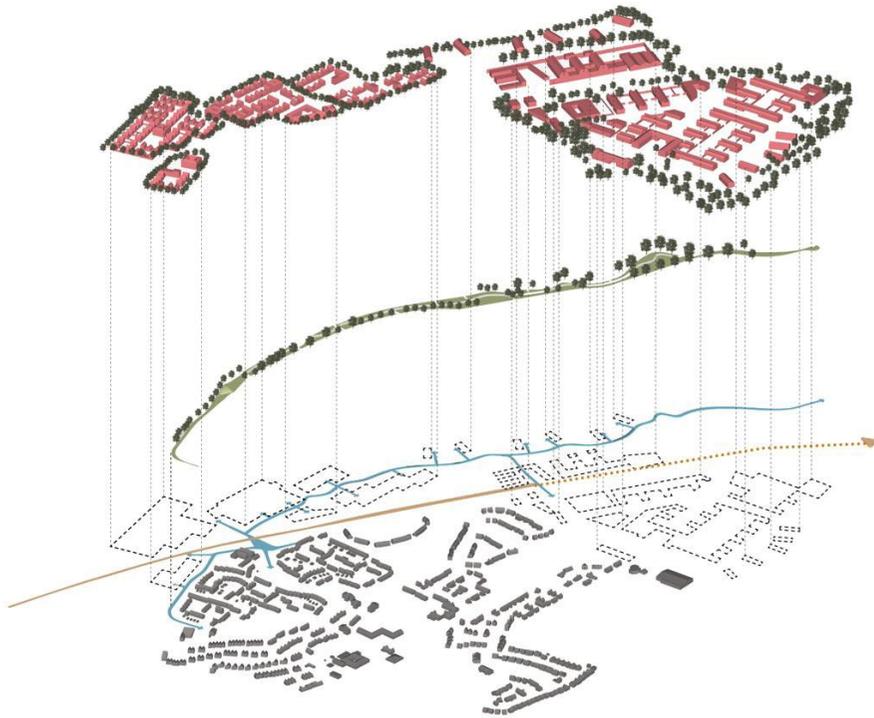
- town parks with a variety of facilities for people and habitats for wildlife
- areas of woodland, wetland and grassland protected, enhanced or introduced to form new biodiversity areas and wildlife corridors
- enhancing existing ponds and incorporating natural SUDS ponds in green corridors and deculverting streams
- new active travel routes through and linking green spaces

Green bridges, underpasses and squirrel bridges should be used to re-connect natural areas which have been unavoidably artificially divided, for example, by new roads. Where appropriate, green bridges could include pedestrian or equestrian access on one side to allow movement for both people and wildlife.

## 5.2 Submission Checklist

Depending on the scale and nature of the proposed development, the Planning Authority may request the provision of one or more of the following alongside the submission of a planning application:

- A site plan which details existing green/blue infrastructure on the site including connections beyond the site boundary
- A layout plan indicating proposed green areas, green/blue features and spaces and how these will connect to wider networks beyond the site boundary
- A landscape plan detailing the proposed planting
- Proposals for mitigating adverse impacts on existing green infrastructure
- Arrangements for the ongoing long term maintenance and management of new green areas, features and spaces



*Plans, including those at the concept stage, should identify existing green and blue infrastructure and opportunities for new connections (Proctor & Matthews Architects)*

# 6. Perth and Kinross Green & Blue Infrastructure Strategy

## 6.1 The Strategy

To identify existing and potential Green and Blue Infrastructure, a strategy was developed to provide a spatial perspective. The resulting spatial strategy will help co-ordinate individual actions that can improve the network of green and blue infrastructure within Perth and Kinross and maximise the benefits it delivers. The strategy aims to deliver on the planning outcomes highlighted in the National Planning Framework:

- a natural, resilient place: by creating new open spaces, providing connectivity between habitats including woodlands, wetlands, grasslands and other natural areas, improving water quality and mitigating against flooding
- a connected and low carbon place, providing opportunities for exercise, including active travel by linking our paths and recreation areas and protecting our valued landscapes

On a settlement scale, the emphasis is on maintaining and enhancing green and blue networks within urban areas and establishing connections for the benefit of both people and wildlife.

On a strategic scale, opportunities exist to deliver benefits beyond settlements by connecting to the wider surrounding landscape.

## 6.2 The Approach

The spatial strategy involved using the Integrated Green Infrastructure (IGI) Approach<sup>1</sup> to develop Opportunity mapping and identify:

- **the extent and composition of the existing green and blue network and**
- **those areas which provide potential opportunities for protecting, enhancing and connecting the network to promote habitats, access and health, landscape and water management.**

The Opportunity mapping includes:

- Strategic habitat and biodiversity opportunities such as protected sites, habitat corridors and woodland areas, using integrated habitat models;
- Active travel opportunities focused on access to and through greenspace including parks, open spaces and path networks (e.g. long distance, core and signposted paths);
- Water environment opportunities including water quality, flood plains and riparian corridors
- Cultural heritage and landscape assets (gardens and designed landscapes)
- Council owned and/or maintained assets, growth opportunities and development sites identified in Local Development Plan 2

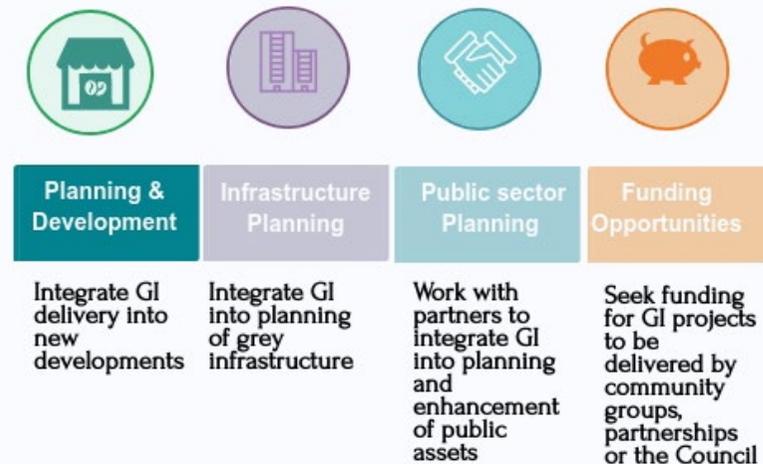
<sup>1</sup>Appendix 1 includes more information on the IGI approach and explains how the Council has adapted this for the study.

The table in Appendix 1 outlines the underlying evidence, linked data and the role of this evidence in shaping Green (blue) infrastructure planning. The information identifies areas of **opportunities** (e.g. for flood risk mitigation, water quality protection etc), **enhancement** (e.g. recreational access, habitat network, Council assets and development proposals) and **protection** (e.g. woodland, protected areas etc.) . See table for full details.

As well as delivery through development, opportunities may be realised through other means such as public sector programmes and infrastructure investment. The guidance may also help public bodies and community groups access funding programmes by identifying priorities in the Perth and Kinross area.

The results of the data analysis have been combined with input from stakeholders who helped identify potential green and blue infrastructure opportunities. Prior to the public consultation, two internal workshops were held where staff from various backgrounds including transport, greenspace, planning and biodiversity provided feedback on the draft. Thereafter, the public consultation provided an opportunity to further develop the guidance and ensure that it reflects both strategic and local priorities.

## How to deliver Green Infrastructure



### 6.3 Focus on Delivery

The land use planning system can be one of the most important ways to protect and deliver green infrastructure by integrating green infrastructure opportunities into planning proposals for development sites that enhance the existing network of green and blue spaces.

**Perth and Kinross Development Sites** are those areas where green and blue infrastructure can be protected, planned and implemented through the masterplanning process and the delivery of new development. The analysis includes those areas which will see the greatest change and therefore have the potential to make an important contribution to the expansion of strategic green infrastructure.

The Local Development Plan identifies the site specific developer requirements for each of these sites and these requirements will be further detailed through the masterplanning process.

The guidance concentrates on allocated sites within larger (“tiered”) settlements and strategic development areas, but all development proposals provide an opportunity to contribute towards maintaining, enhancing and preventing fragmentation of green infrastructure.

| Future opportunities for Green and Blue Infrastructure improvements were identified in the following areas                                                                                                                                                                                           |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Tiered Settlements                                                                                                                                                                                                                                                                                   | Strategic Development Areas                                                                        |
| <ul style="list-style-type: none"> <li>• Perth City</li> <li>• Dunkeld &amp; Birnam</li> <li>• Aberfeldy</li> <li>• Pitlochry</li> <li>• Auchterarder</li> <li>• Crieff</li> <li>• Kinross &amp; Milnathort</li> <li>• Blairgowrie &amp; Rattray</li> <li>• Alyth</li> <li>• Coupar Angus</li> </ul> | <ul style="list-style-type: none"> <li>• Perth Core Villages</li> <li>• Carse of Gowrie</li> </ul> |

Besides development sites, the opportunity mapping also associates higher deliverability potential with green spaces which are owned and/or maintained by the Council.

<sup>1</sup> New release ArcGIS Storymaps support the most recent version of the major modern browsers including Chrome, Firefox, Safari, Microsoft Edge.

## 6.4 The Output

The spatial strategy combines the outcomes of the Opportunity mapping and stakeholder input. It is shown on the interactive online maps and is summarised in the table below (p. 15-21). The table explains the priorities and potential opportunities at a local level for each tiered settlement and for the strategic development areas. The table should be read in conjunction with the online map which provides an extended overview of existing green (blue) infrastructure and opportunities at both settlement and strategic scale.

The interactive [online map](#)<sup>1</sup> explains the spatial strategy and shows:

- the existing network of green and blue infrastructure at settlement scale alongside potential improvements
- the output of the opportunity mapping, highlighting the areas where green and blue infrastructure has the most potential to deliver habitats, access and health, landscape, and water management benefits
- the strategic scale network, where opportunities exist to deliver benefits beyond settlements.

The following **case study** demonstrates what can be learnt from the guidance in relation to specific sites and what requires further investigation (e.g. site visits, detailed assessments).

## 6.5 Case study

### Robertson Crescent H39 Pitlochry

- The table summarises opportunities to improve GI in Pitlochry. It refers to the enhancement of the habitat and core paths networks and flood water storage opportunities.

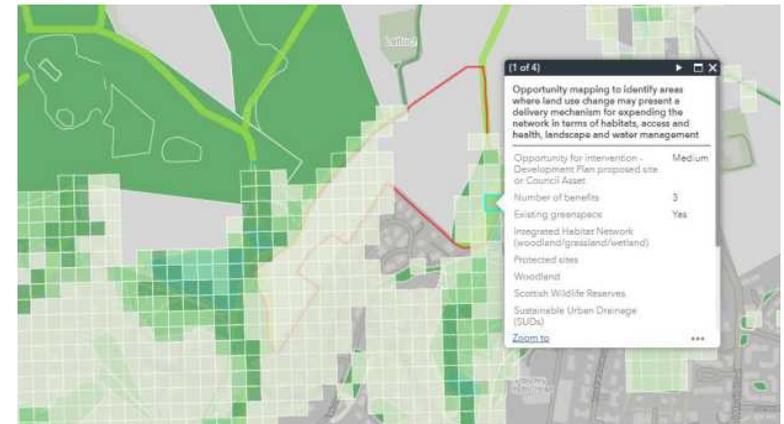
-The maps shows existing green and blue infrastructure in the wider context. The light green colour indicates that GI improvements could be delivered along the boundaries of the site.

-The opportunity mapping shows that some areas around the site can deliver multiple GI benefits. Along the NE boundary for instance, the analysis indicates opportunities to retain an existing greenspace area, enhance a riparian corridor and improve natural flood management.

-Site visits, stakeholder consultation and detailed studies should further inform the design of proposals regarding:

- the types of habitats and presence of protected species
- any existing vegetation on site that should be retained
- requirements for public open spaces
- local needs & aspirations

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pitlochry</b></p> | <p>There are opportunities for the enhancement of green and blue infrastructure in conjunction with the development of site H39 ( Robertson Crescent) and new linkages should be made were possible. Developer requirements include paths within the site to link to the existing core path network, and green infrastructure on the site to link to the wider network, particularly to the south west. Flood water storage opportunities to the south of the site and potential improvements to the nearby riparian corridors should also be considered.</p> <p>Connectivity between ancient woodland sites forming part of the woodland network and recreational access back to the town centre could be improved through the development of site H38 (Middleton of Fonab). There is a developer requirement for paths within the site to link to the core paths network to the west, and green infrastructure on the site to link to the wider network along the northern boundary.</p> |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## 6.6 Opportunities Table

| Opportunity Areas        | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Perth City</b></p> | <p>Within the areas of expansion to the west and north of Perth, there are opportunities to create new habitat corridors, enhance the existing network and integrate natural surface water and drainage solutions. Opportunities for east-west and north-south green linkages should be reflected in the proposals for strategic development sites. Where sites contain ancient and/or mature woodland, wetland and are traversed by the River Almond, the Lade, and the Newton Burn, it could be ensured through appropriate site design, enhancement and mitigation that they do not lead to the fragmentation of these assets.</p> <p>There are significant opportunities particularly: at Bertha Park along the perimeter of the major development area; at MU73 Almond Valley along the River Almond, and alongside the Lade; at E38 and H319 along their southern boundaries ; and at MU70 Perth West for the creation of a new outer wester woodland edge, blue/green network opportunities along the burn, a new landscaping corridor along the A9 and potentially a landscape corridor along the A85. Perth West also provides an opportunity for an integrated surface water and drainage strategy and aligning SUDS locations with the green network across the site.</p> <p>To the south of the settlement, Perth Quarry is surrounded by existing green infrastructure and its development requires a robust landscape framework. OP8 on Friarton Road can also contribute to landscape improvements, especially along the edges of the site. At Broxden, E340 there is a requirement for an extensive landscape framework including green corridors along the northern and southern boundary of the site and a neighbourhood park.</p> <p>At the MU336 Murray Royal Hospital site, an appropriate landscape plan will be important to ensuring any development sympathetically integrates into its parkland setting and provides sufficient pathway permeability throughout the site and towards Gannochy Road. Green and blue infrastructure improvements should also be considered for smaller sites within Perth City, alongside the requirements of Local Development Plan 2.</p> <p>In terms of the access network, the Cross Tay Link Road will provide opportunity for active travel provision alongside the route and connectivity with existing core paths, national cycle routes and public rights of way within the area. The scheme could provide potential green Highfield plantation Non Motorised User Bridge.</p> |

| Opportunity Areas                 | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Perth City</b></p>          | <p>Active travel links can provide connection between expansion areas and existing settlements as well as the countryside. At Bertha Park, linkages should be made to the National Cycle Route 77 (NCR77). At MU70 Perth West, connection and enhancement of the Gallow Road route, a new pedestrian/cycleway bridge at Newhouse Farm, and a new underpass at Broxden should be achieved. Providing new recreational routes through the Lamberkine Woodland will also be required.</p> <p>At Almond Valley, direct links at frequent locations to the National Cycle Route 77 (NCR77) running parallel with the River Almond and a connection to Bertha Park at the Western edge will be crucial. There are opportunities to create linkages along the dismantled railway line (connecting with the future potential core path route through H319 and E38), and provide appropriate connections with the existing Lade and River Almond routes. This presents a significant opportunity with the recent pedestrian/cycleway bridge connection over the A9 at the north end of E38 connecting up with the core path associated to the Lade.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Perth Core Villages</b></p> | <p>Green Belt extension around eastern section of Scone could provide opportunities for a stronger landscape framework and connections into the wider landscape, particularly between Scone and Perth Airport. H29 Masterplan proposes creating linkages through development with existing woodland and core paths. Connections for recreation path network between Stanley, Luncarty and northern edge of Perth could also support habitat connections. MU27 particularly will require good habitat connections adjacent to the TAY SAC with planting and SUDS. Ancient woodland surrounding both Scone and Stanley must be protected and connections created into them for recreational activities.</p> <p>Development should extend and enhance existing green and access network including proposed core path routes in conjunction with new development particularly at Bridge of Earn / Oudenarde (H14, H15) and Abernethy. Proposals for new development sites ( H14; H72; H319) should include a robust landscape framework to create village edge, enhance biodiversity, connect to existing Core Paths and create new habitats. Opportunities for flood water storage and water quality improvements should be considered particularly on the northern border of the site H15.</p> <p>There is an opportunity to link up Bridge of Earn and Abernethy in order to provide a strong strategic green corridor from Perth to the existing Green Infrastructure to the south (including the Ochil hill ridge). The delivery of this strategic linkage however may be limited through land use planning as planning permission has been granted for development sites within the Perth South area.</p> |

| Opportunity Areas           | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Dunkeld &amp; Birnam</b> | <p>The existing network is strong but there is still potential to expand and improve linkages between Dunkeld and Birnam and key landscapes for example Dunkeld House and Murthly Castle Gardens and Designed Landscapes. There is a developer requirement for green infrastructure on sites E12 &amp; E13 Tullymilly to link to the existing network to North and South.</p> <p>Opportunities include the protection and expansion of green infrastructure along the River Tay corridor to target flooding issues, Dunkeld and Burnmouth road Potentially Vulnerable Areas (PVA), National Flood Risk Assessment (NFRA) medium probability flood extent and protect previously flooded areas in the settlement. There is also an opportunity to improve water quality in the surrounding River Tay (River Tummel to River Isla Confluences) intercatchments.</p> <p>Access to green infrastructure could be enhanced through existing national cycle routes and core path network along the river corridor. Expansion of the core path network on proposed routes to the west and east of the settlement could be beneficial.</p> |
| <b>Aberfeldy</b>            | <p>Opportunities exist to enhance and extend green infrastructure linkages and provide greater access to open space particularly to the east of the settlement in conjunction with development sites E10 &amp; H36. These sites border existing and proposed recreational paths which represent opportunities and limitations for proposed development.</p> <p>Protection of riparian corridors to the east and west (River Tay) would enhance wider connectivity with surrounding sites (e.g. Loch Rannoch and Glen Lyon National Scenic Area (NSA) and Forest of Clunie Special Protection Area (SPA) and mitigate flood risk associated with Taymouth Castle to Boat of Cluny PVA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Pitlochry</b>            | <p>There are opportunities for the enhancement of green and blue infrastructure in conjunction with the development of site H39 (Robertson Crescent) and new linkages should be made were possible. Developer requirements include paths within the site to link to the existing core path network, and green infrastructure on the site to link to the wider network, particularly to the south west. Flood water storage opportunities to the south of the site and potential improvements to the nearby riparian corridors should also be considered.</p> <p>Connectivity between ancient woodland sites forming part of the woodland network and recreational access back to the town centre could be improved through the development of site H38 (Middleton of Fonab). There is a developer requirement for paths within the site to link to the core paths network to the west, and green infrastructure on the site to link to the wider network along the northern boundary.</p>                                                                                                                                          |

## Opportunity Areas

## Opportunities

### Kinross & Milnathort

There are opportunities to enhance habitat and access networks in and around Kinross / Milnathort through new development, particularly to the north and east and at all of the allocated sites.

Loch Leven and the Heritage Trail around Loch Leven at Kinross and Milnathort is supported by a strong habitat network and wildlife resource to support the qualifying features of the Loch, including areas of ancient woodland, all of which enhances the recreational experience. Any development here will need to protect and enhance these features. Connectivity between Milnathort and Loch Leven could be improved, with enhanced riparian buffers such as along the Back Burn. There is potential for a link with the heritage trail from north of Kinross town centre.

Development should contribute to providing greater access to open space for leisure and recreation activities. Sites to the north of Milnathort (H48 to H50) border existing and proposed open space and as such represent specific opportunities for green infrastructure improvement. They provide opportunities through landscape buffers against motorway noise and for enhancing the existing core path network while providing wildlife benefits and connectivity. This is already being taken forward at PaceHill through a community woodland. All sites here bordering burns should apply riparian buffers with appropriate planting to help safeguard Loch Leven and reduce flooding. Linkages with the proposed woodland at Lathro Farm development (15/01512/FLM) are encouraged. Developer requirements for H48, H49, H50 include woodland planting and incorporating a multiuser core path with site sketches provided for H48 and H49.

Op11 to the west of Kinross provides an opportunity for safe active travel links between Kinross and the wider countryside and recreational networks. Restoration of the culverted watercourse with buffer and enhanced landscaping will support wildlife, landscape and flood prevention.

Maintaining existing greenspace and enhancing riparian corridors along the North and South Quiech Burn will improve connectivity between Loch Leven and woodland areas to the west of Kinross. Riparian buffers are required in LDP2 for sites E19, E20 and E21. E19 also requires deculverting the watercourses. Core paths along the Back burn and Burleigh burn would also support enhancements if any development were to take place here. Most of this area is outwith the settlement boundary and has been identified as a potential cemetery – any planting would need to be cognisant of the setting of Burleigh castle. The potential new cemetery could be developed as a `parkland cemetery` with a strong landscape framework, connecting to existing areas of green infrastructure.

Any development to the East of Kinross border wetland habitat networks and offer flood water storage and water quality improvement opportunities along the riparian corridors.

| Opportunity Areas          | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Crieff</b></p>       | <p>There are opportunities for improved access and green corridors with proposed core paths, cycle routes and open space along riparian corridors (e.g. River Earn).</p> <p>Access enhancements could be achieved along the Broich Road corridor with off-road alignment for a walking route to school, potentially located behind the field boundary wall or boundary planting (MU7 and MU344). This would connect Strathearn Community Campus and St Dominic's RC Primary School to the existing school transport hub at Crieff Primary School. Opportunities for access improvements however may be limited as transport measures for Broich Road and junction improvements at King Street have already been agreed.</p> <p>Off road path for walkers and cyclists has also been suggested between Crieff and Muthill. The alignment is not yet known but could be provided in conjunction with development of site MU7.</p> <p>Sites to the south west (E26) are located within Drummond Castle Garden and Designed landscape and as such represent opportunities and limitations for proposed development. Green and blue infrastructure and the access networks should be enhanced to the south particularly in conjunction with the development of sites (E26 and MU7) where linkages are possible. These sites border PVA Dallerie to Innerpeffray Castle and medium flood risk areas, offering flood water storage improvement opportunities along the riparian corridor.</p> <p>Site H57 at Wester Tomaknock could include wetland improvements along the western boundary. Opportunities for improvements however may be limited as planning permission has already been granted for the site (18/01890/FLM, 16/02217/FLM).</p> |
| <p><b>Auchterarder</b></p> | <p>Opportunities exist for enhancement along the buffer corridor, north of the A9 dual carriageway. There is already a core path in the vicinity which intersects with site H342. Two new trunk road junctions offer opportunities for cross-trunk road pathways at Loaninghead (already completed) and at Shinafoot or in the Aberuthven area (proposed). However, there is uncertainty over the location of the new trunk road junction and opportunities for improvements may be limited.</p> <p>There may be an opportunity for enhancement along the alignment of the former Auchterarder to Muthill railway. Part of the route of the former railway crosses a golf course which may limit possibilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## Opportunity Areas

## Opportunities

### Blairgowrie & Rattray

There are opportunities to enhance the habitat and access networks in and around Blairgowrie & Rattray through new development, particularly to the east and west of the settlement.

Development to the east of the Blairgowrie (MU330 & E31) provides opportunity to safeguard and improve links between the ancient woodland and existing tree belts. It should be ensured that the development of the new link road within sites MU330 and E31 does not lead to the fragmentation of these assets. New public open spaces (play areas & pocket parks) could improve access to outdoor recreation. The Local Development Plan requires some areas to be landscaped within the Eastern Expansion to safeguard the settings of scheduled ancient monuments. Integration with public open space functions should be considered for these areas. Mitigation measures should be considered at the outset and these features should be incorporated with the design of development.

Development to the west of the settlement provides opportunity to create a new north - south landscape corridor and a series of public open spaces proposed under the approved masterplan (17/00939/IPM).

The potential new cemetery within Blairgowrie could be developed as a `parkland cemetery` with a strong landscape framework, connecting to existing areas of green infrastructure. Developments in Rattray provide opportunity to link with existing green spaces and strengthen the settlement edge.

There is an extensive path network within and around the settlements. All development sites provide opportunities to improve existing Core Paths (retain off road connections and provide additional planting along the sides) and strengthen linkages with the countryside. The disused railway line on the eastern side of Blairgowrie could provide opportunity for green infrastructure improvement and/or a north to south off road active travel link.

