

Perth and Kinross Council
Planning & Development Management Committee – 29 June 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/108)

Formation of A9 slip road and junction to B8062 road infrastructure including landscaping, drainage and associated works at land north east of Shinafoot House, Auchterarder

Ref. No: [21/00008/PAN](#)

Ward No: P7 - Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for formation of A9 slip road and junction to B8062 road infrastructure including landscaping, drainage and associated works as part of required infrastructure associated with the [Auchterarder Development Framework](#).

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 7 May 2021. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development at Shinafoot, Auchterarder.
- 2 This PoAN seeks to formally establish a major development comprising the formation of a new A9 southbound diverge slip road and junction connecting to Shinafoot Road (B 8602) including localised road widening, landscaping, drainage and associated works. A new junction on the A9 in this locality is a requirement of the Section 75 for the Auchterarder Development Framework. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

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 has previously been submitted (21/00206/SCRN), concluding that the proposals were not EIA development.

PRE-APPLICATION PROCESS

- 4 The PoAN confirmed that a public interactive event will be held on Wednesday 30 June 2021, between (1100-1300 and 1700-2000) via a dedicated website platform. Members of the project team will be available to answer queries during the online event. The local MP and MSP for the area, along with Strathallan Ward Councillors and Auchterarder & District Community Council have all been notified. The Council's response to the PoAN requested that the online material was made available for at least 1 week prior to and after the intended online event. In addition, it was recommended for an advert to be made in the Perthshire Advertiser in conjunction with the Courier and that the identified information leaflet drop covers properties up to a 250m radius from the site boundary. 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) (Revised December 2020)

- 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
 - Supporting Business and Employment: paragraphs 92 – 108
 - 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 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 66 Best Practice in Handling Planning Applications Affecting Trunk Roads
- PAN 75 Planning for Transport
- PAN 78 Inclusive Design
- PAN 79 Water and Drainage

LOCAL POLICY AND GUIDANCE

TACTRAN Regional Transport Strategy 2015-2036 (refresh)

- 9 The RTS sets out a Vision of:

“a transport system shaped by engagement with its citizens, which helps delivery prosperity and connects communities across the region and beyond, which is socially inclusive and environmentally sustainable and which promotes the health and wellbeing of all”.

TAYPlan Strategic Development Plan 2016-2036

- 10 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”

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

- Policy 1: Locational Priorities
- Policy 2: Shaping Better Quality Places
- Policy 4: Homes
- Policy 6 Developer Contributions
- Policy 8: Delivering the Strategic Development Plan
- Policy 9: Managing TAYplans Assets
- Policy 10: Connecting People, Places and Markets

Perth and Kinross Local Development Plan 2019

- 12 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.
- 13 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.”*
- 14 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policies 1A & B: Placemaking
 - Policy 2: Design Statements
 - Policy 5: Infrastructure Contributions
 - Policy 37: Management of Inert and Construction Waste
 - Policy 39: Landscape
 - Policies 40A & B: Forestry, Woodland and Trees
 - Policy 41: Biodiversity
 - Policy 42: Green Infrastructure
 - Policy 51: Soils
 - Policy 52: New Development and Flooding
 - Policies 53A, C & D: Water Environment and Drainage
 - Policy 55: Nuisance from Artificial Light and Light Pollution
 - Policy 56: Noise Pollution
 - Policy 57: Air Quality
 - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

- 15 The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- Developer Contributions Supplementary Guidance April 2016
 - Flood Risk and Flood Risk Assessments 2021

PLANNING SITE HISTORY

- 16 **21/00206/SCRN** EIA Screening for Construction of new southbound diverge slip road on the A9 connecting Shinafoot Road (B8602). Decision issued 1 April 2021 – EIA not required.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Local Community Council
- Perth and Kinross Heritage Trust
- Forestry Commission Scotland
- Auchterarder and District Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 18 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage
 - l. Compliance and acceptability in association with the s75 agreement attributed to planning permission 16/01809/IPM

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 19 The following supporting documents will need to be submitted with any planning application:
- Planning Statement
 - Design and Access Statement
 - Construction Environment Management Plan

- Pre-Application Consultation (PAC) Report
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

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

Background Papers: None

Contact Officer: Callum Petrie

Date: 17 June 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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