

Perth and Kinross Council  
Planning and Placemaking Committee - 6 July 2022  
Pre-Application Report by Head of Planning and Development  
(Report No. 22/170)

Residential development with associated landscape framework and infrastructure  
(in part, allocated site H69) Land at Forfar Road, Meigle.

Ref. No: [22/00012/PAN](#)  
Ward No: P2- Strathmore

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development with associated landscape framework and infrastructure (in part, allocated site H69) at Land at Forfar Road, Meigle. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 9 May 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development at Forfar Road, Meigle. This pre-application report gives the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development comprising a residential development with associated landscape framework and infrastructure. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

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

- 3 Due to the scale of the proposal, it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request (22/00864/SCRN) was submitted by the applicant in May 2022, and it was confirmed that an EIA would not be required to accompany any planning application.

## **PRE-APPLICATION PROCESS**

- 4 The PoAN (reference 22/00012/PAN) confirmed that two public engagement events would be held at Kinloch Memorial Hall, Dundee Road, Meigle on 24 May 2022 and 21 June 2022. Both events were open to the public between 14:00 and 19:00. The Ward Councillors, local MSP, local MP, Meigle and Ardler Community Council, Meigle and Ardler Community Development Trust, Meigle Community Trust and domestic addresses adjacent to the site boundaries have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

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

### **National Planning Framework**

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

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

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:
  - Sustainability: paragraphs 24 – 35
  - Placemaking: paragraphs 36 – 57
  - Enabling Delivery of New Homes: paragraphs 109 – 134
  - Valuing the Natural Environment: paragraphs 193 – 218
  - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
  - Managing Flood Risk and Drainage: paragraphs 254 – 268
  - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291
- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:
  - PAN 2/2011 Planning and Archaeology
  - PAN 3/2010 Community Engagement
  - PAN 40 Development Management

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage

## **LOCAL POLICY AND GUIDANCE**

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

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

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

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

- Policy 2 – Shaping better quality places
- Policy 4 – Homes
- Policy 6 – Developer Contributions

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

- 11 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 12 The LDP2 sets out a vision statement for the area and states that: *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*
- 13 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
  - Policy 2: Design Statements
  - Policy 5: Infrastructure Contributions
  - Policy 14B: Open Space Retention and Provision: Open Space within New Developments
  - Policy 15: Public Access
  - Policy 17: Residential Areas
  - Policy 20: Affordable Housing

- Policy 23: Delivery of Development Sites
- Policy 24: Maintaining an Effective Housing Land Supply
- Policy 25: Housing Mix
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 34: Sustainable Heating & Cooling
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 57: Air Quality
- Policy 58: Contaminated and Unstable Land
- Policy 60: Transport Standards and Accessibility Requirements

## **OTHER POLICIES**

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application:

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
- [Planning Guidance - Planning & Biodiversity](#)

## **PLANNING SITE HISTORY**

- 15 **22/00864/SCRN** On for Proposed housing development with associated landscape framework and infrastructure (LDP H69).

## **CONSULTATIONS**

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

### **17 External**

- Scottish Environmental Protection Agency (SEPA)
- Scottish Water
- Perth and Kinross Heritage Trust (PKHT)
- Meikle and Ardler Community Council

**18 Internal**

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

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

19 The key considerations against which the eventual application will be assessed include:

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to Nearby Land Uses
- d. Natural Heritage and Ecology
- e. Landscape and Open Space
- f. Air Quality
- g. Transport
- h. Flooding and Drainage

**ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

20 The following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree Survey
- Habitat Survey including Protected Species Survey
- Archaeological Assessment
- Sustainability Assessment

**CONCLUSION AND RECOMMENDATION**

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

Background Papers: None  
Contact Officer: Alex Gudgeon  
Date: 23 June 2022

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

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