Opportunities have been identified to enhance riparian corridors along the River Ericht. Some of these may be realised through repurposing vacant & derelict land to the north of the river.

| Opportunity Areas             | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Alyth</b></p>           | <p>The existing green network around the north-west of the settlement is robust. Development here (H59 ) can further enhance connectivity and create a new settlement edge through additional planting. Sites to the south of the settlement provide opportunity for strengthening linkages with the wider countryside.</p> <p>The land along the Den of Alyth is at risk of river flooding while some other areas within the settlement are at risk of surface water flooding. Improving riparian corridors and creating well-designed SuDS schemes within future development (e.g. H252) can mitigate the impact of flood risk as well as crate new habitats for wildlife.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Coupar Angus</b></p>    | <p>The majority of the existing green infrastructure is made up of public open spaces and Core Paths around the settlement. Development sites present an opportunity for connecting with existing assets and creating new landscape corridors for wildlife. Several opportunities have been identified for the improvement of riparian corridors in the area, mainly along the watercourses to the south of the settlement.</p> <p>On a strategic scale, active travel and green linkages could be improved between Blairgowrie, Alyth and Coupar Angus.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Carse of Gowrie</b></p> | <p>The <b>Inner Tay Masterplan 2012-22</b> covers this key area with the aim of providing a framework for sustainable development along the inner Tay and its environs. The core thread running through the Masterplan framework is improving access and connections along, within and to areas beyond the Carse corridor. Identifying and supporting networks which add value to the protection, enhancement and connectivity of habitats and landscapes is a key principle of the Masterplan alongside tackling climate change and establishing quality spaces. A significant number of key projects are either underway or planned and there may be the opportunity to integrate other proposals for development in this area to deliver further green infrastructure improvements along this important corridor between the two cities.</p> <p>Sites to the east of Inchturre (H24) border Rossie Priory Garden and Designed Landscape and contain existing recreational pathways representing both opportunities and limitations to development.</p> <p>There are opportunities for flood storage and greater access to existing and proposed recreational pathways, active travel routes and open space through development of the Strategic Development Area at Invergowrie.</p> |

## 7. Moving Forward

We intend to keep this guidance a live document and continue improving our understanding of green and blue infrastructure in Perth and Kinross. Building on the revised guidance, the following future priorities have been identified which could help improve and manage existing green and blue infrastructure assets:

- Continue to work with stakeholders including Council staff and communities to build a more detailed picture of Local Habitat Networks. The following have been highlighted as potential future additions to the online map and data analysis:

- Tree Protection Order buffers
- Perth City Cycle Network project routes and other active travel routes
- Prospective Woodland Cemeteries

- The Online Green/Blue infrastructure map is intended to be a dynamic map product. Newly available data will be reviewed regularly and added where deemed appropriate to Green/Blue infrastructure planning and as resources permit. In term of functionality, continued user feedback and software improvements will help us further improve the online map.

- Cross-boundary working with other Councils to identify further potential strategic green infrastructure linkages.

- Assessing the accessibility and quality of open spaces, especially those which are used by local communities for outdoor recreation. An Open Space Audit would be a useful addition to this document as well as the Supplementary Guidance on Open Space Provision for New Residential Developments.

- Getting involved with Greenspace Scotland's ParkPower initiative which explores the potential of incorporating renewable energy generation measures into existing greenspaces. The aim of the initiative is to make parks more self-sustaining and further reduce Scotland's carbon footprint. Read more about the project [here](#).

- Data on settlement boundaries and development sites will be updated to reflect post-examination changes to Local Development Plan 2.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation

[www.pkc.gov.uk](http://www.pkc.gov.uk)

(PKC Design Team - 2018619)

# Appendix 1

## The IGI Approach

Perth and Kinross has adapted a GIS approach first developed by the GCV Green Network Partnership to identify strategic opportunities for delivery of green infrastructure. The analysis uses a wide range of spatial datasets to identify locations where the planning process and targeted resources can deliver multiple benefits<sup>2</sup>. This helps us clearly target and communicate green infrastructure areas with the highest strategic and local opportunity.

In order to identify the opportunities for action which will deliver maximum and multiple benefits it was necessary to be able to have spatial data which could answer the following questions:

1. What Green Network resource currently exists and where are the opportunities improve the resource?
3. Where are the priority areas to improve?
  - Biodiversity networks
  - Recreational access and experiences
  - Cultural and landscape experiences
  - Water environment quality
  - Climate change resilience including flood regulation
3. Where are the major areas of land use change and growth?

<sup>2</sup>Glasgow and the Clyde Valley Strategic Development Plan, Background Report 08, Glasgow and Clyde Valley Green Network Prioritising Delivery, September 2010

The table outlines the underlying evidence, linked data and the role of this evidence in shaping Green (blue) infrastructure planning. The information identifies areas of **opportunities** (e.g. for flood risk mitigation, water quality protection etc), **enhancement** (e.g. recreational access, habitat network, Council assets and development proposals) and **protection** (e.g. woodland, protected areas etc.).

The Council has used the most accurate, available open data for this Guidance (i.e. OS Greenspace map supplemented with local open data – see table below). Ordnance Survey (OS) is committed to maintaining its products to the highest levels of accuracy and currency. OS has processes in place to allow expert users to feed back on the product and allow OS to act on potential omissions and improvements to content, subject to accuracy checks.

**Data displayed on the online map should always be validated through detailed site assessments. Features which are not identified on the map but could be classified as green/blue infrastructure should be protected and considered in the design process.**

| Scale     | Category                                                 | Data source                                           | Opportunity for action                           | Reason for inclusion                                                                                                                                                                                                                                                                                                                                                      |
|-----------|----------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic | Woodland                                                 | Ancient woodland Inventory                            | Protect & enhance existing assets                | Trees absorb pollution and noise, improve urban areas and mitigate against the effects of climate change, including flood risk. Woodlands can also contribute to habitat protection and resilience, species diversity and provide spaces and movement corridors for people and wildlife.                                                                                  |
|           |                                                          | National Forest Inventory (Woodland)                  |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |
|           |                                                          | Native Woodland Survey of Scotland                    |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |
| Strategic | Less than good water quality (Water Framework Directive) | SEPA River Waterbody Classification                   | Deliver improvement through green infrastructure | Poor water quality can be caused by sewer overflows and uncontrolled runoff from urban areas which delivers pollutants to natural water bodies. Green and Blue infrastructure can help treat and control this runoff by slowing down and reducing the quantity of discharge. The datasets used for the study were created for the Water Framework Directive (2000/60/EC). |
|           |                                                          | SEPA Loch Waterbody Classification                    |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |
| Strategic | Flood risk (Medium probability)                          | Flood Risk - River (Medium probability)               | Deliver improvement through green infrastructure | Green and Blue infrastructure can make a valuable contribution to reducing the risk of flooding by managing surface water runoff and storing water. Existing and new greenspaces, SuDS and appropriate planting along watercourses all contribute to flood water management.                                                                                              |
|           |                                                          | Flood Risk - Surface Waterbodies (Medium probability) |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |
| Strategic | Scottish Wildlife Reserves                               | Scottish Wildlife Reserve Boundaries                  | Protect & enhance existing assets                | Scottish Wildlife Reserves and protected sites provide key core areas for strategic green infrastructure. They have different qualifying features (e.g. types of habitats, wildlife) which make them unique and especially important to enhance and protect.                                                                                                              |
|           | Protected sites                                          | Cairngorms National Park                              |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |
|           |                                                          | Loch Lomond and the Trossachs National Park           |                                                  |                                                                                                                                                                                                                                                                                                                                                                           |

| Scale     | Category                                                | Data source                   | Opportunity for action            | Reason for inclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------|---------------------------------------------------------|-------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic | Protected sites                                         | National Nature Reserve       | Protect & enhance existing assets | Scottish Wildlife Reserves and protected sites provide key core areas for strategic green infrastructure. They have different qualifying features (e.g. types of habitats, wildlife) which make them unique and especially important to enhance and protect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           |                                                         | National Scenic Area          |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                         | RAMSAR Sites                  |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                         | Special Areas Of Conservation |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                         | Special Protection Area       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                         | SSSI                          |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Strategic | Integrated Habitat Network (woodland/grassland/wetland) | Grassland Habitat Network     | Protect & enhance existing assets | The approach employs a detailed desk study using digital data within a geographic information system (GIS) to identify Integrates Habitat Networks (IHNs). The spatial position and extent of functional integrated habitat networks were determined through a landscape ecology model from the BEETLE (Biological and Environmental Evaluation Tools for Landscape Ecology) suite of tools. The BEETLE least-cost focal species approach negates the need to carry out a vast number of individual species analyses. The selection of the habitats to be modelled, and the species used to inform the analysis, were identified through a series of expert stakeholder workshops. The outputs can support the planning process, help prioritise conservation effort, prevent further fragmentation of biodiversity and aid connectivity of semi natural habitats. BEETLE model analysis has been well referenced (Watts et al., 2005) and used in a variety of projects such as developing forest habitat networks across Scotland. The application of IHNs is the first time that the multiple habitat network approach has been used to solicit planning and development programmes in key areas. |
|           |                                                         | Wetland Habitat Network       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                         | Woodland Habitat Network      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Scale      | Category                             | Data source                           | Opportunity for action            | Reason for inclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------|--------------------------------------|---------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement | Existing Green(-Blue) space          | OS Greenspace<br>Inland water         | Protect & enhance existing assets | Data on existing areas which make up the green (blue) network within key settlement are derived from the OS (Detailed) Master Map data and the OS MasterMap Greenspace layer. This includes inland water such as lochs, pond, watercourses; network components such as adopted paths and long distance routes and a variety of landscaped and natural greenspaces. Data from the OS MasterMap Greenspace Layer was used to enhance the OS Open Greenspace layer. Extracted data includes polygons where OS MM Greenspace Layer is equal to Woodland /Open Semi Natural, Inland Water or Allotments. Extracted data is integrated with locally held data (maintained open space, LDP 2 proposed open space, Parks and Countryside sites etc) for the purpose of creating a locally enhanced version of the OS Open Greenspace layer. This layer will be used to represent Existing Greenspace areas in PKC urban areas (as defined within the OSMM Greenspace Layer technical specifications) to highlight possible opportunities for greenspace network expansion through planning, development and investment. |
|            |                                      | BlueInfrastructure<br>OS Open Rivers  |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            |                                      | Existing Greenspace Areas             |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            |                                      | Existing Greenspace Linkages          |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Settlement | Garden and Designed Landscapes (GDL) | Gardens and Designed Landscapes (HES) | Protect & enhance existing assets | Gardens and designed landscapes - grounds consciously laid out for artistic effect – are an important element of Scotland’s historic environment and landscape and represent greenspaces that support natural heritage, cultural identity and contribute to well-being (HES) .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Settlement | Riparian buffer (6m)                 | Riparian buffer (6m)                  | Protect & enhance existing assets | Riparian buffers are vegetated areas around watercourses which help protect the stream or river from the impact of surrounding land uses. They contribute to habitat creation, flood risk mitigation and protecting water quality. The 6m buffer used in the guidance is in line with standard developer requirements set out in the Local Development Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Scale      | Category                                                                       | Data source                                   | Opportunity for action                                                   | Reason for inclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|--------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement | Sustainable Urban Drainage (SUDs)                                              | Existing Sustainable Urban Drainage Systems   | Protect & enhance existing assets                                        | SUDS include green roofs, infiltration trenches and filter drains, swales and basins, ponds and wetlands. Their primary function is controlling runoff and improving drainage and water quality. Well designed SUDS which are integrated with other green spaces can provide habitats for wildlife and an attractive amenity resource for people.                                                                                                                                                      |
| Settlement | Opportunity for intervention - Development Plan proposed site or Council Asset | LDP2 Proposals                                | Protect and enhance existing assets and create new green and blue spaces | Major areas of land use change and growth provide opportunity for green and blue infrastructure delivery. Perth and Kinross Development Sites are those areas where green and blue infrastructure can be protected, planned and implemented through the masterplanning process and the delivery of new development. The layer includes development sites from the Proposed Local Development Plan 2.                                                                                                   |
|            |                                                                                | Greenspace maintained or owned by the Council |                                                                          | Existing greenspace areas maintained or owned by the Council mainly include public open spaces (e.g. amenity areas, parks, sport facilities) and some natural/semi-natural spaces. These are important elements of green infrastructure in and around settlements, providing access to outdoor recreation and shelter for wildlife. Due to their ownership, opportunities on these areas are considered to have higher deliverability as enhancements are more likely to be supported.                 |
| Settlement | Potential Greenspace Linkages                                                  | Potential Greenspace Linkages                 | Enhance existing assets and create new green and blue spaces             | Opportunities for enhancement and new GI delivery have been identified through stakeholder consultation and using datasets on Future Potential Routes/ Indicative Cycle Path (e.g. Perth to Dundee), Indicative Landscaping Areas from the Local Development Plan and identifying Riparian Corridors (6m buffer around watercourses). The online mapping is a live document which should be used as a tool in planning potential areas and linkages to protect and enhance Green (Blue) infrastructure |
| Settlement | Potential Greenspace Areas                                                     | Potential Greenspace Areas                    |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |





# Landscape

Supplementary Guidance 2020



# Contents

|                                                |           |                                             |           |
|------------------------------------------------|-----------|---------------------------------------------|-----------|
| <b>1 INTRODUCTION</b>                          | <b>1</b>  | <b>5.4 STRATH TAY</b>                       | <b>21</b> |
| <b>2 BACKGROUND</b>                            | <b>2</b>  | <b>5.5 BEN VRACKIE</b>                      | <b>24</b> |
| 2.1 What is landscape ?                        | 2         | <b>5.6 GLEN QUACH</b>                       | <b>27</b> |
| 2.2 Why is landscape important to us?          | 2         | <b>5.7 SMA' GLEN AND GLEN ALMOND</b>        | <b>30</b> |
| 2.3 Local Landscape Areas (LLAs)               | 3         | <b>5.8 UPPER STRATHEARN</b>                 | <b>33</b> |
| <b>3 POLICY CONTEXT</b>                        | <b>4</b>  | <b>5.9 SIDLAW HILLS</b>                     | <b>36</b> |
| 3.1 European Landscape Convention              | 4         | <b>5.10 OCHIL HILLS</b>                     | <b>39</b> |
| 3.2 National landscape policy                  | 4         | <b>5.11 LOCH LEVEN AND LOMOND HILLS</b>     | <b>42</b> |
| 3.3 Strategic Development Plan                 | 5         | <b>6 WILD LAND AREAS</b>                    | <b>45</b> |
| 3.4 Local Development Plan                     | 5         | Wild Land Areas and LLAs map                | 46        |
| <b>4 LANDSCAPE CHARACTER</b>                   | <b>7</b>  | <b>7 SUPPLEMENTARY PLANNING STATEMENTS</b>  | <b>47</b> |
| <b>5 GUIDELINES FOR THE LLAs</b>               | <b>9</b>  | <b>8 OBJECTIVES</b>                         | <b>48</b> |
| Purpose of designation                         | 9         | <b>9 MONITORING</b>                         | <b>49</b> |
| Structure of Local Landscape Areas information | 9         | <b>APPENDICES</b>                           | <b>50</b> |
| Local Landscape Areas map                      | 11        | 1 European Landscape Convention definitions | 50        |
| <b>5.1 RANNOCH FOREST</b>                      | <b>12</b> | 2 Landscape Character Units                 | 51        |
| <b>5.2 LOCH LYON AND LOCH AN DAIMH</b>         | <b>15</b> |                                             |           |
| <b>5.3 LOCH TAY</b>                            | <b>18</b> |                                             |           |

# INTRODUCTION

This Supplementary Guidance was first produced to incorporate the review and update of Local Landscape Designations in Perth and Kinross into the Council's planning policy framework in 2015. The previous designations around Perth were made in the 1980s and were designated with a less rigorous methodology than is now available. Whilst the designation in Kinross-shire was more recent this area also fell when the Perth and Kinross Local Development Plan became operational in January 2014.

Consequently, it was considered that it was an opportune time to undertake a complete re-evaluation across the whole of Perth and Kinross. Prior to the Local Development Plan coming into effect the Area of Great Landscape Value designations were concentrated on the area around Perth and in Kinross-shire. The re-evaluation was therefore intended to consider the full range of areas of landscape quality through a consistent methodology. As a result the Council engaged Land Use Consultants (LUC) and the STAR Development Group to prepare a Local Landscape Designation Review (LLDR).

As part of this process a panel of residents and interested bodies was established to assist LUC in identifying those areas with the potential to be designated. In addition an online survey was undertaken to get a wider set of opinions on which landscapes were valued in Perth and Kinross.

Following on from this LUC identified a set of proposed Local Landscape Designations (previously Special Landscape Areas) for consultation. This was done through a robust methodology that involved a desk-based study, a field survey and stages of refinement. In addition the LLDR identified measures to improve the conservation and management of Local Landscape Designations.

The Supplementary Guidance has been refreshed in 2020 following a consultation and to align with Local Development Plan 2. The Supplementary Guidance reinforces and provides detail to Local Development Policy 39: Landscape and is also intended to help bring forward land management initiatives to protect and enhance the Local Landscape Areas.

**It is emphasised that the Landscape Supplementary Guidance does not duplicate or provide guidance for National Scenic Areas or Gardens and Designed Landscapes. These national designations have their own guidance and management initiatives.**

# BACKGROUND

## 2.1 What is landscape ?

Landscape is more than just ‘the view’. It is about the relationship between people, place and nature. It is the ever-changing backdrop to our daily lives. It can mean a small patch of urban wasteland as much as a mountain range and an urban park as much as a lowland strath.

Landscape results from the way that different components of our environment – both natural and cultural – interact together and are perceived by us. People value landscape for many different reasons. It is therefore important to understand what the landscape is like today, how it came to be like that and how it may change in the future.

## 2.2 Why is landscape important to us?

Perth and Kinross is renowned for its high quality, distinct and diverse landscapes, many of which form a significant part of Scotland’s natural and cultural heritage. These landscapes are an important resource that contributes to the social and economic well-being of our area. They provide the surroundings for our daily lives, adding positively to the quality of life and economic performance of the area. And they provide the special places whose character and scenic quality is the main attraction for tourism, sport and outdoor recreation and can contribute to health improvement and wellbeing.

The landscape character of Perth and Kinross is constantly changing as a result of various forces that affect the physical appearance of the landscape and consequently, landscape character. By controlling the location, siting and design of new development and proactively planning for change we can have a strong influence on the nature of change and the character and appearance of the landscape.

There are various factors which affect the change to landscape character; for example renewable energy projects, meeting the area’s housing requirements, improving infrastructure, creating employment sites and improving countryside management. Both the Council and the Scottish Government has recognised the need to marry development and environmental protection in order to achieve a balanced approach to implementing wide-ranging policies. Concern for the landscape is therefore part of wider efforts for a more sustainable future.

In addition, an important quality found in some of Scotland’s mountainous and coastal landscapes is the perception of wildness or tranquility. Perth and Kinross has many areas of this type which are also worthy of recognition and protection. Historic landscapes are also of importance and worthy of protection.

While it is important to value all landscapes this is not a substitute for identifying and taking action for landscapes which merit special attention, either because they are of particular value and warrant protection, or because they are degraded and require active management or positive restoration, or are under threat from inappropriate development. Consequently, in order to meet these challenges we need to do more than just identify important or “high quality” landscapes.

The purpose of this supplementary guidance is to help developers, land managers and decision-makers to take appropriate steps to protect, manage and enhance the landscapes of Perth and Kinross. The guidance is intended to ensure that the landscapes of Perth and Kinross are protected, enhanced and well managed for future generations as a place to live and work.

## 2.3 Local Landscape Areas (LLAs)

There are many areas in Scotland where the scenery of the landscape is highly valued at a local level. To recognise this, local authorities can designate the landscape through a Local Landscape Designation. Originally designated “Special Landscape Areas” Scottish Natural Heritage and Historic Environment Scotland’s **Draft Guidance on Local Landscape Areas (2017)** seeks to standardise the terminology related to Local Landscape Designations to ‘Local Landscape Areas’(LLAs), to promote further understanding and awareness of the qualities of local landscapes in Scotland.

This Supplementary Guidance supports European and national policies and initiatives relating to landscape. It also supports policies in the Council's Local Development Plan 2 together with associated strategy documents that relate to protection and enhancement of landscape character, landscape designations and designed landscapes.

## 3.1 European Landscape Convention

The European Landscape Convention (ELC) came into force in the UK in March 2007. The Convention establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

The European Landscape Convention defines landscape as: "... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"

## 3.2 National Landscape Policy

### National Planning Framework

The National Planning Framework 3 (NPF3) recognises the contribution Scotland's landscapes makes to our quality of life, our national identity and the visitor economy:

*"Landscape quality is found across Scotland and all landscapes support placemaking. National Scenic Areas and National Parks attract many visitors and reinforce our international image. We also want to continue our strong protection for our wildest landscapes – wild land is a nationally important asset. Closer to settlements landscapes have an important role to play in sustaining local distinctiveness and cultural identity, and in supporting health and well-being"* (para 4.4).

### Scottish Planning Policy

Scottish Planning Policy (SPP) (2014) is the Scottish Government's policy on nationally important land-use planning matters. The policy outlines the need for planning authorities to protect, enhance and promote "access to natural heritage, including green infrastructure, landscape and the wider environment" (para 29).

SPP notes that "International, national and locally designated areas and sites should be identified and afforded the appropriate level of protection in development plans. Reasons for local designation should be clearly explained and their function and continuing relevance considered when preparing plans" (paragraph 196). It identifies that non-statutory local designations should be limited to areas designated for their local landscape or nature conservation value.

SPP recognises the importance of landscape throughout the document. It highlights that development plans should address the potential effects of development on landscapes and natural heritage and that siting and design of development should take account of local landscape character. It states that: "the purpose of areas of local landscape value should be to:

- safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally; or
- promote understanding and awareness of the distinctive character and special qualities of local landscapes; or
- safeguard and promote important local settings for outdoor recreation and tourism.”

The policy also requires that development management decisions take account of potential effects on landscapes and that developers must minimise adverse impacts; it advises refusal of planning permission where development would have an unacceptable impact on landscape and natural heritage.

The Scottish Government’s third National Planning Framework (2014) recognises wild land as a “nationally important asset”, and indicates Scotland’s wildest landscapes merit strong protection. Scottish Planning Policy sets out how this should be achieved. This includes the identification of wild land and its safeguard in Development Plans and in Spatial Frameworks for onshore wind farms. Paragraph 215 of the SPP also states “In areas of wild land development may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.”

### Scotland’s Landscape Charter

Scotland’s Landscape Charter (2010) encourages action from everyone to fulfil its vision to ensure that all Scotland’s landscapes are protected for future generations. Individuals and organisations are encouraged to sign it to demonstrate their concern and responsibility for Scotland’s distinctive landscapes and to put into practice the actions suggested.

### Planning Advice Note 60

PAN 60: Planning for Natural Heritage (2000) provides policy and planning advice regarding Scotland’s natural heritage. PAN 60 notes that landscape character assessment can provide the means of determining the extent of landscapes to be designated. Landscape designations are stated to be of more value when forming part of a wider land-use framework and habitat network and contributing to the realisation of the national natural heritage strategy.

In relation to landscape designations, PAN 60 advises that these “should be valued beyond their immediate locale”. The importance of “development guidelines designed to safeguard landscape character and quality” is highlighted.

## 3.3 Strategic Development Plan

TAYplan is the Strategic Development Plan for Dundee, Angus, Perth and North Fife (2016 – 2036). Policy 9 states that Local Development Plans should ensure responsible management of Tayplan’s assets by “understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through safeguarding the integrity of natural and historic assets; including ...wild land...landscapes...and by allowing development where it does not adversely impact upon or preferably enhances these assets.”

## 3.4 Local Development Plan

The Local Development Plan (LDP) recognises the importance of landscape at all levels and in a number of policies in addition to Policy 39. This Supplementary Guidance has been prepared to provide further detail on the application of Policy 39.

