

Introduction

Perth & Kinross Council publish this Development Plan Update with the purpose of providing an up-to-date overview of the adopted Local Plan and Structure Plan coverage. It also provides information on the progress being made in the preparation of new and replacement Plans.

Statutory Requirement

Under the statutory obligations of the Town & Country Planning (Scotland) Act 1997 Perth & Kinross Council has a duty to prepare Development Plans, i.e. Structure and Local Plans. Perth and Kinross is also an individual Structure Plan area.

- *The Structure Plan provides broad guidance for land use throughout the whole of Perth and Kinross*
- *Local Plans take the broad Structure Plan guidance and convert it into more detailed land use policies and proposals*

Under the terms of the Planning Act a Local Plan must conform to the Structure Plan before it can be adopted.

National Context

National Guidance

Central Government planning policy has been strengthened in recent years and is contained in Scottish Planning Policies (SPPs) and Circulars. SPPs outline Government policy on nationally important land use and other planning matters and provide a framework for development plans where appropriate. Circulars provide guidance on policy implementation. Existing National Planning Policy Guidelines (NPPGs) will be relevant until replaced by a SPP. In addition, advice on good practice is given within a series of Planning Advice Notes (PANs). Further information can be obtained from the Scottish Executive planning helpline 0845 741741 or website www.scotland.gov.uk/planning.

Structure Plan

The purpose of the Structure Plan is to give broad, strategic land use planning guidance over the next 20 years. Providing for change in population, employment and environmental conditions, the Structure Plan indicates what sort of development should be encouraged and where this should take place.

The five main elements, required by National Guidance, to be contained in the Plan are as follows:

- *An indication of how international and national obligations and policies affect the area*
- *An overall long term development strategy*
- *A complementary strategic approach to conserving and enhancing environmental quality*
- *Policies and proposals that provide a sound basis for the preparation of Local Plans and Development Control*
- *Policies for public and private investment*

Structure Plan (continued)

The Approved Perth and Kinross Structure Plan is based on 3 key themes: sustainable communities; a sustainable economy; and sustaining the environment and resources. It is divided into 8 chapters which cover the key themes, provide a spatial strategy for Perth and Kinross, acknowledge how the strategy can be delivered, and detail the monitoring process to assess the continuing relevance of the Structure Plan.

The Plan contains one key diagram and a series of diagrams and tables to complement the Plan policies. The Structure Plan covers the entire Perth and Kinross Council boundary as shown on Map 1. A Report of Survey, Publicity Report and Sustainability Appraisal are supporting documents.

Local Plans

The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The prime functions of the Local Plan are:

- *To set the land use framework for promoting development*
- *To encourage economic, social and environmental regeneration*
- *To indicate where there are opportunities or specific proposals for the development or change of use of land*
- *To apply European, National and Strategic policies*
- *To show how the policies and proposals for changes in land-use and activities fit together to form a coherent whole*
- *To provide a sound basis for development control*

At present, there are 6 adopted Local Plans covering Perth & Kinross, although this will be reduced to 5 after the amalgamation of the Perth Central and Perth Area Local Plans. Each Local Plan area is shown on Map 1. Each Plan is divided into separate sections dealing in turn with the entire Plan area, the Landward area and the key settlements with accompanying Proposals Maps and Insert Maps. A separate Technical Appendix contains detailed supporting information, including survey results for each Plan area.

Policies, Proposals & Recommendations

The Plans contains the following types of guidance:

- A **POLICY** is a statement that expresses Perth and Kinross Council's attitude to the use of land within part or all of the Plan area
- A **PROPOSAL** is an intended act of land-use significant to the Plan area, to be carried out by either public or private bodies or individuals
- An **OPPORTUNITY** is a site which has established development potential, perhaps for alternative uses, but where there is no definite commitment to the proposal
- A **RECOMMENDATION** relates to a matter outwith the control of the Council and is an expression to the appropriate body of the Council's view on a particular land-use matter

Current Development Plans and Review Programme

The Perth and Kinross Structure Plan

The first Perth and Kinross Structure Plan was produced in finalised form in July 2002 and was published for consultation on 13 September 2002. The Plan was approved with modifications by Scottish Ministers and became operational on 13 June 2003.