## **POLICY 39: LANDSCAPE**

### **All Landscapes**

Development and land use change, including the creation of new hill tracks, should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes; which requires reference to the Tayside Landscape Character Assessment. Accordingly, development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. They will need to demonstrate with reference to an appropriate landscape capacity study that either in the case of individual developments, or when cumulatively considered alongside other existing or proposed developments :

- a. they do not erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character areas, the historic and cultural dimension of the area's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;
- b. they safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;
- c. they safeguard the tranquil qualities of the area's landscapes;
- d. they safeguard the relative wildness of the area's landscapes including, in particular, the areas identified on the 2014 SNH Wild Land Areas map;
- e. they provide high-quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on a landscape's qualities;

- f. they incorporate measures for protecting and enhancing the ecological, geological, geomorphological, archaeological, historic, cultural and visual amenity elements of the landscape; and
- g. they conserve the experience of the night sky in less developed areas of Perth and Kinross through design solutions with low light impact

### **Wild Land Areas**

Development which would affect a Wild Land Area, as defined on the 2014 SNH map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that: it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

### **Local Landscape Areas**

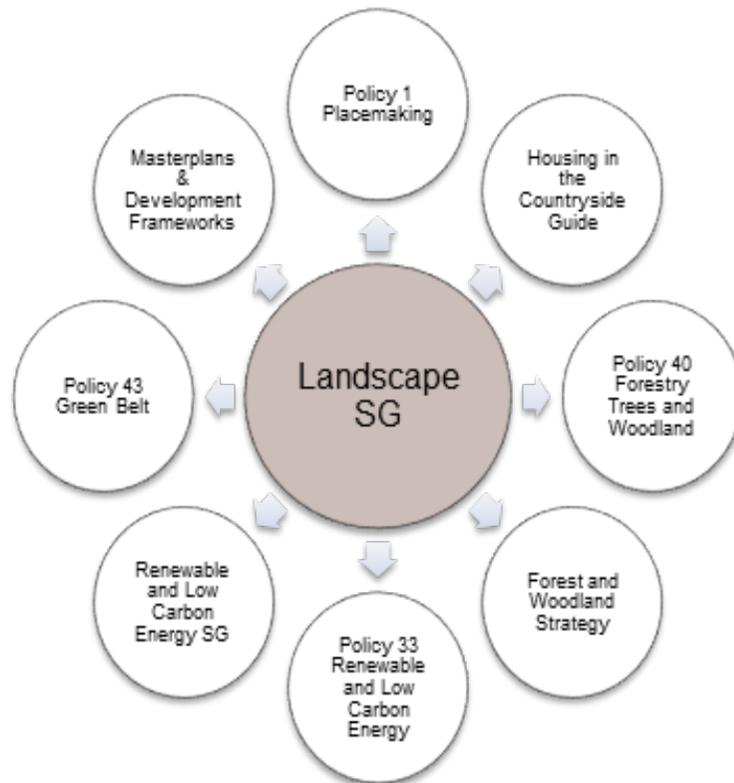
Local Landscape Areas (LLAs) are the local landscape designation. Development should only be permitted where it will not have a significant adverse impact on their special character or qualities, or where these impacts are clearly outweighed by social and economic benefits that are more than of local significance to Perth and Kinross.

*Note: Reference should be made to Landscape Supplementary Guidance, and the individual statements of significance for each LLA should be used to consider potential impacts on their special qualities and objectives.*

## Links with LDP Policies and Supplementary Guidance

In addition to the core landscape policy above, a number of other LDP policies and guidance support the promotion of landscape in Perth and Kinross.

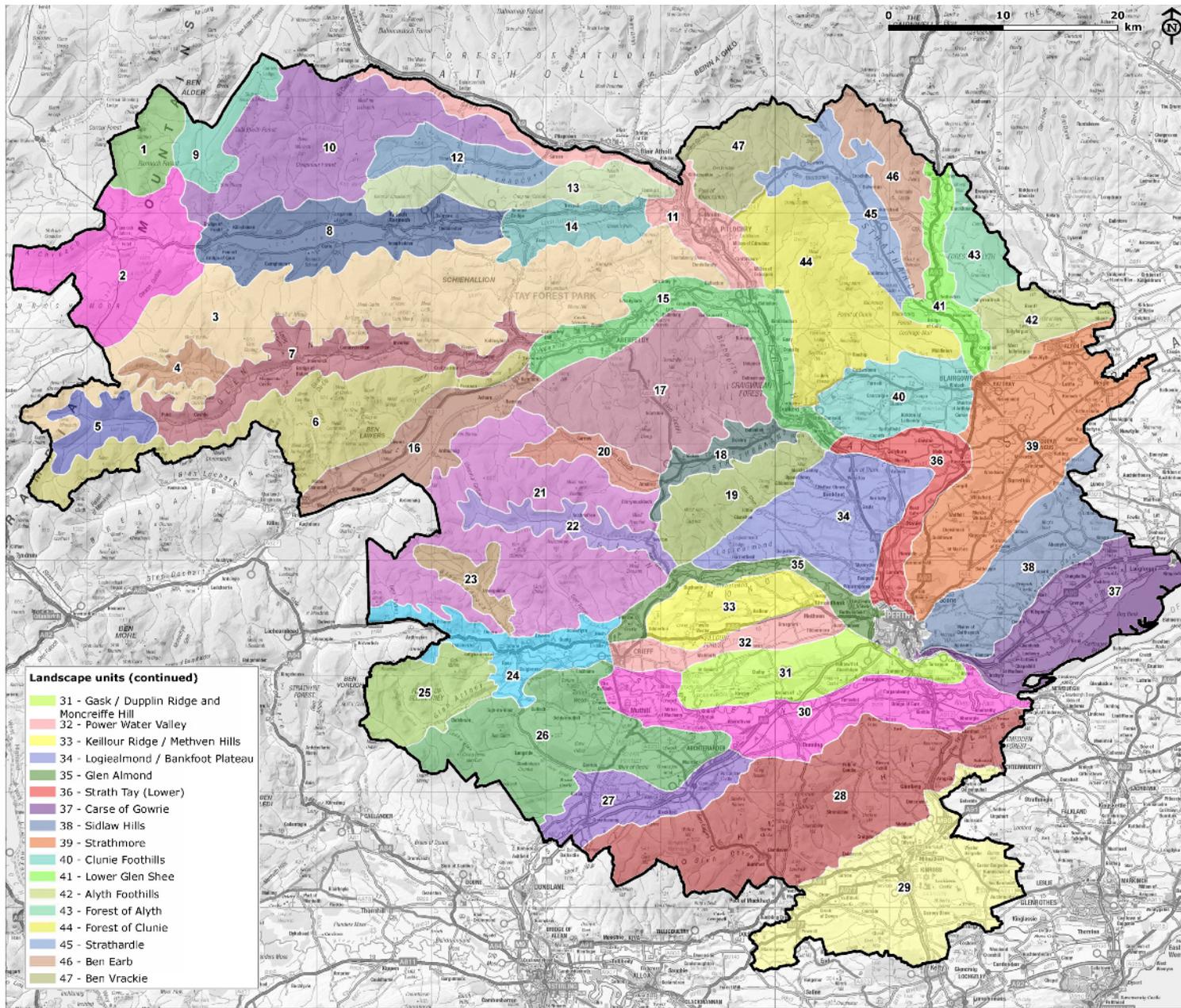
**Figure 1: Links with other Policies and Supplementary Guidance**



Landscape Character is the distinct, recognisable, and consistent pattern of elements that makes one landscape different from another. Variations in geology, soils, landform, land use, vegetation, field boundaries, settlement patterns, and building styles all help give rise to different landscapes, each with its own distinctive character and sense of place. Landscape Character Assessment involves mapping, classifying, and describing these variations in landscape character. It also involves making judgements about the character and condition of the landscape, and analysing forces for change, to help us make informed decisions about how we should manage change in the future.

The LLDR has drawn upon the landscape character assessment (LCA) presented in the *Landscape Study to Inform Planning for Wind Energy Final Report* (David Tyldesley and Associates, 2010), referred to in this report as the *Tyldesley Landscape Study*. This refined and subdivided some of the landscape character types and units identified in the earlier *Tayside Landscape Character Assessment* (TLCA) (LUC, 1999), and is therefore the most recent and detailed available characterisation of the whole of the Perth and Kinross landscape.

The landscape character types and units identified in the *Tyldesley Landscape Study* are listed in **Table 1** in **Appendix 1**, which is drawn from Table 1 of the *Tyldesley Landscape Study*. The landscape types and units are illustrated in **Figure 2** to follow



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 2: Landscape  
Units for Evaluation**

- Study Area
- Landscape units\*\***
- 1 - Rannoch Forest
- 2 - Rannoch Moor
- 3 - Schiehallion
- 4 - Loch an Daimh
- 5 - Loch Lyon
- 6 - Ben Lawers
- 7 - Glen Lyon
- 8 - Loch Rannoch
- 9 - Loch Ercht
- 10 - Tallah Bheith and Craignour Forest
- 11 - Glen Garry / River Tummel
- 12 - Glen Errochty
- 13 - Beinn a' Chuallach and Tummel Forest
- 14 - Loch Tummel
- 15 - Strath Tay (Upper)
- 16 - Loch Tay
- 17 - Meall Dearg and Craigvinean Forest
- 18 - Strathbraan
- 19 - Meall nan Caoraich
- 20 - Glen Quach
- 21 - Creag Liath
- 22 - Glen Almond and Sma' Glen
- 23 - Glen Lednock
- 24 - Strathearn (Upper)
- 25 - Glen Artney
- 26 - Knaik Hills, Drummond Hills and Strathallan Plateau
- 27 - Strathallan
- 28 - Ochil Hills
- 29 - Loch Leven Basin
- 30 - Strathearn (Lower)

- Landscape units (continued)**
- 31 - Gask / Dupplin Ridge and Moncreiffe Hill
  - 32 - Power Water Valley
  - 33 - Keillour Ridge / Methven Hills
  - 34 - Logiealmond / Bankfoot Plateau
  - 35 - Glen Almond
  - 36 - Strath Tay (Lower)
  - 37 - Carse of Gowrie
  - 38 - Sidlaw Hills
  - 39 - Strathmore
  - 40 - Clunie Foothills
  - 41 - Lower Glen Shee
  - 42 - Alyth Foothills
  - 43 - Forest of Alyth
  - 44 - Forest of Clunie
  - 45 - Strathardle
  - 46 - Ben Earb
  - 47 - Ben Vrackie

**Note**  
Refer to **Section 3** of the report for further information.  
\*\* The landscape units for evaluation were defined by amalgamating relevant landscape units defined in the Landscape Study to Inform Planning for Wind Energy report (Tyledesley, 2010).

**Map Scale @ A3: 1:325,000**



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LUC EDI FIG03\_01\_0032\_LCEvaluation\_A3 05/10/2014

Source: Perth & Kinross Council, LUC

This part of the guidance provides:

- Assistance to developers, land managers and decision-makers on appropriate actions to ensure each Local Landscape Area is protected, managed or enhanced; and
- Assistance to developers, the Council and community bodies in (respectively) submitting, deciding and commenting on planning decisions.
- Assistance to the Council and other bodies in commenting on land management proposals, including proposals for forest and woodland planting, and monitoring landscape change.

## Purpose of designation

The role of the Local Landscape Area designations is part of an “all-landscapes approach”, outlined in Scottish Natural Heritage / Historic Environment Scotland Guidance which states that Local Landscape Designations can be particularly useful in the following circumstances to:

- safeguard important landscapes and landscape features which are particularly valued and may have limited capacity for change;
- promote understanding and awareness of the distinctive character and special qualities of the landscapes of a local authority area;
- promote some of the most important outdoor settings for sport, recreation and tourism within a local authority area; and
- contribute to wider policies for guiding urban expansion, by specifically identifying and safeguarding areas of landscape importance within or close to existing settlements.

## Structure of Information on Local Landscape Areas

Consequently the Local Landscape Areas identified are those which:

1. make a positive contribution to the wider **identity, image and sense of place** of Perth and Kinross
2. are **rare or unique** landscapes
3. are **well managed** and in a good state of repair
4. feel **wild or remote**
5. have strong **scenic qualities**
6. are important for **sport, recreation and tourism**
7. have a strong **historic character** or important cultural or spiritual associations
8. have important **natural features and habitats**
9. form part of the **setting of towns and villages**
10. have important **views, viewpoints or land mark**

11 Local Landscape Areas are identified. These are spread across Perth and Kinross – and consist of a range of highland and lowland areas covering some 1444 km<sup>2</sup>, or around 27% of Perth and Kinross. They complement the National Parks and National Scenic Areas. The LLAs are shown in figure 3.

The following are provided for each Local Landscape Area.

1. **A map showing the location and boundaries of the Local Landscape Area.** The location and boundaries statement gives a description of where the area is and most importantly there is justification of the boundaries of the area.
2. **Description of the Local Landscape Area.** This gives a **Statement of Significance** for each of the Local Landscape Areas.
3. **Special Qualities of the Local Landscape Area.** This details the particular features that make the landscape special and factors identified in the landscape character area descriptions and fieldwork.
4. **Forces for Change**
5. **Objectives.** To enable locally appropriate development and landscape management guidance to be attached to each Local Landscape Area. This can be used by developers and the development management process to identify development types that would not be encouraged in the designated area. However they can also be used as indicators of how improvements could be made to counter the forces, for example through land management initiatives.

**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

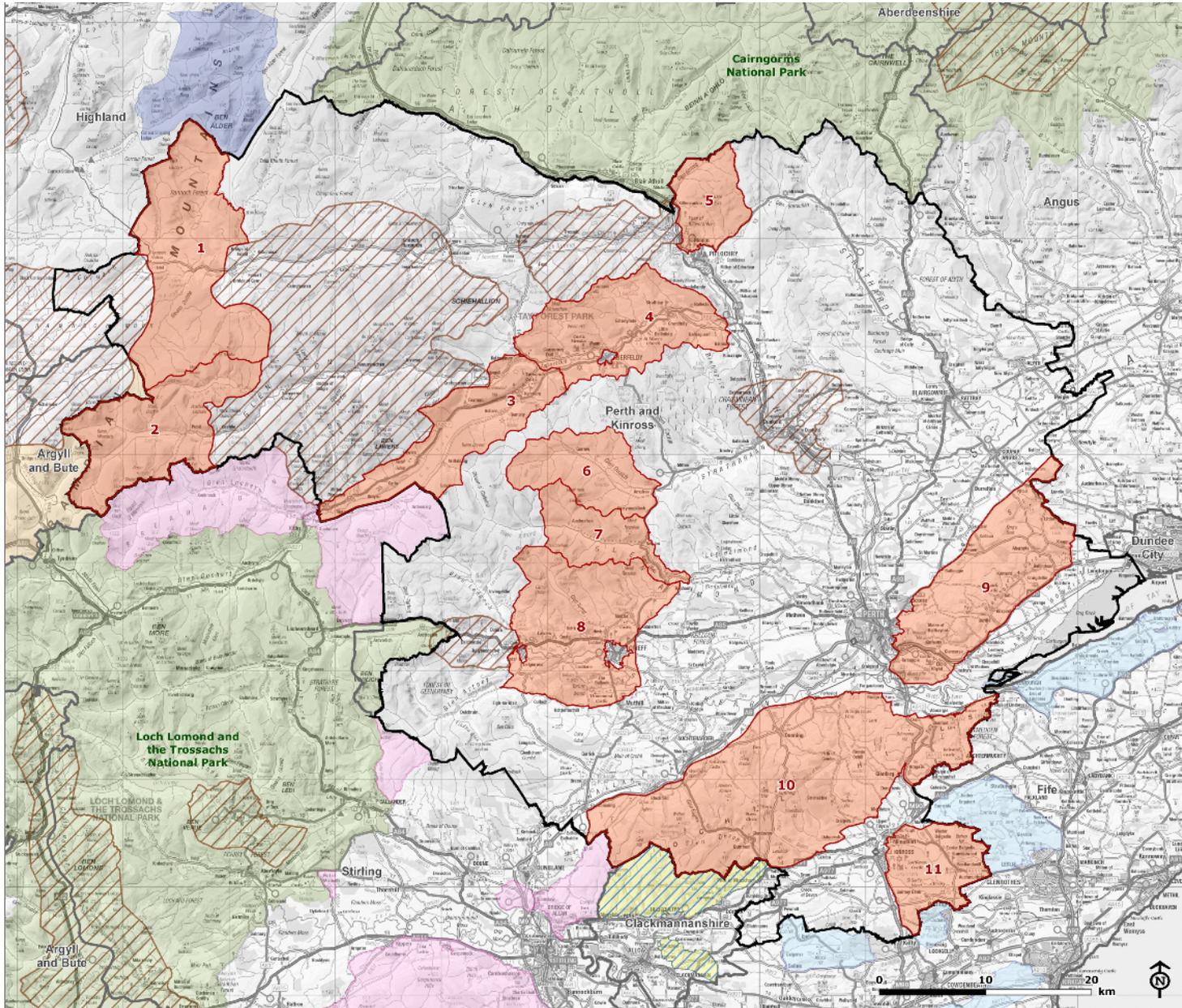
**Figure 3: Local Landscape  
Areas**

-  Study Area
-  Local Authority boundary
-  Local Landscape Area  
(Perth & Kinross)
- 1 - Rannoch Forest
- 2 - Loch Lyon and Loch an Daimh
- 3 - Loch Tay
- 4 - Upper Strath Tay
- 5 - Ben Vrackie
- 6 - Glen Quach
- 7 - Glen Almond and the Sma' Glen
- 8 - Upper Strathearn
- 9 - Sidlaw Hills
- 10 - Ochil Hills
- 11 - Loch Leven and Bishop Hill

**Existing landscape designations**

-  National Park
-  National Scenic Area
-  Local Landscape Area  
(Stirling)
-  Area of Panoramic Quality  
(Argyll & Bute)
-  Special Landscape Area  
(Fife)
-  Special Landscape Area  
(Highland)
-  Area of Great Landscape Value  
(Clackmannanshire)
-  Special Landscape Area  
(Clackmannanshire)

Map Scale @ A3: 1:350,000



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LUC EDI FIG12\_01\_6037\_CandidateLA\_A3 17/11/2014

Source: Perth & Kinross Council, SNH, SG, LUC

## 5.1 Rannoch Forest

This Local Landscape Area (LLA) comprises Rannoch Forest, in the north west of Perth and Kinross, between the Ben Nevis and Glen Coe NSA to the west, and the Loch Rannoch and Glen Lyon NSA to the east.

### Boundaries

The north western edge of the LLA follows the Council boundary north of Rannoch Station along the Sròn Leachd a' Chaorainn – Carn Dearg – Sgòr Gaibhre – Beinn a' Chumhainn ridge, before travelling south east along the Alder Burn into Loch Ericht. Here the LLA borders the Glen Banchor, Laggan and Ben Alder LLA in the neighbouring Highland Council area. The LLA boundary follows the shoreline of Loch Ericht to the south, before skirting the edge of the conifer plantation at the foot of Sròn Bheag. The eastern boundary of the candidate LLA follows the Loch Rannoch and Glen Lyon NSA boundary, formed by the ridge which runs to the west and south of Bridge of Gaur, crossing the B846 immediately to the west of the village and passing through conifer plantations and across an elevated ridgeline. At Cam Chreag the boundary turns west across the Meall Buidhe – Meall Cruinn ridge to the north of Glen Daimh, where it borders the Loch Lyon and Loch an Daimh LLA. The LLA boundary then heads north along the PKC boundary and along the eastern boundary of the Ben Nevis and Glen Coe NSA which is formed by the edge of a large conifer plantation and the train line.

### Statement of Significance

This area comprises a key landscape of unique geography and scenic value linking two National Scenic Areas. Rannoch Moor itself is a vast and rugged glaciated plateau moorland of blanket bog, lochans, rivers and rocky outcrops, with some remnants of

ancient Caledonian Pine forest. The landscape is distinctive and iconic within Perth and Kinross. Parts of Rannoch Moor have been designated as NSAs at a national level, and the Rannoch Forest LLA bridges the gap between the Ben Nevis and Glen Coe NSA to the west and Loch Rannoch and Glen Lyon NSA to the east.

Rannoch Forest comprises an upland landscape of dramatic mountain summits and ridges rising to the Munro summits of Carn Dearg (941m) and Sgor Gaibhre (955m), with extensive areas of conifer plantation on the lower plateau and in the glens. There are numerous streams, and large and small lochans including Loch Eigheach.

The area is remote and the majority is relatively inaccessible, except from the B846 which terminates at Rannoch Station, a popular starting point for walkers exploring the areas' mountain summits and woodland trails. The West Highland railway line skirts the western boundary of the LLA and is an important and scenic route for visitors to north west Scotland. Long views to Glen Coe to the west and Schiehallion to the east can be appreciated from the road and railway, as well as from higher summits and ridges.

The area has a strongly undeveloped character, with a high degree of naturalness despite some extensive coniferous plantations. Large areas of this landscape can only be accessed on foot, via long walks across rugged terrain. Heading north west across the area is the route of the ancient 'road to the isles', to Fort William via Loch Ossian and Loch Treig, and running south west is the Rannoch Drove Road to Loch Talla. The LLA contains no villages or settlements, only the hotel at Rannoch Station which is a popular tourist destination at the end of the long drive across Rannoch Moor from Loch Rannoch.

## **Rannoch Forest**

### **Special Qualities**

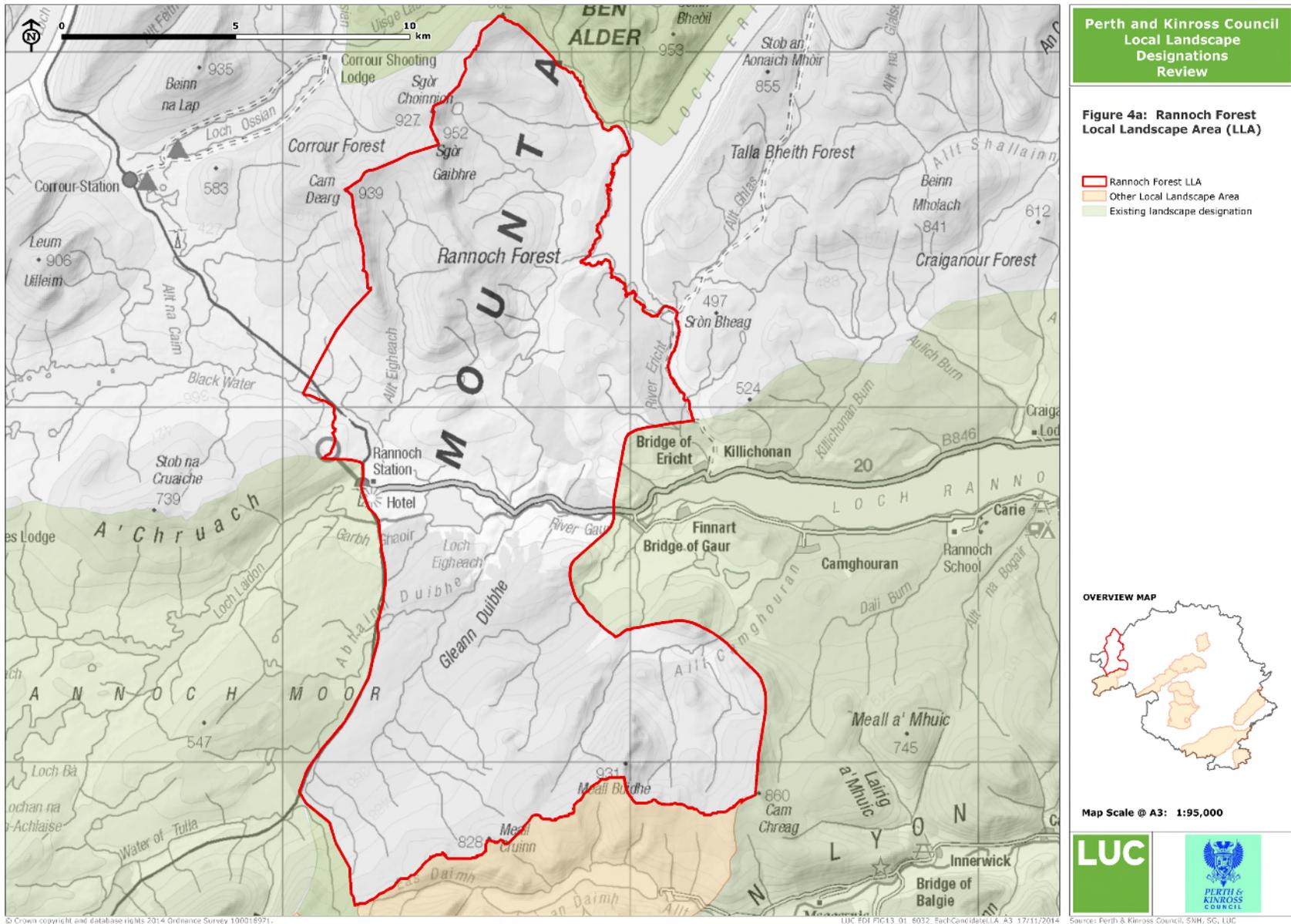
- Rugged moorland plateau framed by dramatic mountains
- Blanket bog, lochans, rivers and rocky outcrops
- Remote, wild and relatively inaccessible
- Historic 'Road to the Isles' track to Corrour
- Dramatic ridges and panoramic views: Beinn Pharlagain; Sgor Choinnich
- Scenic drive along the B846 to and from Rannoch Station
- Strong relationship with adjacent NSAs: long views towards Schiehallion and Glencoe

### **Forces for Change**

- Changes in forestry management within the large coniferous plantations
- Changes to farming and upland grazing practices that could release land for forestry
- Small-scale residential or tourist development at Rannoch Station
- Hill tracks
- Small-scale hydro schemes and associated infrastructure

### **Objectives**

- Restore Caledonian pine and peatland mosaics in Rannoch Forest and its environs and enhance habitat connectivity
- Maintain wild land quality of the wider area
- Enhance access and raise awareness of this landscape, via Rannoch station, for a range of user groups
- Ensure any development proposals respect the vernacular architecture of the area



## 5.2 Loch Lyon and Loch an Daimh

This LLA includes Loch Lyon and Loch an Daimh to the north east, at the head of Glen Lyon, and the ridge which separates them.

### Boundaries

The southern boundary of the LLA follows the Council boundary, which coincides with the Glen Lochay LLA in neighbouring Stirling, and is formed by the elevated ridge separating Glen Lochay and Glen Lyon which rises to a peak at Creag Mhòr (1,047m). The western boundary follows the Beinn a' Chaisteal – Beinn nam Fuaran – Beinn a' Chuirn – Beinn Achaladair ridge along the Argyll and Bute boundary, where it coincides with an Area of Panoramic Quality. The northern boundary of the LLA follows the ridge above Glen Lyon, bordering the Ben Nevis and Glen Coe NSA in the west and the Rannoch Forest LLA in the east, above Loch an Daimh. The eastern boundary borders the Loch Rannoch and Glen Lyon NSA, passing along the adjoining ridge line and crossing the unnamed tracks into Loch an Daimh and Loch Lyon.

### Statement of Significance

Glen Lyon, the “longest, loneliest and loveliest glen in Scotland” according to Sir Walter Scott, becomes even lonelier at its western end. These two isolated upper glens, each with its own reservoir, are among the most remote parts of Perth and Kinross. They are only accessible by road at their eastern openings, where minor roads lead up to the dams.

Each of the glens is enclosed by a ring of mountains, craggy summits rising to well over 1,000m. Loch Lyon in particular is framed by Munros: Beinn a' Chreachain (1081m), Beinn Achaladair (1038m) and Beinn Mhanach (953m) to the north; and Creag Mhor (1047m) and Beinn Heasgarnich (1078m) to the south. Meall Buidhe (932m) and Stuc an Lochain (960m) watch over Loch an Daimh. The slopes of these peaks and ridges fall rapidly to the lochs, which occupy almost the whole valley floor.

The only settlement in these valleys is the tiny hamlet of Pubil. The dams, built in the 1950s, are the only significant human influence in the landscape. The Giorra Dam holds back Loch an Daimh, which absorbed Loch Giorra when the water level was raised. Lubreoch Dam at the head of Loch Lyon incorporates its own small power station. The landscape around the lochs is almost treeless, and tracks cut into the open hillsides are highly visible in places.

To the north west of Loch Lyon is the remotest glen in the area, Gleann Cailliche. Within the glen, overlooked by Beinn a' Chreachain, is the Tigh nam Bodach, a shrine to the Cailleach, a pre-Christian goddess. This small structure houses a group of stones representing the Cailleach, her husband the Bodach, and her children. It is still regularly maintained, the stones being brought out of the house each summer. An old 'coffin road' follows the northern side of Loch Lyon, and was used for carrying the dead of Glen Lyon to the kirkyard at Killin. Despite its remoteness, the area is popular with walkers, providing low-level routes around the loch sides as well as more strenuous climbs up to the Munro summits.

## ***Loch Lyon and Loch an Daimh***

### **Special Qualities**

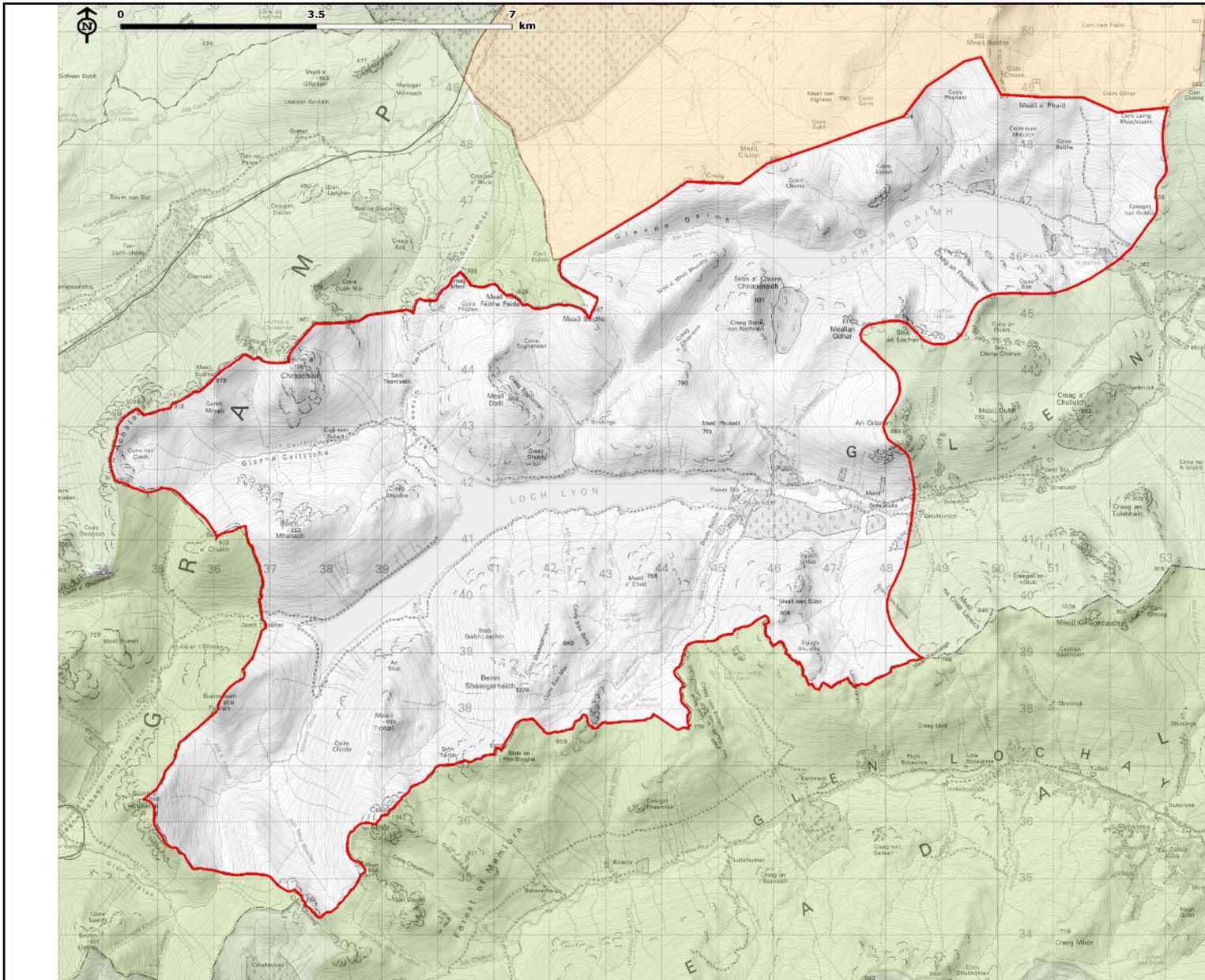
- Remote lochs enclosed by rugged mountains and steep ridges
- Remote and wild landscape accessed only after long journey up Glen Lyon or minor road from Killin via Kenknock
- Monuments of the hydro schemes of the 1950s
- Ancient shrine of the Tigh nam Bodach in Gleann Cailliche
- Strong relationship with Glen Lyon, within the NSA to the east

### **Forces for Change**

- Construction of further tracks across hillsides
- Upgrading of hydro-electric infrastructure
- Small-scale hydro schemes and associated infrastructure, and new woodland planting

### **Objectives**

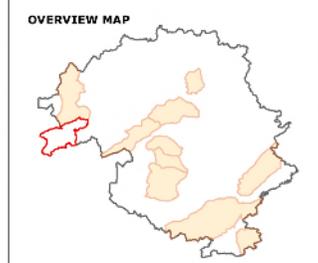
- Maintain high wildness value of these remote glens
- Ensure development of tracks and estate buildings is undertaken sensitively
- Support for appropriate tree species and woodland expansion in the right place to suit both soil and landscape



**Perth and Kinross Council  
Local Landscape  
Designations**

**Figure 4b: Loch Lyon and Loch an Daimh Local Landscape Areas (LLA)**

- Loch Lyon and Loch an Daimh LLA
- Other Local Landscape Area
- Existing landscape designation



Map Scale @ A3: 1:65,000



Source: Perth & Kinross Council, SRH, SG, LUC

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LUC LDI FIG13\_01\_6032\_LachAndDateLLA\_A3 13/10/2014

## 5.3 Loch Tay

This LLA covers the length of Loch Tay within Perth and Kinross, together with its shores and enclosing ridges.

### Boundaries

The northern boundary of the LLA follows the edge of the Loch Rannoch and Glen Lyon NSA, from the Council boundary in the west to Fortingall in the east. It includes lower Glen Lyon to Keltneyburn, and the eastern boundary is shared with the Upper Strath Tay LLA downstream. The southern boundary follows the ridge line which marks the visual edge of the Loch Tay landscape, bordering the Creag Gharbh LLA in Stirling to the south west. The western boundary excludes the head of the loch which is within Stirling, and lies at the edge of the Loch Lomond and the Trossachs National Park.

### Statement of Significance

Loch Tay stands at the head of the River Tay, the principal watercourse of Perth and Kinross. A long, sinuous loch, it stretches over 23km from Killin in Stirling to Kenmore, but is rarely more than 1km across. The loch fills the valley floor, leaving little room for other land use; enclosed grazing is confined to the gentler slopes along the loch side, particularly to the north. The south shore is more wooded, though there are important areas of native woodland along both sides of the loch. Distinctive wooded gullies run perpendicular to the loch shore on either side. Coniferous plantations occupy the higher slopes at Boreland and Drummond Hill, parts of the Tay Forest Park.

The loch is framed by Ben Lawers to the north, within the Loch Rannoch and Glen Lyon NSA. The hills on the south side are lower, but rise to craggy summits up to 716m at Beinn Bhreac. Side glens offer glimpses into the upland beyond. Small settlements are sited at the opening of these glens, including Fearnan which gives access to lower Glen Lyon. The Lyon loops around the north side of Drummond Hill to reconnect with the Tay.

At the eastern end of the loch is the planned settlement of Kenmore, closely associated with Taymouth Castle which stands by the Tay to the east. The Campbells of Taymouth Castle have had a long influence on the landscape of this area, laying out the parkland around the castle and planting woodland across the surrounding glen. Though much of the latter has been replaced by commercial conifer plantations, and a golf course now occupies the park, the designed landscape is still largely intact as a setting to the category A listed castle.

The earlier history of the area is represented by the numerous Iron Age crannogs, of which the reconstructed example near Kenmore is the best known. Loch Tay is hugely popular with tourists and visitors, being readily accessible by road and yet largely tranquil. The A827 links Perth and Kinross with the National Park to the south west, and follows a relatively elevated course offering long views of the loch and hills. Walking and cycling routes circumnavigate the loch, and lead up into the upland to either side. Sailing and other water sports take place on the loch itself.

## Loch Tay

### Special Qualities

- Elongated, sinuous loch, framed by steep slopes and waterfalls, all overlooked by Ben Lawers massif
- Focus for tourism, sport and recreation: walking, riding, sailing, canoeing and more
- Gateway between Perth and Kinross and the Loch Lomond and the Trossachs National Park
- Distinctive character and architecture of loch-side settlements
- Crannogs and crofting settlements hint at longevity of settlement
- Long views along and across the loch

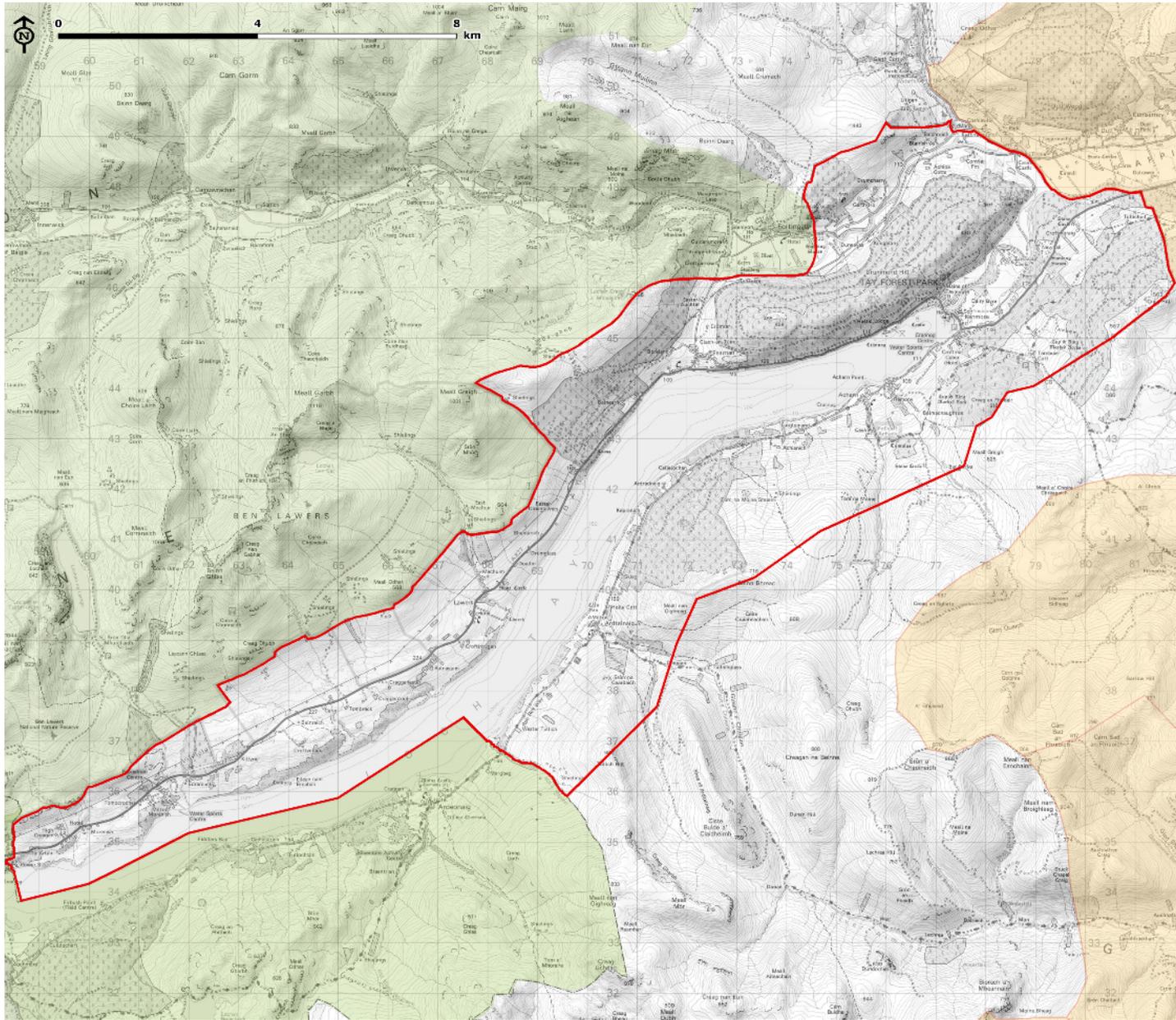
### Forces for Change

- Changes in forestry management, including felling and replanting
- Wind energy proposals and associated infrastructure
- Small-scale hydro and associated infrastructure
- Increased visitor access and tourist facilities and accommodation
- Small-scale expansions of settlements

- Redevelopment of Taymouth Castle and estate

### Objectives

- Maintain native character of loch side woodlands, and expand coverage of deciduous woodland and other appropriate woodland types consistent with the UK Forestry Standard
- Ensure sensitive restructuring of coniferous plantations as felling regimes allow
- Ensure high design quality of any tourist development proposed in the area
- Maintain distinctive character of local buildings, such as use of stone or timber, particularly where these are in prominent roadside locations
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



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LUC: ED1 FIG1.3\_01\_6012\_EachCandidateLLA\_A3 13/10/2014

**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4c: Loch Tay Local  
Landscape Area (LLA)**

- Loch Tay LLA
- Other Local Landscape Area
- Existing landscape designation

**OVERVIEW MAP**



**Map Scale @ A3: 1:75,000**



Source: Perth & Kinross Council, SRH, SG, LUC

## 5.4 Strath Tay

This LLA includes the Tay valley between Loch Tay and Ballinluig, including the area around Aberfeldy, Strath Tay and Grandtully.

### Boundaries

To the west this LLA shares a boundary with the Loch Tay LLA, along the River Tay and River Lyon between Craig Hill and Tirinie. The northern boundary follows the ridge which climbs up from the Keltney Burn to Creag Odhar and up to Meall Tairneachan. It then runs along the edge of the Loch Tummel NSA as far as Meall a' Charra, where it turns south east to follow another ridge to Dunfallandy Hill, descending towards Logierait. The eastern boundary crosses the Tay at Balnamuir then follows a track up the south flank of the strath. The southern boundary is formed by the lip of the plateau to the south of Strath Tay.

### Statement of Significance

The River Tay is central to the identity of Perth and Kinross, the largest river in the area. As with the adjacent Loch Tay, this section of Strath Tay is at the heart of Perth and Kinross as a visitor destination. The river in this section flows across a broad floodplain, the Appin of Dull, before meandering around Aberfeldy. The strath then narrows significantly, forming a narrow and well wooded incised section which opens out once more downstream of Grandtully. The contrast between the open floodplain, with long views across and along the strath, and the narrow intimate incised sections, set this segment of Strath Tay apart from other areas further downstream. Westward views are focused on the Ben Lawers massif in particular.

The strath is framed to the south by low hills forming the edge of a moorland plateau, and rising to around 420m. To the north the hills are higher, but are set further back from the strath. The ridge between Meall Tairneachan (780m), Farragon Hill (783m) and Meall a' Charra (617m) separates Strath Tay from Strath Tummel, though a lower ridge forms the immediate setting of the former. This includes Weem Hill above Castle Menzies, and the extensive forestry of Dunfallandy Hill and Dull Wood.

This section of the Tay is rich in historical associations. Stone circles and burial mounds are clearly visible on the floodplain at Dull, which is also linked to the 7th century Saint Adomnan. A long history of settlement throughout the strath is apparent in the numerous old churches as well as castles and country houses. The influence of the latter is most visible in parkland landscapes and estate buildings along the valley. The 18th century Wade's Bridge at Aberfeldy is famous in its own right, as is the Den of Moness, renamed the Birks of Aberfeldy after Robert Burns' 1787 poem. The waterfalls of Moness are a popular attraction for their scenic value, sharing several characteristics with the wooded sections of the Tay.

## Strath Tay

### Special Qualities

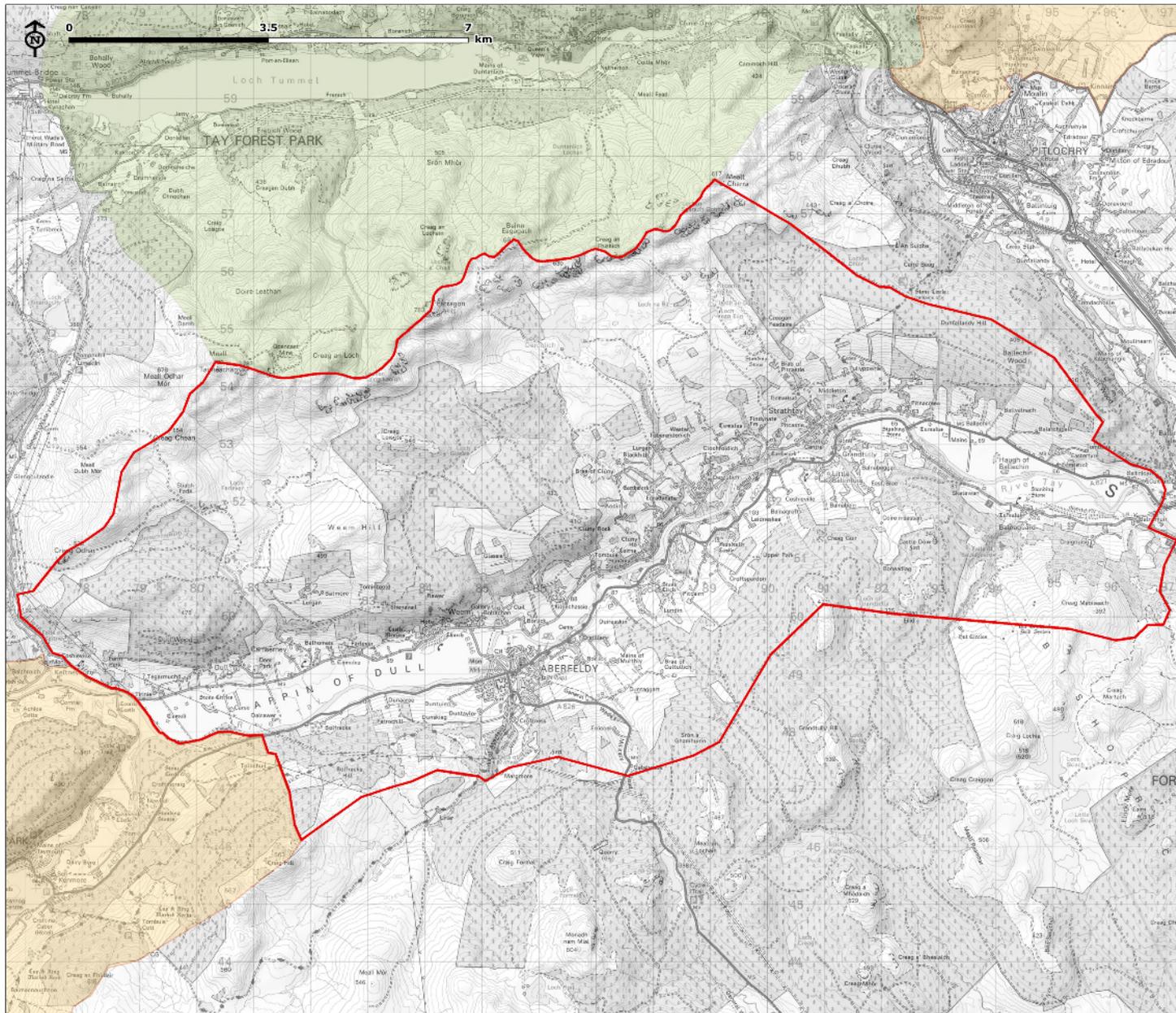
- At the heart of Perth and Kinross, with a strong sense of place
- Transition from the wooded and settled small-scale valley, to the surrounding open upland rising to the north
- The setting for historic settlements, castles, designed landscapes, as well as Wade's iconic bridge over the Tay and the famous Birks of Aberfeldy
- Important east-west route, as well as a hub for tourism, sport and recreation
- Long views to Schiehallion and Ben Lawers, contrasting with more enclosed valley

### Forces for Change

- Changes in forestry management, including felling and replanting
- Small-scale hydro and associated infrastructure
- Wind energy proposals and associated infrastructure
- Pressure for increased visitor access and tourist facilities
- Small-scale expansions of settlements
- Barytes mining

### Objectives

- Maintain native character of woodlands, and expand coverage of deciduous woodland and other appropriate species consistent with the UK Forestry Standard
- Ensure sensitive restructuring of coniferous plantations as felling regimes allow
- Ensure high design quality of tourist developments or housing proposed in the area
- Maintain distinctive character of settlements and built development, particularly the Victorian farm buildings often prominent by the roadside
- Support initiatives to preserve field boundaries and to restore trees and woodlands in the long term
- Support initiatives to retain and enhance policy woodlands
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4d: Strath Tay Local  
Landscape Area (LLA)**

- Strath Tay LLA
- Other Local Landscape Area
- Existing landscape designation

**OVERVIEW MAP**



Map Scale @ A3: 1:65,000



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LUC EDI FIG13\_01\_6032\_EachCandidateLLA\_A3\_13/10/2014

Source: Perth & Kinross Council; SNH; SG, LUC

## 5.5 Ben Vrackie

This LLA is a compact group of rugged moorland hills north east of Pitlochry, centred on Ben Vrackie, a key landmark above the Tummel Valley.

### Boundaries

The western boundary of the LLA follows the eastern edge of the **Loch Tummel NSA** above the Pass of Killiecrankie. The NSA overlaps slightly with the southern tip of the **Cairngorms National Park**, and the north-western boundary of the LLA continues along the south edge of the latter, as far as Meall Breac. The eastern boundary is drawn along the Allt na Leacainn Moire, which flows south to the A924 that forms the southern boundary. To the south west, the LLA extends to the settlement edge of Moulin and Pitlochry, and west to the A9.

### Statement of Significance

Ben Vrackie, the Speckled Mountain, is an iconic summit in Perth and Kinross. At 841m it ranks as a Corbett, towering over Pitlochry and the Tummel Valley. Adjacent to the Loch Tummel NSA and the Cairngorms National Park, Ben Vrackie has a role in the wider setting of both, as well as for the Killiecrankie battle site which is now in National Trust for Scotland ownership.

Pitlochry is a key settlement to the Perth and Kinross tourist industry, a principal stopping point on the A9 it provides a wealth of visitor services. From Pitlochry, many visitors and residents choose to walk up to the Craigower viewpoint to look along Loch Tummel, crossing the golf course and woodlands within the LLA. Alternatively, they take the relatively easy climb to the summit of Ben Vrackie through a landscape of classic highland scenery, with rugged outcrops, lochans and open moorland hills, subdivided by small upland glens. Its remote character belies its proximity to the busy A9 corridor, and its relative accessibility.

The only present day settlement is at the fringes of Moulin, including the impressive houses of Baledmund and Balnakeilly with their parklands. However, the landscape was not always so empty. Traces of deserted post-medieval settlements have been identified around Glen Girnaig and above Kinnaird, where a number of Bronze Age hut circles are also evident. The area is also important habitat for bird life, forming part of the Cairngorm Massif Special Protection Area with qualifying interests of Golden Eagle and Capercaillie.

## ***Ben Vrackie***

### **Special Qualities**

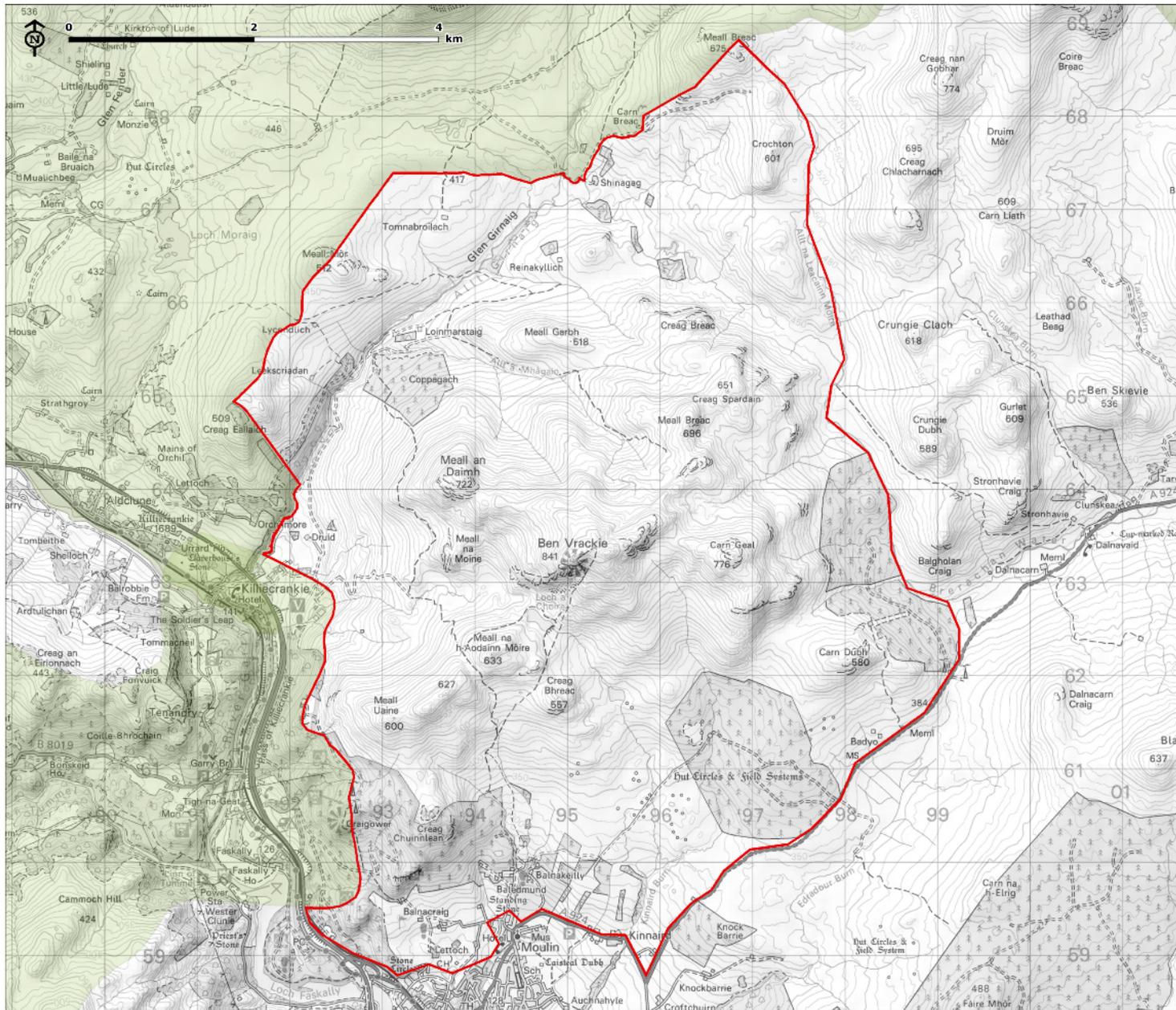
- Iconic Perthshire mountain which is ever popular with hill walkers
- Panoramic views over most of Highland Perthshire, and over Strath Tay and Strath Tummel in particular
- An essential part of the backdrop to Pitlochry when seen from within Strath Tay
- Important link to the higher, wilder hills of the Cairngorms National Park to the north
- Scattering of upland archaeology hints at the settled past of this now sparsely inhabited area

### **Forces for Change**

- Changes in moorland management and agricultural practices, including construction of estate tracks
- Felling or planting of conifer plantations within the glens
- Footpath erosion and upgrading along popular ascents
- Residential development at the upper edges of Pitlochry and Moulin

### **Objectives**

- Ensure tracks and other estate infrastructure is sensitivity sited and implemented
- Maintain footpaths and manage access to minimise damage to the land
- Ensure a high standard of design in any development proposals at the settlement edge, reflecting the distinctive character of Pitlochry and Moulin
- Promote creation of native woodlands or other appropriate woodland types consistent with the UK Forestry Standard across lower slopes, associated with small-scale designed landscapes and sheltered glens



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4e: Ben Vrackie  
Local Landscape Area (LLA)**

- Ben Vrackie LLA
- Existing landscape designation

**OVERVIEW MAP**



**Map Scale @ A3: 1:40,000**



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LUC ED1 FIG13 01 6032 FachCandi:del.LA A3 13/10/2014

Source: Perth & Kinross Council, SRH, SG, LUC

## 5.6 Glen Quaich

Glen Quaich is a popular route across Perthshire between Strathbraan and Strath Tay due to its accessibility. The LLA includes the length of the glen from Amulree westwards, and the ridges containing the glen.

### Boundaries

The boundaries of this LLA are defined by the ridge lines of the hills which frame the glen on three sides. These boundaries are drawn to link high points, from Craig Hulich above Amulree westwards across Creag Choille, Meall Dun Dhomnuill and Meall a' Choire Chreagaich. The head of the glen lies between Creag and Sgliata and Sron a' Chaoineidh. The south boundary is shared with the Glen Almond and the Sma' Glen LLA, and traverses Meall nan Eanchainn, Garrow Hill, Meall nam Fuaran and Am Bodach. The eastern boundary follows the A822 through Amulree at the opening of the glen into Strathbraan.

### Statement of Significance

A classic highland glen, this area comprises a narrow upper river valley framed by open hills, and containing small-scale settlement, pasture and a loch. The glen sides rise to relatively modest summits, the highest to the south including Sron a' Chaoineidh (870m), and below 700m to the north. Irregular summit outcrops lend these hills a degree of grandeur, although the attraction of Glen Quaich is its contained, sheltered quality, in contrast to the vast scale of the surrounding uplands.

The flat glen floor is given over to pasture, with small woodlands along the River Quaich and on valley sides. Woodland and wetland fringe Loch Freuchie, which is popular for fishing and canoeing. Small coniferous plantations also add variety to the landscape. Settlements are limited to farmsteads and cottages, aside from the village of Amulree with its church and hotel. The Beaully-Denny overhead power line is a more recent human intervention, though it is likely that in time, as the scars of construction work fade, this too will become part of the landscape.

Glen Quaich has long been settled, and long been used as a route from Loch Tay to the lowlands via Amulree. Traces of Bronze Age hut circles and a crannog are found alongside Loch Freuchie. The high pass over Glen Lochay to the south links to Glen Almond, and is today the route of the Rob Roy Way long-distance walking route. The minor road through Glen Quaich is the highlight of this area, and a popular tourist drive. From the high ground of A' Chrois, as the road descends, is a panoramic view southward along and across the glen, with Loch Freuchie as its focal point, and a backdrop of distant hills beyond.

## **Glen Quaich**

### **Special Qualities**

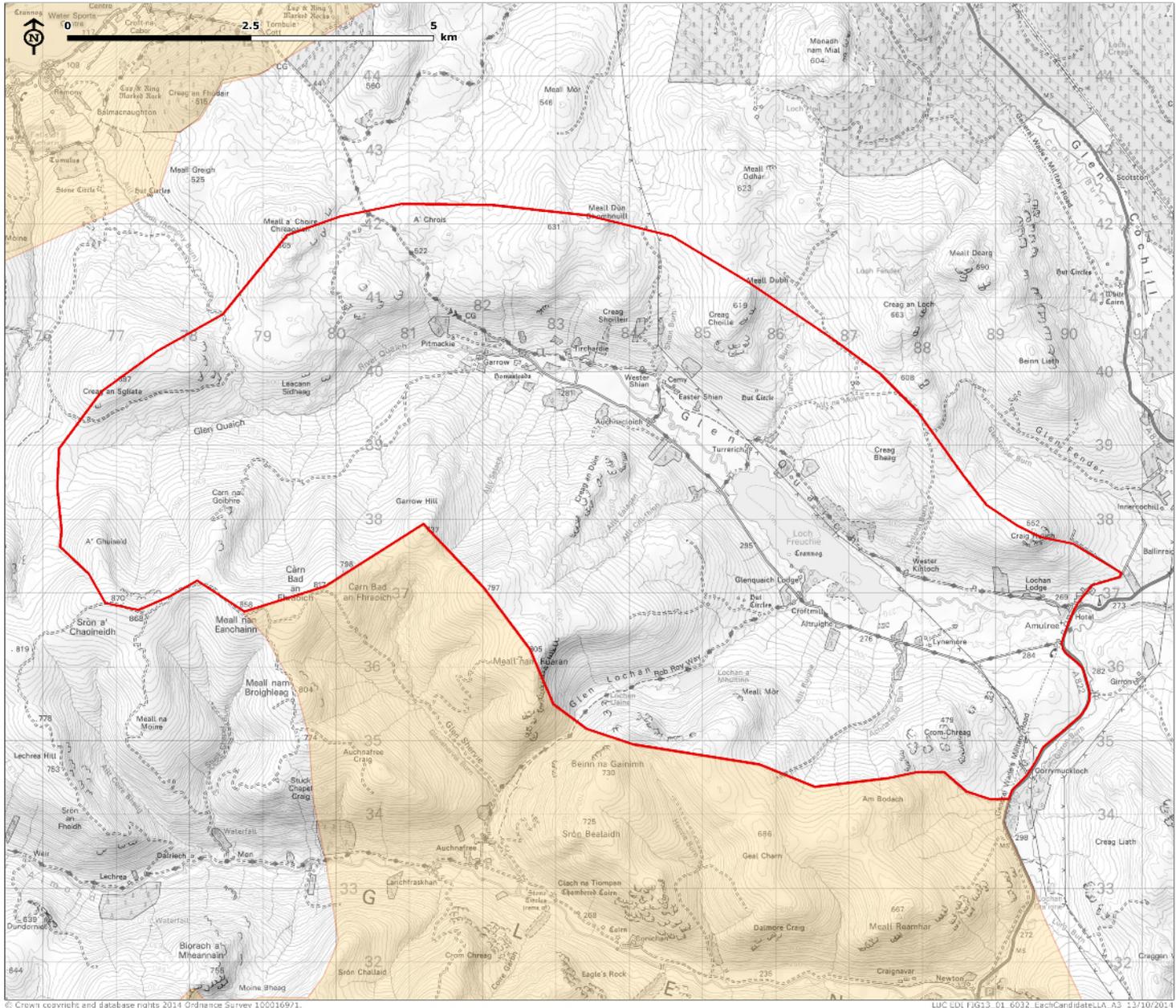
- Exemplar of a Highland Perthshire glen, combining all the 'ingredients' of open hills, farmed glen, loch, woodlands and settlement
- Tranquil, and wild in its upper reaches, yet accessible
- Scenic route from Kenmore descending from the hills into the glen, with unfolding views over Loch Freuchie
- Scenic route from Amulree ascending to high point by An Chrois with first glimpses of Loch Tay and the mountains to the north  
Opportunities for sport and recreation including the Rob Roy Way
- Remains of former settlements, a reminder of the Highland Clearances

### **Forces for Change**

- Changes in estate management practices, including construction of tracks and felling, thinning and restructuring of plantations
- Extension of repowering of nearby wind farms and associated infrastructure in adjacent areas
- Development of hydro-electric power schemes and associated infrastructure
- Intensification of grouse management including hill tracks

### **Objectives**

- Maintain open character of the glen, and views north from the glen particularly as perceived from the descent along the minor road from Kenmore
- Promote further expansion of native woodland or other appropriate woodland type consistent with the UK Forestry Standard
- Manage shores and wetlands around Loch Freuchie for benefit of habitats and biodiversity
- Preserve character of Victorian vernacular architecture, expressed in farm buildings
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4f: Glen Quaich Local  
Landscape Area (LLA)**

- Glen Quaich LLA
- Other Local Landscape Area



Map Scale @ A3: 1:50,000



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## 5.7 Sma' Glen and Glen Almond

This LLA includes part of upper Glen Almond and the dramatic section, the Sma' Glen, which pierces the Highland Boundary Fault.

### Boundaries

The boundaries of this LLA are largely defined by the ridges which form the visual edges of the glen. The northern boundary is shared with the Glen Quaich LLA, and runs from Meall nan Eanchainn to Meann nam Fuaran and Am Bodach. It turns south along the A822 then climbs the ridge of Dun Mor to the east of the Sma' Glen. The south east boundary follows field and woodland edges to include the opening of the glen. The southern boundary, which is shared with the Upper Strathearn LLA, crosses the Fendoch Burn then climbs the ridge to Meall Tarsuinn, across Auchnafree Hill to A' Chairidh. The western boundary crosses Glen Almond at the narrow point between Sron Challaid and Stuck Chapel Crag, continuing north to Meall nan Eanchainn.

### Statement of Significance

The Sma' Glen is a gateway into the Highlands from Lowland Perthshire. A long-established strategic location, the Sma' Glen has been used by the Romans and by the 18th century General Wade for military routes: a Roman signal station and fort lie at the mouth of the glen, while the Military Road winds through to Amulree, now largely followed by the A822. Today the A822 is enjoyed by tourists and visitors, presenting an unfolding sequence of views as it enters the Sma' Glen, passes under the overhanging crags, and crosses the Almond via the 19th century Newton Bridge. Beyond Newton, tracks continue into the glen linking isolated farmsteads and cottages, with traces of deserted settlements.

An even earlier past is hinted at in the chambered cairn at Clach na Tiompan, and the standing stone long associated with the mythical bard Ossian.

The Sma' Glen itself is a small feature, a narrow chasm no more than 4km long. The deeply incised gorge is framed by steep cliffs rising to over 500m on either side, leaving a narrow flood plain overlooked by rocky slopes, too steep to permit the muirburn which patterns adjacent moors. The wooded riverside and the small plantations add to the visual diversity of the route through the glen. Parking at Newton Bridge ensures this a popular spot for photography.

Less visited the upper section of Glen Almond winds westward into the uplands. Wider than the Sma' Glen, it retains the steep sides and overhanging craggy summits, which here rise to Meall nam Fuaran (805m) and Auchnafree Hill (789m). The farmstead at Auchnafree stands in a triangle of open flood plain, with pasture and woodland. This point marks the conjunction of Glen Almond, Glen Shervie and Glen Lochan, which carries the Rob Roy Way over to Glen Quaich. Westward, the Rob Roy Way links back to Loch Tay.

## ***Sma' Glen and Glen Almond***

### **Special Qualities**

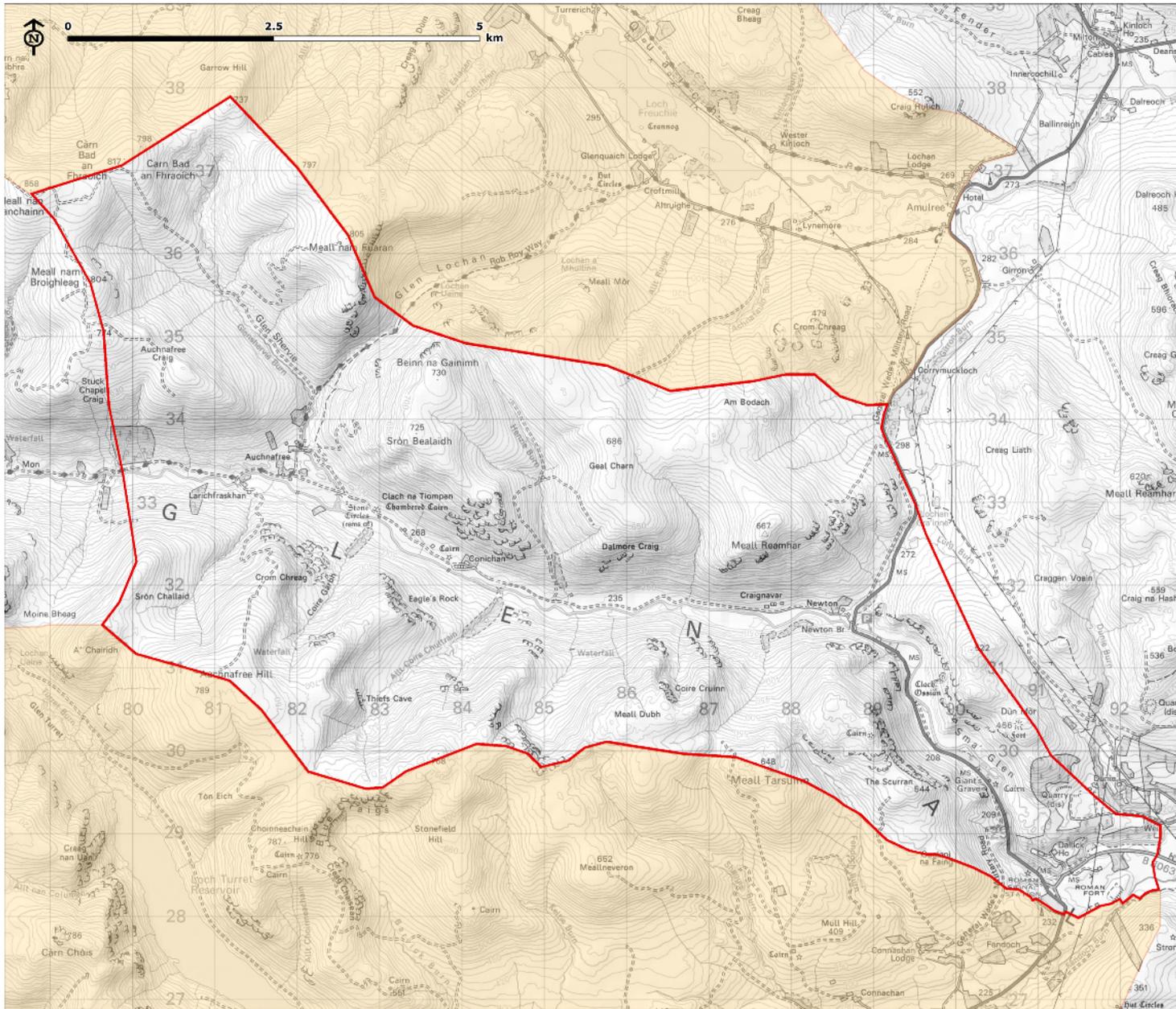
- A distinctive highland glen, rugged and enclosed, yet accessible to all
- The A822 through the Sma' Glen presents a series of dramatic framed views
- A historic portal from the lowlands to the highlands
- The woodland and river lend the Sma' Glen a sense of tranquillity
- Upper Glen Almond becomes increasingly wild, away from the road and closer to the mountains

### **Forces for Change**

- Changes in estate management practices, including construction of tracks and felling of plantations
- Development of hydro-electric power schemes and associated infrastructure
- Road upgrading along the A822, a key route through the highlands
- Extension of parking area
- Intensification of grouse management including hill tracks

### **Objectives**

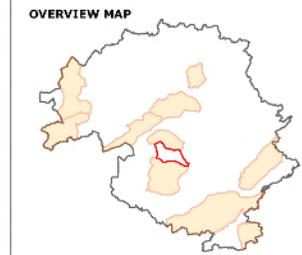
- Promote the further expansion of native or appropriate woodland types consistent with the UK Forestry Standard along the glen, including replacement of existing conifer plantations where possible
- Maintain the high wildness value of upper Glen Almond in particular
- Seek to protect the experience of travelling through the Sma' Glen, along the A822, which is a key experience for visitors to the area
- Ensure any road improvements, for example upgrading of laybys, installation of crash barriers, are undertaken in a sensitive unobtrusive way



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4g: Sma' Glen and  
Glen Almond Local  
Landscape Area (LLA)**

- Sma' Glen and Glen Almond LLA
- Other Local Landscape Area



Map Scale @ A3: 1:45,000



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LLA: ED1 H1G13\_01\_6032\_EachCandidateLLA\_A3\_13/10/2014

Source: Perth & Kinross Council, SMI, SG, LUC

## 5.8 Upper Strathearn

This LLA includes areas on either side of the Highland Boundary Fault: on the lowland side, the landscape around Comrie, Crieff and Drummond Castle; on the highland side, the hills around Glen Turret.

### Boundaries

The western edge of this LLA follows the boundary of the River Earn (Comrie to St Fillans) NSA at Comrie, running north through Glen Lednock to the summit of Ben Chonzie. The boundary continues around the ridge to the north of Glen Turret, following the boundary of the Glen Almond and the Sma' Glen LLA from A' Chairidh east to Meall Tarsuinn, then down to the Fendoch Burn. The eastern boundary follows the ridge beside the Fendoch Burn to Gilmerton, then a minor road east of Crieff as far as Dalpatrick on the Earn. The southern boundary follows minor roads from Muthill across to Glen Lednock, then north again past Cultybraggan to Comrie.

### Statement of Significance

The Highland Boundary Fault cuts across Perth and Kinross from west to east, dividing highland and lowland as it does across Scotland. Here it is clearly and dramatically expressed where it forms the backdrop to the settlements of Comrie and Crieff in this part of Strathearn. The distinctive range of hills contrasts strongly with the well kept farmland of upper Strathearn.

The lowland section of this LLA includes the meandering River Earn as it emerges from Comrie, and the flat, open carse to the east. South of the river are low rolling hills rising to Torlum (393m); mainly clothed in deciduous and coniferous woodland, these hills incorporate rocky crags and are prominent features from the valley.

To the south west, long views are available into Glen Artney, the continuation of the Highland Boundary Fault. The extensive wooded designed landscape of Drummond Castle is within this area, centred on the famous formal gardens by the castle, but also including the Pond of Drummond (Drummond Lochs SSSI) and part of the South Tayside Goose Roosts SPA. South of Crieff, the Earn flows on through gently rolling arable farmland, characterised by field boundary trees and lowland dykes. A strong pattern of field boundary trees and small woodlands extends across this area, linked by well maintained farmland. Neolithic monuments are scattered across this area, as well as traces of Roman occupation.

To the north of the river the landscape becomes increasingly highland in character. To the north of Crieff is The Knock, a steep wooded hill which provides an accessible and popular lookout point over the Strathearn landscape. The foothills to the north are wooded and settled, with country houses and castles. Steep, fast flowing burns descend from the hills through wooded gullies and waterfalls. The irregularity of this area gives a pleasing visual diversity, underlain by intricate geology, expressed at the Craig More SSSI near Fordie. The route of General Wade's military road can be traced north of Crieff, approaching the Sma' Glen.

As the ground rises the landscape becomes more simple, with pasture and deciduous woodland giving way to moorland and conifer plantations. Around Glen Turret the heather shows the distinctive patchwork of muirburn. Glen Turret forms the main entry point into this group of hills, with road access as far as the dam. Incised tracks cut across the east side of the loch, as far as Lochan Uaine in the deep glacial corrie below Ben Chonzie (931m), a Munro summit at the head of ridge walks either side of the Glen Turret. Loch Turret is also a destination for fishing and canoeing.

## Upper Strathearn

### Special Qualities

- The Highland Boundary Fault, the meeting point of upland and lowland, and a dramatic introduction to the Highland landscape
- Strong variety of landform and land cover: open mountains, glens, moorland, wooded slopes and river valley farmland
- Setting of Crieff and Comrie within the valley, backed by steep rugged hills
- Concentration of Neolithic landscape monuments
- A highly scenic conjunction of landscape elements, with many opportunities to enjoy the view
- A well managed landscape with important parkland, policy woodlands and field boundary trees

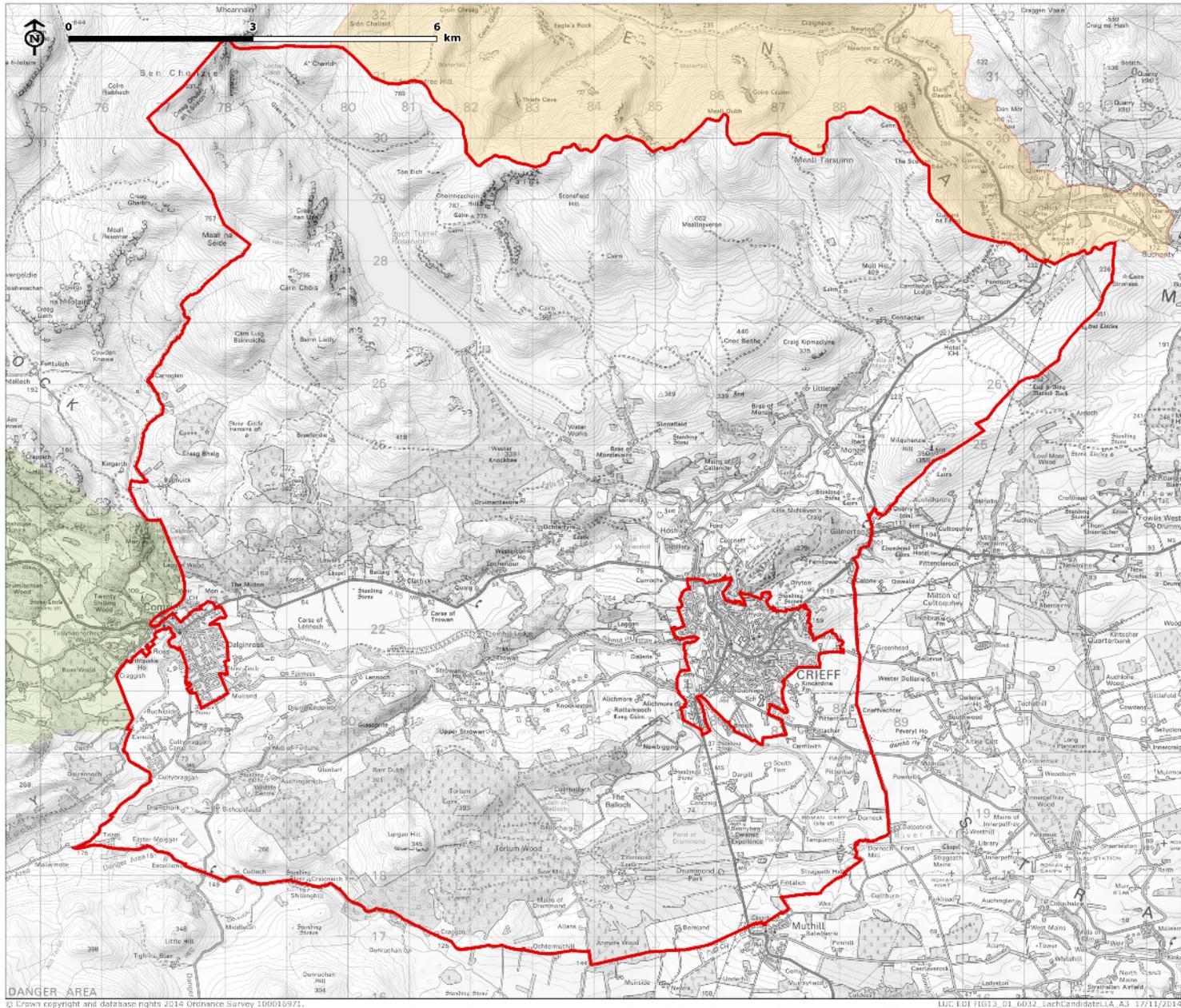
### Forces for Change

- Changes in estate management practices potentially affecting the large highland and lowland estates in the area
- Felling and restructuring of forestry plantations
- Proposals for renewable energy schemes including small-scale hydro and associated infrastructure
- Construction of upland tracks
- Settlement expansion at Comrie and Crieff

- Changes in agriculture such as the increasing use of agricultural plastics

### Objectives

- Ensure sensitive restructuring of forestry plantations
- Ensure tracks and other upland estate infrastructure is sensitivity sited and implemented
- Provide interpretation for local geology and biodiversity to aid understanding of the Highland Boundary Fault landscape
- Support initiatives to retain the pattern of field boundaries and to restore trees and hedges in the long term
- Retain and enhance policy woodlands
- Support additional mixed woodland planting with appropriate species consistent with the UK Forestry Standard subject to site suitability
- Preserve the character of Victorian roadside buildings such as farm buildings and cottages
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4h: Upper Strathearn  
Local Landscape Area (LLA)**

- Upper Strathearn LLA
- Other Local Landscape Area
- Existing landscape designation

**OVERVIEW MAP**



Map Scale @ A3: 1:60,000



Source: Perth & Kinross Council, SNI, SG, LUC

## 5.9 Sidlaw Hills

This LLA covers the Sidlaw Hills in the east of the study area, and includes part of the Carse of Gowrie as well as Moncreiffe Hill to the south of the Tay. The LLA includes the popular Kinnoull Hill on the outskirts of Perth.

### Boundaries

The north western boundary of the LLA follows the A94 from the western edge of Perth to Balbeggie, then a minor road towards Newtyle, turning south to follow the Angus Council boundary over the hills, and continuing south around the Rossie Priory estate to the A90 between Inchtute and Longforgan. The south-eastern boundary follows the A90 to St Madoes, then crosses the Tay at Inchyra to follow the minor road south of Moncreiffe Hill. The western boundary is drawn along the M90 through Craigend Gap and over the Friarton Bridge, then following the western settlement boundary of Perth.

### Statement of Significance

The Sidlaws are a range of igneous hills, dividing the Firth of Tay from the agricultural landscape of Strathmore. At their south west end the hills are expressed as dramatic cliffs overlooking the Tay as it winds its way out of Perth. Although rising in elevation towards the north east, the hills generally become less dramatic as the range approaches the Angus Council boundary. Within the hills are a series of sheltered hidden valleys, not viewed from outside but containing arable farmland in contrast to the hill pastures which make up the majority of the landcover. There is a strong network of woodland across the hills, including a large amount of policy woodland.

The southern flank, the Braes of the Carse, retains an important relationship with the adjacent Carse of Gowrie. Distinctive summits along the north side include King's Seat and Dunsinane. The latter, best known for its association with Macbeth, has one of a large number of Iron Age hill forts that are scattered across this area. Other historic features include deserted medieval farmsteads and settlements along the foot of the Braes, and the drove roads linking them with Strathmore. The remaining settlements along the Braes of the Carse retain their historic character, and alternate with the country houses and designed landscapes which spread across the hills and the carse, including Kinfauns and Fingask.

Kinnoull Hill is the southern end of the Sidlaw range. Comprising open space and woodland it is readily accessible from Perth and forms a key setting to the city. The sheer cliffs on the south side hang above the Tay and the M90, accentuated by the 18th-century tower. Across the Tay is Moncreiffe Hill, separate from the Sidlaws but continuing the igneous geology and steep south-facing scarp. This stands above the Earn and marks the southern approach to Perth via the Craigend Gap. Moncreiffe is also topped with a hill fort, with later castles and country houses on its slopes.

## Sidlaw Hills

### Special Qualities

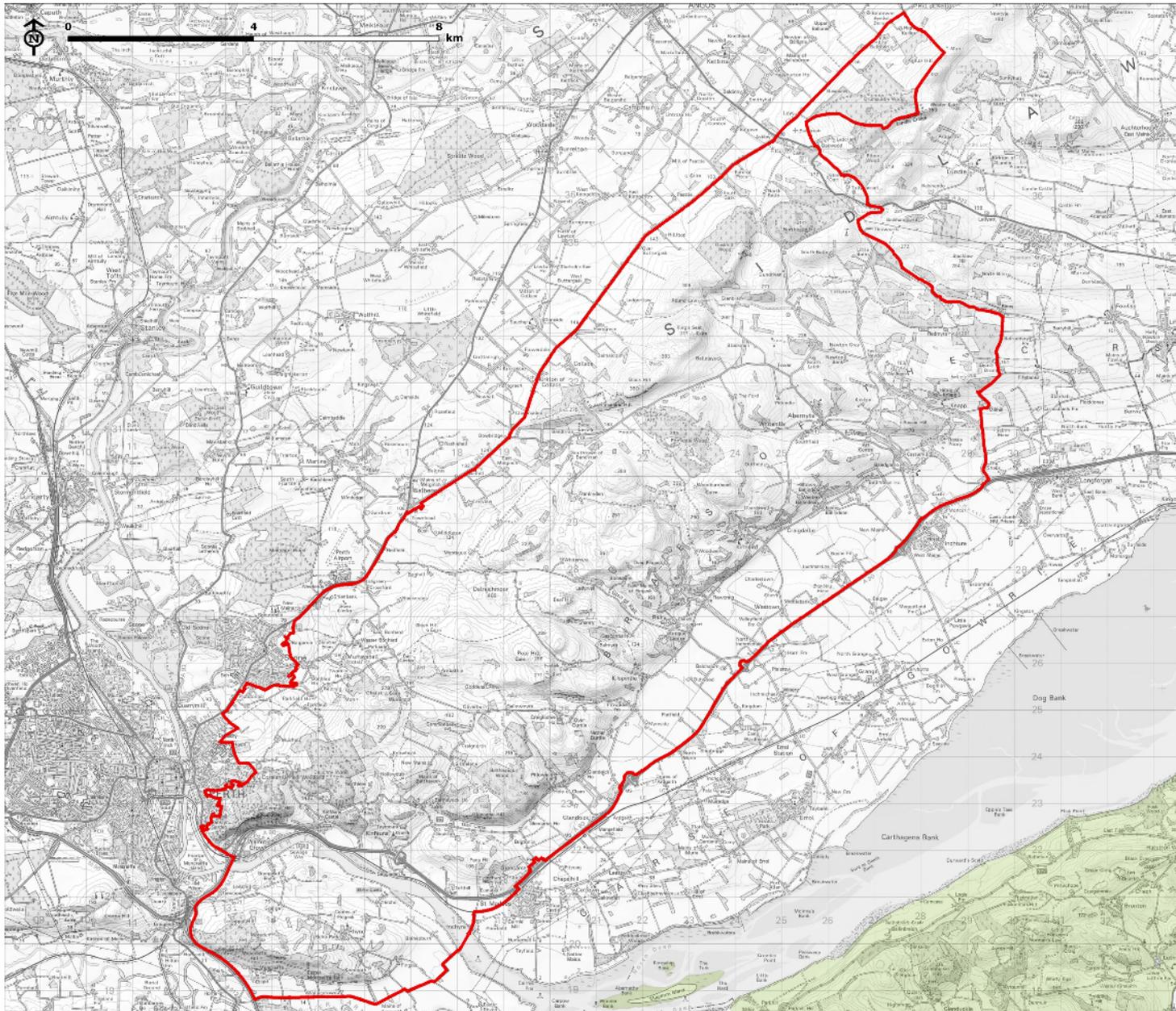
- Volcanic hills with distinctive south-east facing scarps and braes
- Important backdrop and setting to Strathmore, Perth, the lower Tay and the Carse of Gowrie
- Accessible sport and recreation adjacent to the city of Perth, with prominent viewpoints at Kinnoull Hill and Moncreiffe Hill
- Rich heritage of hill forts and castles and designed landscapes
- Hidden glens behind the braes, away from the more prominent hills
- Characteristic hillfoot villages of the Carse of Gowrie, backed by the steep wooded Braes of the Carse
- The drama of the cliffs, woodland and tower at Kinnoull Hill, high above the motorway and the cliff extending beyond towards Dundee

### Forces for Change

- Development pressures around the edge of Perth and Scone
- Changes in farm management for example use of agricultural plastics or construction of large farm buildings
- New buildings and small-scale settlement expansion in villages
- Wind energy and solar farms with their associated infrastructure
- Expansion of existing forestry

### Objectives

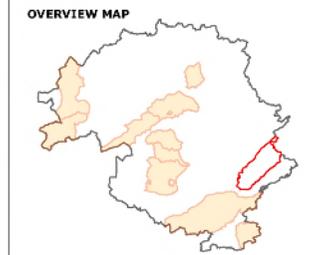
- Seek to manage and expand woodland cover with native and other appropriate species consistent with the UK Forestry Standard in glens thus strengthening the woodland network which already exists
- Ensure high design quality of new development in this landscape
- Ensure long-term maintenance of policy woodlands and designed landscapes, whether listed on an inventory or otherwise, which make a strong contribution to this area
- Preserve distinctive character of small villages along the Braes of the Carse
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4i: Sidlaw Hills Local  
Landscape Area (LLA)**

- Sidlaw Hills LLA
- Existing landscape designation



Map Scale @ A3: 1:80,000

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LUC LDI FIG13\_01\_6032 LochCandidateLLA\_A3 17/11/2014

Source: Perth & Kinross Council, SMH, SG, LUC

## 5.10 Ochil Hills

This LLA includes the whole of the Ochil Hills range, which lies between Strathearn and the Loch Leven basin. The western Ochils are locally designated in neighbouring Stirling and Clackmannanshire, and this LLA extends this across the width of Perth and Kinross.

### Boundaries

The northern edge of the Ochils is formed by the Strathallan and Strathearn valleys. The boundary for the LLA is drawn along the A9 from Greenloaning, past Blackford to Gleneagles from where the railway line forms the boundary. The LLA therefore includes Dunning and Forteviot, from where the boundary runs along the B935 then along minor roads to Aberargie, then the A913 through Abernethy to the Council boundary at Newburgh. The Council boundary runs south over Pitmedden Forest then south west to Glenfarg. The south boundary of the LLA follows minor roads and tracks between Glenfarg and Carnbo, marking the line between enclosed farmland and unenclosed hills. From Carnbo to Yetts o' Muckhart the boundary is drawn along the A91 at the foot of the hills. The western boundary follows the Council boundary across the hills and glens to Greenloaning, bordering the **Western Ochils LLA** in Stirling and the **Ochil Hills LLA** in Clackmannanshire.

### Statement of Significance

The Ochils are the most significant hill range in central Scotland, cutting dramatically across the lowlands between Forth and Tay. Although the dramatic scarp of the Ochil Fault lies largely outside Perth and Kinross, the westward expanse of the hills forms a major feature in the area, contributing to the setting of both Kinross-shire to the south and Strathearn and Strathallan to the north. The Ochils are at their broadest in Perth and Kinross.

Reaching 632m at Blairdenon Hill in the west, the hills gradually diminish towards the east. However, they retain their relative prominence, with hills such as Pitcairnie (282m) forming a landmark above Abernethy. The hills are dissected by many small-scale glens, which wind into the upland from north and south. These range in scale from the picturesque Glen Farg to the broad Glen Devon – Glen Eagles which carries the A823 right across the range. These deep glens result from glacial meltwater action following the last ice age.

To the north the foothills around Dunning and Forteviot provide setting to the hills, and also have strong historical associations with the Ochils. Forteviot is linked to the Pictish monarchy and has been at the centre of archaeological investigations in the area. Hill forts occur across the Ochils, as well as castles and country houses on lower ground.

The landcover of the hills is generally open moorland of grassland and some heather. The unenclosed landscape has an exposed character in contrast to the sheltered glens with their enclosed pastures. Several upper glens have been dammed to form reservoirs, and there are extensive coniferous plantations, yet significant wildness qualities remain in many locations, without being substantially affected by the wind farms and masts which are seen on hill tops. Projects to expand native woodland have restored areas of juniper to Glen Devon.

The Ochils form a backdrop to a whole series of communities to north and south, and have a clear identity as a distinct landscape feature. Their accessibility and proximity to many settlements ensures they are well used for numerous forms of outdoor sport and recreation.

## Ochil Hills

### Special Qualities

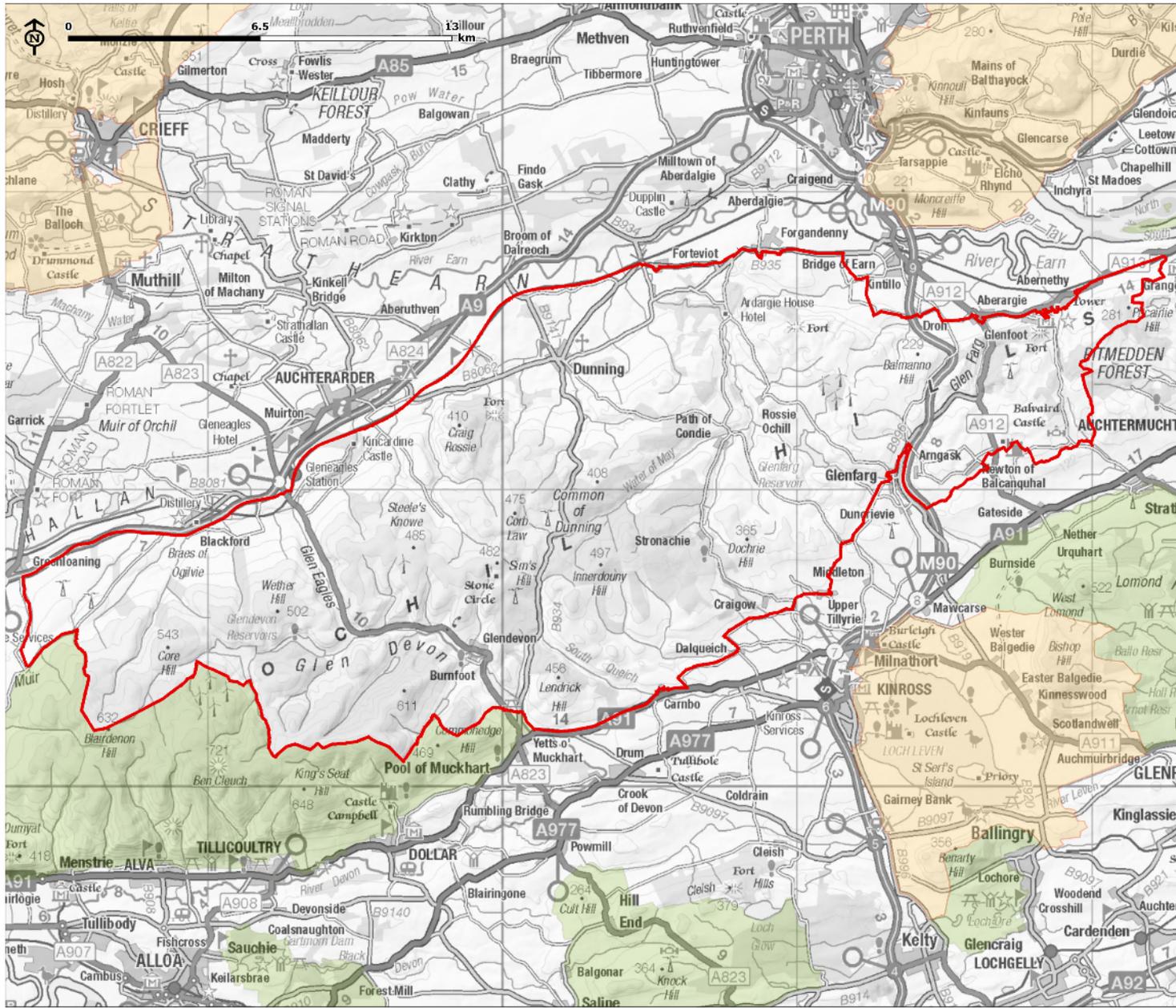
- Prominent band of hills forming a both a barrier and a gateway between Perthshire and Kinross-shire, and the setting to both
- Relatively wild and tranquil, yet readily accessible and with good provision for a range of users
- Extensive natural landcover of heather moorland, grassland and woodland
- Distinctive southern scarp slopes, steep interior glens
- Though there are few distinctive peaks, there are many accessible summits and viewpoints
- Rich in features of geological and historical interest

### Forces for Change

- Changes to forestry management and felling of coniferous plantations
- Expansion of forestry and native woodland
- Development of single wind turbines and repowering of wind farms, as well as pylons and other tall structures and solar farms and associated infrastructure.

### Objectives

- Continue expansion and management of native woodlands or other appropriate species consistent with the UK Forestry Standard, and seek sensitive restructuring of coniferous plantations where opportunities arise
- Proposals for masts, turbines and solar farms should not have an adverse impact on the special qualities of this sensitive environment
- Preserve historical landscapes, including features such as dykes and rig-and-furrow as well as the scheduled hill forts
- Maintain the character of vernacular buildings within settlements and dispersed across the hills



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4j: Ochil Hills Local  
Landscape Area (LLA)**

- Ochil Hills LLA
- Other Local Landscape Area
- Existing landscape designation



Map Scale @ A3: 1:125,000



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## 5.11 Loch Leven and Lomond Hills

This LLA is centred on Loch Leven in the south of the study area. The LLA includes the western edge of the Lomond Hills and the northern edge of Benarty, which enclose the loch to the east and south.

### Boundaries

The western boundary of this LLA follows the B996 from the Council boundary at Kelty northwards to Kinross. The LLA boundary follows the western edge of Kinross, though including areas within the settlement boundary which are associated with the loch: Kirkgate Park; Kinross House; and Kinross Golf Course. The northern boundary follows the Milnathort settlement boundary, then the B996 to Arlary. It continues along a minor road past Killyford Bridge to Muirs of Kinesswood. The boundary then follows the Council boundary over the western end of the Lomond Hills to Auchmuirbridge, bordering the Lomond Hills LLA in Fife. Turning westward it follows the River Leven and across Benarty, along the edge of the Loch Ore and Benarty LLA in Fife, to Kelty.

### Statement of Significance

Loch Leven is a feature of central significance within Perth and Kinross, and is important in Scottish history generally. Its deep links with historical events give rise to strong associations with the monastic heritage of Scotland and with the life of Mary, Queen of Scots. Framed by the dramatic slopes of Benarty to the south and Bishop Hill to the east, Loch Leven is also a highly scenic location, readily accessible and visible to residents, visitors and those passing on the M90.

Loch Leven itself covers around 13km<sup>2</sup>, following a reduction in the water level in the 19th century, and remains one of the largest lochs of lowland Scotland. It contains two small islands. St Serf's Inch is the site of a priory founded in the 11th century, replacing an earlier monastic community, and which was occupied until the 16th century. Loch Leven Castle is located on the smaller Castle Island, and was long a property of the Douglas family. Mary, Queen of Scots was imprisoned here in the 16th century. At the end of the 18th century Sir William Bruce built Kinross House on the loch side, aligning his gardens towards the castle in a gesture combining history and landscape.

The parkland surroundings of Kinross House dominate the western side of the loch, separating the settlement from the waterside. The other shores are lined with native woodland or open farmland, with large areas of wetland habitat for migrating birds at the National Nature Reserve and RSPB's Vane Farm Reserve and Visitor Centre. It is also a Ramsar Site, SPA and SSSI. A footpath and cycleway now runs around the entire circumference of the loch, with artworks placed along the route.

To the south the land rises sharply to the distinctive hill of Benarty which lies on the Fife boundary. To the east similarly steep hills rise above Kinesswood and Scotlandwell to the crags of Bishop hill and Munduff Hill. Both hill groups offer accessible walking and panoramic views over Kinross-shire and beyond. Between the hills the River Leven exits the loch via the 19th century sluice house.

## Loch Leven and Lomond Hills

### Special Qualities

- Contrast between the broad, flat loch, farmed foothills and steep surrounding hills
- Striking and dramatic form of Benarty and the Lomond Hills seen from the loch side, from Kinross and the M90
- Historically a focus for human settlement and land use, with a key relationship between Kinross, Kinross House and Loch Leven Castle
- Essential sport and recreation resource for the region, suiting a broad range of users, e.g. gliding and bird watching as well as walking and cycling
- The expanse of open water fringed with wetland with wooded fringes providing an internationally important ecological habitat for birds is recognised and widely appreciated

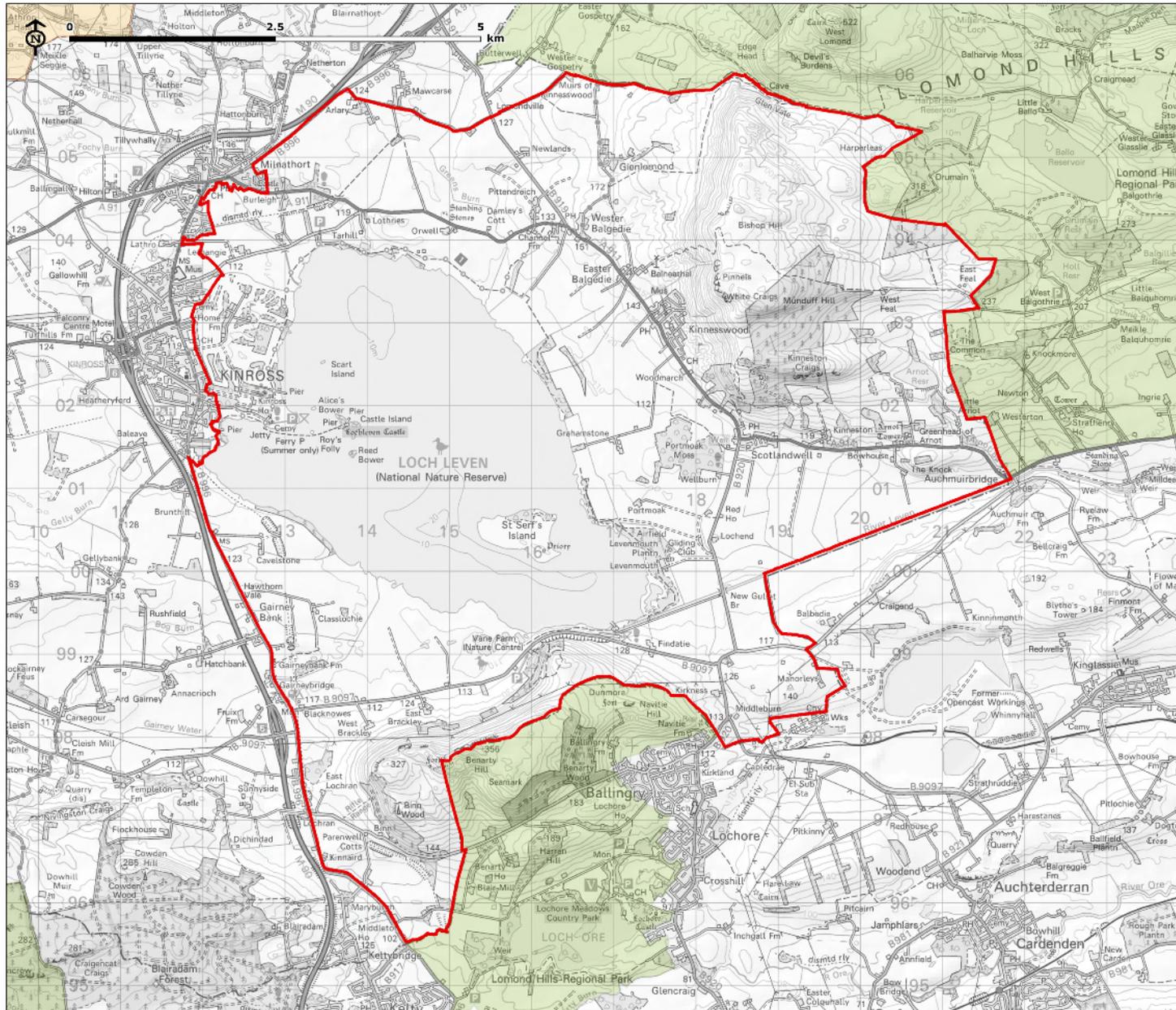
### Forces for Change

- Changes in farm management around the loch shore, for example use of agricultural plastics
- Wind turbines and solar farm proposals and associated infrastructure.
- Increase in naturalised wetland and woodlands

- Management of forestry plantations at Munduff Hill including the timing of felling and restocking with appropriate species consistent with the UK Forestry Standard
- Expansion of settlements within and adjacent to this area, e.g. Milnathort, Kinross, and Scotlandwell

### Objectives

- Maintain accessibility of this area for diverse user groups, and for diverse sport and recreational uses from bird watching to gliding
- Retain and expand native or other appropriate woodland coverage around the loch and on the adjacent hills while retaining the dramatic open landform
- Maintain special character of lochside buildings and designed landscape features, including those not listed on the Historic Scotland Inventory
- Manage agricultural land around the loch to provide benefits for biodiversity and habitats
- Increase the extent of wetland around the loch in order to enhance this internationally important wildlife site
- Ensure particular care in siting and design of potentially intrusive structures such as masts and wind turbines



**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 4k: Loch Leven and  
Lomond Hills Local  
Landscape Area (LLA)**

- ▭ Loch Leven and Lomond Hills LLA
- ▭ Other Local Landscape Area
- ▭ Existing landscape designation



Map Scale @ A3: 1:45,000



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LUC LDI 11031\_01\_0032\_LochCandidateLLA\_A3 17/11/2014

Source: Perth & Kinross Council, SRH, SG, LUC

# Wild Land Areas and Wildness

Wild Land Areas (WLAs) are the most extensive areas where wildness qualities are best expressed. They are identified on the map of Wild Land Areas by Scottish Natural Heritage (SNH). Scottish Planning Policy (SPP) sets out the importance of wild land: “Wild land character is displayed in some of Scotland’s remoter upland, mountain and coastal areas, which are very sensitive to any form of intrusive human activity and have little or no capacity to accept new development.”

LDP Policy 39 states:

***“Development which would affect a Wild Land Area, as defined on the 2014 SNH map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that: it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.”***

Of the 42 Wild Land Areas the following map shows those which are wholly or in part in Perth and Kinross:

- 10 Breadalbane - Schiehallion
- 11 Lyon - Lochay
- 12 Ben Lawers
- 14 Rannoch – Nevis – Mamores - Alder
- 15 Cairngorms
- 16 Lochnagar – Mount Keen

SNH have published **Wild Land Area Descriptions** of the attributes, qualities and character of each Wild Land Area. These are material to the consideration of any proposals which have the potential to have an effect on the WLA.

In order to avoid or minimise significant adverse effects, Wild Land Areas should be considered at an early stage of project development. The SNH draft technical guidance **Assessing Impacts on Wild Land Areas (2017)** should be used to assess potential effects.

## Wildness

Policy 39 also recognises the importance of wildness both within and outside WLAs :

- (d) they safeguard the relative wildness of the area’s landscapes including, in particular, the areas identified on the 2014 SNH Wild Land Areas map

Where wildness<sup>1</sup> is a special quality of a Local Landscape Area the impact on the wild qualities should be addressed in submissions. A Wild Land Assessment will not be required but the SNH assessment guidance may be useful to address this quality.

## National Scenic Areas

The wildness characteristics of National Scenic Areas are set out in SNH’s Special Qualities Reports. In addressing LDP Policy 38B: National Designations, these reports will be a material consideration in the determination of planning applications.

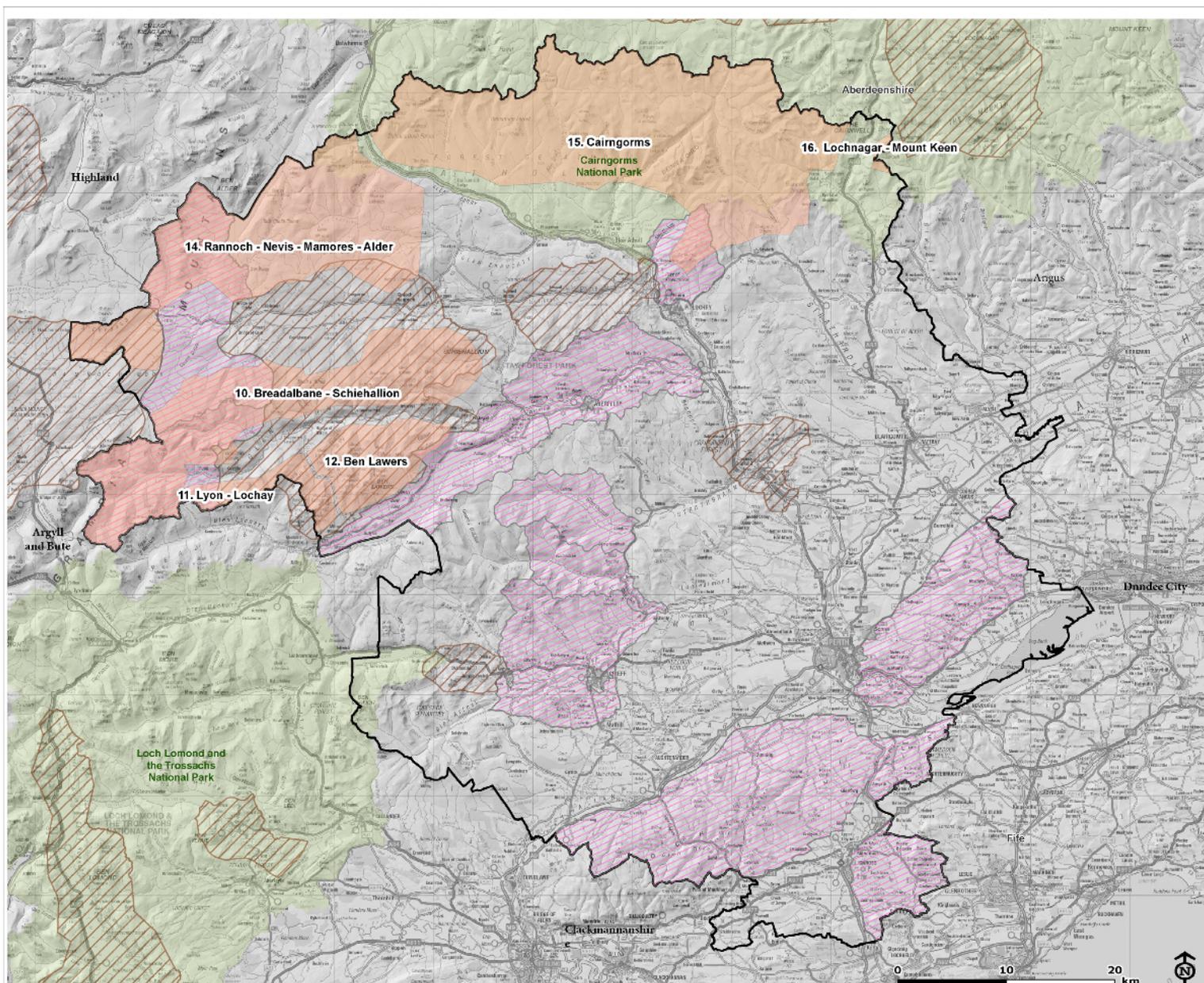
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*1 Wildness is a descriptive term distinct from identified Wild Land Areas*

**Perth and Kinross Council  
Local Landscape  
Designations  
Review**

**Figure 5: Wild Land Areas  
and Local Landscape Areas**

-  SNH Wildland Areas 2014
-  Local Landscape Areas
-  Perth & Kinross Council boundary
-  National Scenic Area
-  National Park



Map Scale @ A3: 1:325,000



Source: Perth & Kinross Council, SNH, SG, LUC

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LUC ED1 FIG12\_01\_6032\_CandidateLLA\_A3 13/10/2014

# Supplementary Planning Statements

In order for the Local Landscape Designation Review to influence the policy approach of Perth & Kinross Council with regard to decisions affecting local landscape designations it is necessary to set out supplementary policies. The three statements below allow for the proposed Local Landscape Areas and ensure that the statements of the special qualities can be used as a material consideration to better evidence relevant development management decisions, and to help inform decisions on conservation and enhancement measures for management of the Local Landscape Areas.

**1** The Council will apply the Local Landscape Area boundaries as set out in Figures 4a – 4k in the implementation of the Local Development Plan policy 39

**Justification:** The Special Landscape Designation Review proposed appropriate boundaries for the Local Landscape Areas. The process of evaluation in the LLDR means that the boundaries can be justified as being robust. However the Council will monitor and update the boundaries, if there is an appropriate reason to do so, through future iterations of the Local Development Plan

**2** The Council will use the statements of significance, associated special qualities and objectives attached to each of the proposed Local Landscape Areas as a material consideration in the determination of planning applications

**Justification:** The statement aims to ensure that the Supplementary Guidance is used in the development management process. In particular this means that the location and boundaries, designation statement and forces for change, contained within the Statement of Importance provided with each proposed Local Landscape Area, is used to evidence decisions taken. The Supplementary Guidance therefore supports the Development Plan policies

**3** The Council will promote the use of the proposed Local Landscape Areas for management measures taking into account the statements of the special qualities

**Justification:** The aim of the policy is for the statement of special qualities, and particularly the management recommendations within, to be used to identify areas where conservation and enhancement of the proposed Local Landscape Areas can be made. The aim of this is to maintain or enhance the special qualities within the proposed Local Landscape Areas.

## Conserving and Enhancing

- The landscape character, tranquillity and special qualities of the Local Landscape Areas are fully understood by policy makers and land managers.
- Environmental limits are widely respected, and the landscape is recognised as a provider of ecosystem services as well as an inspirational place in which to live, work and visit.
- The landscape character, tranquillity and special qualities of the Local Landscape Areas and their settings are conserved and enhanced.
- To ensure that all farming, forestry and land management enterprises in Perth and Kinross are contributing to the conservation and enhancement of the landscape, wildlife, cultural heritage and natural resources of the Local Landscape Areas.

## Understanding and Enjoying

- The importance of conserving the Local Landscape Areas will be recognised by visitors, and people living in adjacent urban areas will be aware of the Local Landscape Areas sporting and recreational potential.
- The importance of the historic landscape is understood by everyone and designated assets are being protected and actively cared for.
- There is a strong and recognisable sense of identity which is linked to deep rooted cultural heritage.

- Local people and visitors are actively investigating, enjoying and celebrating heritage, and the value of the Local Landscape Areas' heritage assets is producing economic and social benefits.
- The Local Landscape Areas landscape is being used as a learning resource by schools, universities and adult education providers.
- Understand the rate and degree of landscape change within the Local Landscape Areas.

## Living and working

- Promote the Local Landscape Areas as high quality places to live and work, so as to attract new 'low impact' businesses with high quality jobs, and increase the proportion of young adults and people of working age living in the area.
- Maintain and develop strong business networks covering farming, sport, tourism, creative industries and knowledge-based businesses, and ensure that all businesses have direct access to business support.
- Improve the quality, variety and marketing of the tourism 'offer' within the Local Landscape Areas to extend the season.
- The Local Landscape Areas' 'brand' is being exploited by sustainable enterprises capitalising on environmental qualities maintained by a successful farming and forestry industry supported by thriving communities.
- The contribution to the wider economy made by Local Landscape Areas-based businesses like farming, sport, tourism, game shooting, quarrying and water supply is being recognised and supported.

## What is Monitoring?

Monitoring can be understood as a systematic process, taking regular measurements of a defined property or characteristics, known as ‘indicators’, of a system or asset (in this case, landscape) to observe change against a baseline state or progress against a particular objective.

To be effective, monitoring processes require robust:

- Baseline data: which defines the key characteristics and current state of the landscape;
- Indicators of change: that can be used to measure change against the baseline.
- Objectives: to ensure that monitoring processes are consistent and provide useful, intelligible outputs that are fit-for-purpose i.e. that can make a meaningful contribution to the future management of landscape change.

## Why Monitor?

In addition to monitoring the successful implementation of the Local Development Plan 2, the Strategic Environmental Assessment process requires the Council to monitor the state (or condition) of the Local Landscape Areas. Both types of monitoring play important roles in identifying key issues and in assessing the continued relevance of Local Landscape Area’s objectives and policies.

## Monitoring the State of the Local Landscape Areas

Monitoring the state of Local Landscape Areas is a long-term process. A national landscape monitoring programme is being developed by Scottish Natural Heritage (SNH). The varied components of landscape mean that a number of indicators is needed. Each indicator provides an insight into an aspect of landscape change. The indicators are grouped into themes:

- Landscape qualities
- Public perception
- Land cover
- Built development

Where possible these national indicators and monitoring results can be used to monitor change, and will also work in collaboration with Scottish Natural Heritage to develop local scale indicators. Long-term, objective monitoring of landscape change takes time and it may be a while before long-term trends can be determined.

## Evaluation

Monitoring and reviewing these indicators provides a way to assess and communicate change over time, and will inform reviews of this Guidance and Local Development Plan Policy. The indicators will only be part of the analysis. Issues, changes and trends will need to be re-examined through appropriate research and information.

As part of the review process, evaluation will be necessary to reflect on the lessons learned from the experience of operating the policy and Supplementary Guidance. It will also highlight how external changes have affected, and are affecting, the state and special qualities of each Local Landscape Area.

# Appendices

## Appendix 1: European Landscape Convention Article 1 Definitions

**Landscape** - means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

**Landscape policy** – means an expression by the public authorities of the need to frame an official policy on landscape. It sets out the basic general principles, strategies and guidelines that permit the specific measures aimed at the protection, management and planning of landscapes.

**Landscape quality objective** – means for a specific landscape (once a particular landscape has been identified and described) a detailed statement of the characteristics which local people want recognised in their surroundings.

**Landscape protection** – actions to conserve and maintain the significant or characteristic features of a landscape.

**Landscape management** – means action from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise change which are brought about by social, economic and environmental processes.

**Landscape planning** means strong forward looking action to enhance, restore or create landscapes.

## Appendix 2: Landscape Character Units

The following table presents the landscape types and units within Perth and Kinross, which are drawn from Table 1 of the Tyldesley Landscape Study. The landscape types and units are illustrated in Figure 2.

|   | Landscape Type | Landscape Sub Type      | Landscape Units                                                                                                                                                                                                                            |
|---|----------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Highland Glens | 1a Upper Highland Glens | 1a(i) Glen Garry<br>1a(ii) Glen Quaich<br>1a(iii) Glen Almond<br>1a(iv) Glen Turret<br>1a(v) Glen Tilt<br>1a(vi) Glen Brerachan<br>1a(vii) Glen Fearnach<br>1a(viii) Glen Lochsie & Glen Taitneach<br>1a(ix) Gleann Beag / Upper Glen Shee |
|   |                | 1b Mid Highland Glens   | 1b(i) Glen Lyon<br>1b(ii) Strathbraan<br>1b(iii) Sma' Glen<br>1b(iv) Glen Lednock<br>1b(v) Glen Artney<br>1b(vi) Strathardle<br>1b(vii) Mid Glen Shee                                                                                      |

|   | Landscape Type                | Landscape Sub Type                 | Landscape Units                                                                                                                                                                                                  |
|---|-------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                               | 1c Lower Highland Glens            | 1c(i) River Garry / River Tummel<br>1c(ii) Strath Tay<br>1c(iii) Strathearn<br>1c(iv) Lower Glen Shee                                                                                                            |
| 2 | Highland Glens with Lochs:    | 2a Upper Highland Glens with Lochs | 2a(i) Loch Ericht<br>2a(ii) Loch an Daimh<br>2a(iii) Loch Lyon                                                                                                                                                   |
|   |                               | 2b Mid Highland Glens with Lochs   | 2b(i) Loch Errochty<br>2b(ii) Loch Rannoch<br>2b(iii) Dunalastair<br>2b(iv) Loch Tay<br>2b(v) Loch Earn<br>2b(vi) Loch Freuchie                                                                                  |
|   |                               | 2c Lower Highland Glens with Lochs | 2c Loch Tummel                                                                                                                                                                                                   |
| 3 | Highland Summits and Plateaux | 3a Mountain Summits & Steep Ridges | 3a(i) Ben Vorlich & the Forest of Glenartney<br>3a(ii) Creag Liath/ Creag Ruadh/Creag Uchdag/ben Chonzie/ Meall Dubh/Meall nam Fuaran/Creagan na Beinne Ranges<br>3a(iii) Ben Lawers and Beinn Heasgarnich Group |

|  | Landscape Type | Landscape Sub Type       | Landscape Units                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|----------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                |                          | 3a(iv) Beinn Mhanach/<br>Stuc an Lochain/Meall<br>Buidhe/ Carn Gorm/<br>Schiehallion/ Farragon<br>Hill Ranges<br>3a(v) Beinn a'<br>Chuallaich<br>3a(vi) Rannoch<br>3a(vii) Talla Bheith<br>Forest<br>3a(viii) Ben Vrackie/<br>Ben Vuirich/Beinn a'<br>Ghlo Range<br>3a(ix) Carn an Righ/<br>Meall a' Choire<br>Bhuidhe/Carn Bhinnein/<br>Ben Gulabin Ranges<br>3a(x) Meall Gorm/Carn<br>an Daimh/Mount Blair<br>Ranges |
|  |                | 3b High Moorland Plateau | 3b(i) Forest of Atholl<br>3b(ii) North East Blair<br>Atholl<br>3b(iii) Coire a' Bhaile<br>3b(iv) Craiganour<br>Forest<br>3b (v) Meall Dearg/<br>Meall a' Choire<br>Chreagaich 3b(vi) Meall<br>nan Caorach                                                                                                                                                                                                              |

|   | Landscape Type          | Landscape Sub Type                   | Landscape Units                                                                                                                                                                                                                         |
|---|-------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                         | 3c Transitional Moorland with Forest | 3c(i) Meall a' Chathaidh<br>3c(ii) Tummel Forest<br>3c(iii) Drummond Hill<br>3c(iv) Weem Hill/<br>Dunfallandy Hill<br>3c(v) Craigvinean<br>Forest<br>3c(vi) Forest of Clunie<br>3c(vii) Knock of<br>Balmyle<br>3c(viii) Forest of Alyth |
|   |                         | 3d Transitional Moorland             | 3d Obney Hills                                                                                                                                                                                                                          |
| 4 | Plateau Moor            | 4 Plateau Moor                       | 4 Rannoch Moor                                                                                                                                                                                                                          |
| 5 | Highland Foothills      | 5 Highland Foothills                 | 5(i) Clunie Foothills<br>5(ii) Alyth Foothills                                                                                                                                                                                          |
| 6 | Lowland Hills           |                                      | 6(i) Knaik Hills<br>6(ii) Drummond Hills<br>6(iii) Strathallan Plateau<br>Ridge & Moncreiffe Hill<br>6(v) Keillour Ridge /<br>Methven Hills<br>6(vi) Logie Almond /<br>Bankfoot Plateau                                                 |
| 7 | Lowland River Corridors |                                      | 7(i) Strath Tay<br>7(ii) Glen Almond                                                                                                                                                                                                    |

|    | Landscape Type        | Landscape Sub Type | Landscape Units                                                                                                                                       |
|----|-----------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8  | Igneous Hills         | 8a Ochil Hills     | 8a(i) Ochil Western & Central Hills and Glens<br>8a(ii) Ochil Northern & Central Hills and Glens<br>8a(iii) Ochil Southern & Eastern Hills and Slopes |
|    |                       | 8b Sidlaw Hills    | 8b(i) Sidlaw Southern & Central Hills and Slopes<br>8b(ii) Sidlaw Eastern Plateau                                                                     |
| 9  | Dolerite Hills        |                    | 9(i) Lomond Hills<br>9(ii) Benarty Hills<br>9(iii) Cleish Hills                                                                                       |
| 10 | Broad Valley Lowlands |                    | 10(i) Strathmore<br>10(ii) Pow Water Valley<br>10(iii) Strathearn<br>10(iv) Strathallan                                                               |
| 11 | Firth Lowlands        |                    | 11 Braes of Gowrie                                                                                                                                    |
| 12 | Lowland Basins        |                    | 12 Loch Leven Basin                                                                                                                                   |

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(PKC Design Team - 2018619)



**PERTH AND KINROSS COUNCIL**

**Strategic Policy and Resources Committee**

**29 January 2020**

**TRANSFORMATION PROGRAMME 2015-2020**

**Report by Executive Director (Housing & Environment) (Report No. 20/26)**

**PURPOSE OF REPORT**

This report gives an update on phase four of the Transformation Programme approved by the Council on 1 July 2015 (Report 473/15) and provides an overview of progress on the current projects.

**1. BACKGROUND / MAIN ISSUES**

- 1.1 The Council's Transformation programme supports the Council's approach to public service reform and aims to encourage innovation, creativity, flexibility and greater entrepreneurship to meet the significant challenges ahead.
- 1.2 A major part of the Council's transformation strategy is being delivered through a programme of transformation reviews. The current programme has 10 projects in total aimed at developing new ways of working to sustain high quality service delivery, and for some, achieving a challenging level of savings.
- 1.3 We are now into phase four of the transformation programme initiated over the past three years, this phase being agreed by Council in April 2018 (Report 18/137).
- 1.4 Highlight Reports for each project are available on ERIC and Elected Members can contact the individual Senior Responsible Owner (SRO) or Project Manager for further information on any of the projects below at any time.
- 1.5 Two projects have ended since the last update to Committee – the Review of HCC Repairs Service and Council Fleet Utilisation and Optimisation Review.
- 1.6 An end of project evaluation report is being prepared to include benefit realisation and lessons learned for the Review of Repairs project. This report will be submitted to a future Strategic Investment & Improvement Board.
- 1.7 The Fleet Utilisation and Optimisation work, which is ongoing but no longer funded through transformation monies, has been incorporated into business as usual.

## **2. PROGRESS TO DATE**

- 2.1 Progress on each of the projects is provided by the appropriate Executive Director below:

### **Education and Children's Services**

#### **Securing the Future of the School Estate**

- 2.2 The project is reviewing the school estate to make the most effective and efficient use of school buildings and staff across the school estate.
- 2.3 Further work on feasibility studies, options appraisals and informal consultation is underway.

#### **The Programme for Excellent Inclusive Practice (Review of Inclusion Services)**

- 2.4 This programme will improve the performance and outcomes for children and young people in Perth and Kinross in line with our legal duties under the Additional Support for Learning Scotland Act 2004 and presumption of mainstreaming in Scotland. Through ongoing service review and redesign, the aim is to bring about cultural change and improve the provision of education for children and young people with additional support needs. There are no savings attached to this transformation project.
- 2.5 There has been a delay in engaging elected members as part of the survey, due to the election held in December. Engagement will now take place in the New Year. The outline business case and draft committee report will be ready for the first meeting of the Programme Board in January 2020.

### **Housing and Environment Service**

#### **Corporate Property Asset Management Review**

- 2.6 The review of the Council's property assets will provide a property estate which is appropriately sized for requirements, well used, properly maintained, integrated with partner organisations' asset management plans, with maximised collaborative opportunities, and ensures property is in appropriate geographical locations.
- 2.7 Recurring savings of approximately £900,000 are already being achieved, predominately through the former Perth Office Programme with additional savings identified from recent school estate strategy decisions and the closure of Beechgrove House.
- 2.8 Risks remain in securing the remaining balance of the total £1.8m savings target by April 2020 as well as the phasing of the savings, but will largely be dependent on the pace at which options can be developed through the School Estate Review, and with communities and Community Planning Partners.

## **Council Vehicle Fleet Utilisation and Optimisation Review**

- 2.9 This review looks towards the better utilisation of the Council's small vehicle fleet through the introduction of telematics and effective ongoing analysis of associated data. In addition, the project proposes to undertake a review of the grey fleet (ie private vehicles used for Council business) with the aim of reducing the extent to which delivery of Council Services rely on this, with resultant significant cost saving (through less payment of travelling expenses).
- 2.10 The Fleet Utilisation and Optimisation review funded through transformation monies has now been completed. Work arising from the review, which is ongoing, has been incorporated into business as usual.
- 2.11 The original savings target (£150k) has been achieved and further savings may be realised as a result of the ongoing work.
- 2.12 Work continues on in-depth data analysis of services with the highest grey fleet claims. Following feedback from meetings with senior management in September, further data was gathered.
- 2.13 Analysis of data on where vehicles are used and kept, helps ensure access is maximised for all staff. Looking at vehicle usage in this way also facilitates the use of electric vehicles as they become a larger part of the fleet.

## **Low Carbon Project**

- 2.14 The Project seeks to prepare the Council for emerging duties in relation to Climate Change Act 2009 and our duties around low carbon emission.
- 2.15 The project has already achieved one of its outcomes by raising the profile of the Climate Emergency and identifying that additional staff resources were required to meet the coming challenges.
- 2.16 Following the resignation of the Project Manager in September, the work of the transformation project has continued, through the support of key stakeholders across the Council. The Council meeting on 18 December 2019 approved the Interim Climate Emergency Report and Action Plan (Report No. 19/362).
- 2.17 It is proposed to repurpose the project to concentrate on the awareness raising and engagement with the public and key stakeholders. A paper will be prepared for approval in early January 2020. Although the proposed end date may vary, the transformation project will remain in budget.

## **Review of Housing and Community Care Repairs Service**

- 2.18 This project undertook a detailed review and analysis of key areas of housing repairs to identify improvements to efficiency and productivity which both improved the service delivery model and achieved savings of £500,000.

- 2.19 All project workstreams are now complete. Benefits realisation work will continue through use of the newly developed repairs dashboard to evidence productivity gains and efficiencies.
- 2.20 An end of project report is being prepared detailing lessons learned and benefits realised to date. This report will be presented at a future Strategic Investment & Improvement Board.

### **Commercialisation of Assets and Income Generation**

- 2.21 This project will review and collate evidence of local, national and international markets; business sponsors, event organisers and advertisers' needs and requirements; and community funding models and external funding sources. This will inform the development of a Council Strategy to drive forward our work to generate income for the Council and partners from potential commercialisation of business sponsorship linked to advertising, community funding, and external funding.
- 2.22 It is anticipated that the tender process will be completed by April 2020.

### **Corporate and Democratic Services**

#### **Modernising Performance Reporting Review**

- 2.23 The review will identify technology to transform the presentation of performance management information, allowing more efficient, effective and instant access to Council performance data, for all users of the information.
- 2.24 Work continues to explore a Microsoft solution in advance of moving to procurement.
- 2.25 Progress is being made within the two workstreams established to test the effectiveness of data journeys and comprehensiveness of information to populate appropriate dashboards (one in Housing & Environment and one in Education & Children's Services).

#### **Smart Perth and Kinross: Perth and Kinross Open Data**

- 2.26 The project will review the publication of Council data, in collaboration with other Scottish cities, for better co-ordination, and to develop a locality based community information system, to help identify and tackle inequalities, engage and empower communities and assist with neighbourhood planning.
- 2.27 The project is on course to be completed by March 2020. A functioning open data portal has now been launched and is populated with 49 data sets. Updating energy data from selected Perth & Kinross Council buildings directly to the open data portal from automatic meter readings has been established.

## **Digital Platform**

- 2.28 The Corporate Digital Platform Project has delivered Hybrid mail, a digital mailroom and a back-scanning facility. Work is now underway to finalise an Electronic Document Management System (EDMS). This process redesign will reduce bureaucracy and build an integrated paperless framework.
- 2.29 Although the EDMS project timeline has slipped this will be recovered as the project continues. Future plans for the project will require the timeline to be extended to enable schools to be included within the solution.

## **Online Services and Myaccount Review**

- 2.30 The review will enable the development of a whole organisation transformational approach to online services, and 'channel shift' (from face to face and telephone services, to online) which delivers savings, maximizes digital inclusion and improves customer satisfaction by giving access to Council services online anytime, anywhere, and from any device.
- 2.31 The programme is progressing well. To date there are 51 services online (44 public and 7 internal) with 35,000 people signed up for MyAccount.
- 2.32 The Customer Service Centre is leading a new customer service excellence workstream, focusing on the quality of customer experience.
- 2.33 Work continues to scope the pilot of the national Parents Portal developed by the Improvement Service on behalf of all Scottish Councils.
- 2.34 Within Corporate & Democratic Services, Corporate Complaints requirements gathering has been completed, and a new online Vacancy Management Process (for like for like vacancies) is now in use across the Council. These are examples of using MyPKC for internal processes.
- 2.35 A number of work packages are in progress for Housing & Environment, including enhancements to services already live as well as new services.

## **Mobile Working Review**

- 2.36 This review will implement a corporate mobile solution which automates key tasks, processes and work flow to improve productivity, efficiency and quality, reducing the requirement for staff to navigate numerous systems and supporting the workforce to be more mobile, and work more efficiently and effectively.
- 2.37 The programme is progressing well and to date has deployed mobile working solutions to 300 operational staff.
- 2.38 A Digital Workshop with the Health & Social Care Partnership and Housing & Environment took place with senior teams on 6 December 2019. Opportunities for change and innovation were discussed and priorities clarified.

### 3. CONCLUSION AND RECOMMENDATIONS

- 3.1 This report updates the Strategic Policy & Resources Committee on the Council's five-year transformation programme. It summarises the progress across 11 projects, which are managed by individual project boards and the Strategic Investment & Improvement Board.
- 3.2 The Strategic Policy & Resources Committee is asked to:
- (a) Note the progress related to the Transformation Programme.

#### Author

| Name            | Designation     | Contact Details |
|-----------------|-----------------|-----------------|
| Caroline Mackie | Service Manager | 01738 475000    |

#### Approved

| Name          | Designation                                         | Date            |
|---------------|-----------------------------------------------------|-----------------|
| Jim Valentine | Depute Chief Executive<br>(Chief Operating Officer) | 20 January 2020 |

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

| <b>Strategic Implications</b>                       | <b>Yes / None</b> |
|-----------------------------------------------------|-------------------|
| Community Plan / Single Outcome Agreement           | <b>Yes</b>        |
| Corporate Plan                                      | <b>Yes</b>        |
| <b>Resource Implications</b>                        |                   |
| Financial                                           | <b>Yes</b>        |
| Workforce                                           | <b>None</b>       |
| Asset Management (land, property, IST)              | <b>None</b>       |
| <b>Assessments</b>                                  |                   |
| Equality Impact Assessment                          | <b>None</b>       |
| Strategic Environmental Assessment                  | <b>None</b>       |
| Sustainability (community, economic, environmental) | <b>None</b>       |
| Legal and Governance                                | <b>None</b>       |
| Risk                                                | <b>Yes</b>        |
| <b>Consultation</b>                                 |                   |
| Internal                                            | <b>Yes</b>        |
| External                                            | <b>No</b>         |
| <b>Communication</b>                                |                   |
| Communications Plan                                 | <b>No</b>         |

### 1. Strategic Implications

#### Community Plan/Single Outcome Agreement

- 1.1 This report supports the delivery of the Strategic Objectives within the Community Plan 2013-23 and the Corporate Plan 2018-2022.

### 2. Resource Implications

#### Financial

- 2.1 Any changes to projections for funding and savings for each project are detailed in the Revenue Budget Monitoring Report to Strategic Policy and Resources Committee.

#### Workforce

- 2.2 There are no workforce implications arising from this report.

#### Asset Management (land, property, IT)

- 2.3 There are no direct asset management implications arising from this report.

### **3. Assessments**

#### Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) and has been assessed as not relevant for the purposes of EqIA.

#### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 The proposals within this report have been considered under the terms of the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

#### Sustainability

- 3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:
- in the way best calculated to delivery of the Act's emissions reduction targets;
  - in the way best calculated to deliver any statutory adaptation programmes; and
  - in a way that it considers most sustainable.
- 3.6 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

#### Legal and Governance

- 3.7 Not applicable.

#### Risk

- 3.8 There are no additional risks which arise from this report.
- 3.9 Project risks are managed within the context of each project.

## **4. Consultation**

### Internal

4.1 Senior Management teams were consulted in the preparation of this report.

### External

4.2 Not applicable.

## **5. Communication**

5.1 Communications with staff will be undertaken as part of the individual reviews/projects.

## **2. BACKGROUND PAPERS**

The background papers referred to within the report are:

- Report to Council on 1 July 2015 (Report No 473/15)
- Report to Council, Building Ambition: The Council's Transformation Strategy 2015-2020 and the Organisational Development Framework (report 15/292)
- Report to Council on 22 February 2017 (Report No: 17/82)
- Report to Strategic Policy and Resources Committee, 27 November 2017, (Report No: 17/393)
- Report to Council on 22 February 2018 (Report No 18/47)
- Report to Council on 13 June 2018 (Report No 18/198)
- Report to Council on 12 September 2018 (Report No 18/288)
- Highlight Reports of each project are available on the ERIC Transformation Strategy page
- Hard copies of The Transformation Strategy are available from [transformationenq@pkc.gov.uk](mailto:transformationenq@pkc.gov.uk)

## **3. APPENDICES**

Appendix 1 – Verto Report



# Project Status

| Programme                                | Project Title                                                    | Brief Description                                                                                                                                                                                                                                                                                                                                                 | Approved Savings (£000's) | Approved (via current budget) | Projected Savings (£000's) | Approved Funding (£000's) | Projected Spend (£000's) | Previous                  | Current     | Milestones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Risks       | Issues      | Costs     | Savings     | Non-Cashable Benefits |
|------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|----------------------------|---------------------------|--------------------------|---------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----------|-------------|-----------------------|
| <b>Corporate and Democratic Projects</b> |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          |                           |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |             |           |             |                       |
| Building Ambition                        | Corporate - Smart Perth and Kinross: Perth and Kinross Open Data | Reviewing the publication of Council data, in collaboration with other Scottish cities, for better co-ordination, and to develop a locality-based community information system, to help identify and tackle inequalities, engage and empower communities and assist with neighbourhood planning.                                                                  | 0                         | 0                             | 0                          | 316                       | 96                       | On Target                 | On Target   | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Some Issues | On Target   | On Target | None        | On Target             |
|                                          |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | The project is on course to deliver on its objectives. The open data platform has been delivered. It is populated with 49 datasets. Further datasets are being identified and prepared for release.                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |           |             |                       |
| Building Ambition                        | Corporate - Modernising Performance Reporting Review             | Using technology better to transform the presentation of performance management information, allowing more efficient, effective and instant access to Council performance data, for all users of the information.                                                                                                                                                 | 34                        | 34                            | 34                         | 80                        | 80                       | On Target                 | Some Issues | Some Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | On Target   | On Target   | On Target | Completed   | On Target             |
|                                          |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | Work continues to explore a Microsoft solution in advance of moving to procurement. A paper will be taken to EOT to explore the options and agree the next steps in early 2020. Progress is being made within the two workstreams established to test the effectiveness of data journeys and comprehensiveness of information to populate appropriate dashboards (one in Housing and Environment and one in Education and Children's Services).                                                                                                                                                                     |             |             |           |             |                       |
| Building Ambition                        | Corporate Digital Platform                                       | The Corporate Digital Platform Project will deliver Hybrid mail, a digital mailroom and back-scanning facility and Electronic Document Management System (EDMS) with process redesign that will reduce bureaucracy and build an integrated paperless framework.                                                                                                   | 288                       | 288                           | 484                        | 911                       | 911                      | On Target                 | On Target   | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Some Issues | On Target   | On Target | On Target   | On Target             |
|                                          |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | Now that the build of EDMS Online has been completed, the Corporate Digital Platform team can start to build Microsoft Teams in the new environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |           |             |                       |
| Building Ambition                        | Corporate - Online Services and myAccount Review                 | The review will enable the development of a whole organisation transformational approach to online services, and 'channel shift' (from face to face and telephone services, to online) which delivers savings, maximizes digital inclusion and improves customer satisfaction by giving access to Council services online anytime, anywhere, and from any device. | 413                       | 413                           | 413                        | 1,314                     | 1,264                    | On Target                 | On Target   | Some Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | On Target   | On Target   | On Target | On Target   | On Target             |
|                                          |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | The programme is progressing well. To date we have 51 services online (44 public & 7 internal) with 36k people signed up for a MyAccount. 3,688 cases were raised via MyPKC in December 2019 in December 2018, 2,686 cases were raised. 86,599 have been handled for the rolling year to 31 December – a 29% increase from the previous year.                                                                                                                                                                                                                                                                       |             |             |           |             |                       |
| Building Ambition                        | Corporate - Mobile Working Review                                | This review will implement a corporate mobile solution which automates key tasks, processes and work flow to improve productivity, efficiency and quality, reducing the requirement for staff to navigate numerous systems and supporting the workforce to be more mobile, and work more efficiently and effectively.                                             | 810                       | 813                           | 813                        | 1,284                     | 1,284                    | Some Issues               | Some Issues | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Some Issues | Some Issues | On Target | Some Issues | On Target             |
|                                          |                                                                  |                                                                                                                                                                                                                                                                                                                                                                   |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | The programme is progressing well and to date we have deployed mobile working solutions to 300 operational staff. Following on from the Digital Transformation workshop with Housing & Environment (H&E) staff in June, an operational H&E group is being created to clarify and prioritise new digital activity. This will streamline our governance and help expedite programmes of work. Meetings with the Health and Social Care Partnership have taken place and similar to H&E, a Digital Workshop took place with their senior teams on 6 December 2019, to discuss opportunities for change and innovation. |             |             |           |             |                       |

| Programme                                | Project Title                                                   | Brief Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Approved Savings (£000's) | Approved (via current budget) | Projected Savings (£000's) | Approved Funding (£000's) | Projected Spend (£000's) | Previous                  | Current     | Milestones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Risks       | Issues      | Costs     | Savings   | Non-Cashable Benefits |
|------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|----------------------------|---------------------------|--------------------------|---------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----------|-----------|-----------------------|
| <b>Education and Children's Services</b> |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          |                           |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |           |           |                       |
| Building Ambition                        | ECS - Securing the Future of the School Estate                  | Reviewing the school estate to make the most effective and efficient use of school buildings, and staff across the school estate.                                                                                                                                                                                                                                                                                                                                                                                  | 550                       | 550                           | 550                        | 50                        | 50                       | Some Issues               | Some Issues | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Some Issues | Some Issues | At Risk   | At Risk   | Some Issues           |
|                                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | This project is progressing with further work on feasibility studies, options appraisals and informal consultation required to conclude work on some of the key activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |           |           |                       |
| Building Ambition                        | ECS - Programme for Excellent Inclusive Practice                | Programme to improve the performance and outcomes for children and young people in Perth and Kinross in line with our legal duties under the Additional Support for Learning Scotland Act 2004 and presumption of mainstreaming in Scotland. Through ongoing service review and redesign the aim is to bring about cultural change and improve the culture and provision of education for children and young people with additional support needs. There are no savings attached to this transformational project. |                           |                               |                            | 50                        | 50                       | On Target                 | Some Issues | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | On Target   | On Target   | On Target | On Target | On Target             |
|                                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | Due to general election there will be a delay in engaging in elected member survey, this will now take place in the New Year. Outline business case along with phasing plan and draft committee report will be ready for first meeting of the programme board in January 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |             |           |           |                       |
| <b>Housing and Environment Service</b>   |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          |                           |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |           |           |                       |
| Building Ambition                        | HCC - Review of HCC Repairs Service                             | Undertaking a detailed review and analysis of key areas of housing repairs to identify improvements to efficiency and productivity which both improves the service delivery model and achieves savings of £500k                                                                                                                                                                                                                                                                                                    | 500                       | 500                           | 500                        | 0                         | 0                        | On Target                 | Completed   | Completed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completed   | Completed   | Completed | Completed | Completed             |
|                                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | All project workstreams now complete. Benefits realisation work will continue through use of newly developed repairs dashboard to evidence productivity gains and efficiencies.<br>An end of project report is being prepared detailing lessons learned and benefits realised to date. This will be presented at a future SIIB board.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |           |           |                       |
| Building Ambition                        | TES - Corporate Property Asset Management Review                | Reviewing the Council's property assets to; provide a property estate which is appropriately sized for requirements, well used, properly maintained, integrated with partner organisations' asset management plans, maximising collaborative opportunities, and is in appropriate geographical locations.                                                                                                                                                                                                          | 1,795                     | 1,795                         | 1,795                      | 0                         | 0                        | At Risk                   | At Risk     | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | At Risk     | On Target   | On Target | At Risk   | On Target             |
|                                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | Recurring savings of approximately £900,000 are already being achieved, predominately through the former Perth Office Programme with additional savings identified from recent school estate strategy decisions and the closure of Beechgrove House.<br>Risk remains in securing the remaining balance of the total £1.8m savings target by April 2020 as well as the phasing of the savings, but will largely be dependent on the pace at which options can be developed through the School Estate Review, and with Communities and Community Planning Partners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |             |           |           |                       |
| Building Ambition                        | TES - Council Vehicle Fleet Utilisation and Optimisation Review | The Council Vehicle Fleet Utilisation and Optimisation Review looks towards the better utilisation of the Council's small vehicle fleet through the introduction of telematics and effective ongoing analysis of associated data. In addition, the project proposes to undertake a review of the grey fleet (i.e. private vehicles used for council business) with the aim of reducing the extent to which delivery of Council Services rely on this.                                                              | 150                       | 150                           | 150                        | 150                       | 186                      | On Target                 | Completed   | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | On Target   | On Target   | On Target | On Target | On Target             |
|                                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                               |                            |                           |                          | <b>Overview of Status</b> |             | All project workstreams have now been incorporated into business as usual and transformation funding for this project has now finished. The Project Assistant is currently working on in-depth data analysis of the Services with the highest Grey Fleet Claims. Meetings were held in September with these Services, with positive feedback received regarding the presented data. Based on this feedback further data will be gathered before a presentation will be compiled to be presented to the relevant senior management teams.<br>Presentation was taken to ECS SMT on 5 December and will be presented to HSCP on 23 January.<br>Work continues to be compiled on vehicle usage as understanding how and where our vehicles are used, and where they are kept, helps us ensure access is maximised for all staff. Looking at vehicle usage in this way also allows us to implement the use of electric vehicles as they become a larger part of our fleet.<br>The Pool Booking System will go live in January, supported by user guides and internal communications.<br>The uptake by staff of the electrical vehicle familiarisation sessions was very positive with all sessions fully booked. Further sessions have been arranged to meet staff needs. |             |             |           |           |                       |

| Programme         | Project Title                                           | Brief Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Approved Savings (£000's) | Approved (via current budget) | Projected Savings (£000's) | Approved Funding (£000's) | Projected Spend (£000's) | Previous                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Current   | Milestones | Risks     | Issues    | Costs     | Savings   | Non-Cashable Benefits |  |
|-------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|----------------------------|---------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|-----------|-----------|-----------|-----------|-----------------------|--|
| Building Ambition | TES - Commercialisation of Assets and Income Generation | This requires review and collation of evidence of local, national and international markets; business sponsors, event organisers and advertisers' needs and requirements; and community funding models and external funding sources. This will inform the development of a PKC Strategy to drive forward our work to generate income for the Council and partners from potential commercialisation of assets, business sponsorship, advertising and community and external funding. |                           |                               |                            | 60                        | 60                       | On Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | On Target | On Target  | On Target | On Target | On Target | On Target | On Target             |  |
|                   |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Overview of Status</b> |                               |                            |                           |                          | The tender contract is being revised and it is anticipated that this will be completed and appointed to by May 2020. Funding for this will be carried forward to 20/21.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |            |           |           |           |           |                       |  |
| Building Ambition | TES- Low Carbon Project                                 | The Project seeks to prepare the Council for emerging duties in relation to Climate Change Act 2009 and our duties around low carbon emission.                                                                                                                                                                                                                                                                                                                                      |                           |                               |                            | 156                       | 156                      | At Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Rescope   | Rescope    | Rescope   | Rescope   | Rescope   | Rescope   | Rescope               |  |
|                   |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Overview of Status</b> |                               |                            |                           |                          | <p>The project has already achieved one of its outcomes by raising the profile of the Climate Emergency and identifying that additional staff resources were required to meet the coming challenges.</p> <p>Following the resignation of the Project Manager in September, the work of the transformation project has continued, through the support of key stakeholders across the Council, to prepare a report for the December Council meeting.</p> <p>It is proposed to repurpose the project to concentrate on awareness raising and engagement with the public and key stakeholders. A paper will be prepared for approval in early January 2020. Although the proposed end date may vary the transformation project will remain in budget.</p> |           |            |           |           |           |           |                       |  |
| <b>Totals</b>     |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>4,540</b>              | <b>4,542</b>                  | <b>4,738</b>               | 4,371                     | 4,137                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |            |           |           |           |           |                       |  |