The Perth Central Area Local Plan

The Perth Central Area Local Plan was adopted in 1997 to provide a land use framework from 1996-2001 with more tentative proposals for a further 5 years up to 2006.

The Perth Central Area Local Plan covers approximately 65 hectares in the centre of Perth city. Its boundaries are the North and South Inches, the River Tay and to the west Caledonian Road.

The Perth Area Local Plan 1995

The Perth Area Local Plan 1995 covers Perth City (with the exception of the Central Area), the surrounding countryside and villages and encloses an area of approximately 75,400 hectares. The Plan was adopted in 1996 and contains tentative proposals until 2001.

In November 2000 Alteration No.1 (housing land) was adopted updating housing land allocations to 2006.

New Local Plan for the Perth Area

The intention to review and amalgamate the Perth Area and the Perth Central Area Local Plans was advertised at the end of August 2001. The Perth Area/Central Area Draft Local Plan was published on the 20 December 2004. The period for comments expired on 4 March 2005.

The Eastern Area Local Plan

The Eastern Area Local Plan was adopted in 1998. It has a notional lifespan of 10 years, from 1996 to 2006.

The Plan area covers approximately 73,000 hectares of the eastern section of the Council's area. This extends from Coupar Angus to Strathardle and Glenshee and includes the settlements of Blairgowrie and Alyth.

The Eastern Area Local Plan Review Strategy and Draft Plan was published for 26 August 2005. The period for comment expired on 31 October 2005.

The Highland Area Local Plan

The Highland Area Local Plan was adopted in 2000 and provides a land use framework to 2006.

The Plan area extends to approximately 250,000 hectares from Murthly in the south to the Drumochter Pass in the north and from Rannoch Moor in the west to the Forest of Atholl and Clunie in the east. The area includes the settlements of Aberfeldy, Birnam, Dunkeld and Pitlochry.

An Alteration dealing with the settlement boundary at Camserney was adopted on 5 August 2005.

The Strathearn Area Local Plan

The Strathearn Area Local Plan was adopted in May 2001. The Plan provides a land use framework for the Strathearn area to 2006.

The Plan area extends to approximately 99,580 hectares, extending from the eastern edge of Loch Earn to the west, and the upland area around Ben Chonzie to the north, with the Earn Valley and the Ochill hills to the south. The Plan includes the settlements of Auchterarder and Crieff.

The Loch Lomond and Trossachs National Park

The Loch Lomond and Trossachs National Park will be operational from 19 July 2002. Although the current Strathearn Area Local Plan remains the adopted Plan for the area of National Park within the Perth and Kinross Boundary, this function will be eventually taken over by the National Park authority. Perth and Kinross remains the Structure Plan authority for this area of the National Park.

The Kinross Area Local Plan

The Kinross Area Local Plan was adopted on 31 July 2004 and provides a land use framework for the Kinross area to 2008.

The Plan area covers approximately 21,000 hectares of the southern section of the Council's area, formerly the County of Kinross-shire and includes the settlements of Kinross and Milnathort.

The Adopted Plan replaces the 1994 Kinross Area Local Plan.

Population Information

The population for Perth and Kinross is 134949 (2001 Census). The population for each local plan area is outlined in the table below

| Local Plan Area | Population | %of Council Population |
|------------------------|-------------------|-------------------------------|
| Perth | 75,524 | 56% |
| Eastern | 17,690 | 13.1% |
| Highland | 11,527 | 8.6% |
| Strathearn | 19,130 | 14.2% |
| Kinross | 11,078 | 8.3% |

Source Univariate and CAS Census statistics 2001 GRO (S) Crown Copyright

Contacts

The approved Structure Plan and published Local Plans for each area cost £15.00 each.

All orders and enquiries about the Structure or Local Plans should be sent to:

The Environment Service
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Tel 01738 475000 Fax 01738 475310

If you wish information on the contents of any Development Plan, you can view or download the Structure and Local Plans by using the following address:

www.pkc.gov.uk/Planning+and+the+environment/Planning/Local+and+statutory+development+plans/

or alternatively you can use the e-mail addresses below or speak directly to the following officers by telephone

| Topic | E-mail | Officer | Tele- phone |
|------------------------------------|--------------------------------|----------------------|----------------|
| General Development Plan Enquiries | developmentplan@pkc.gov.uk | | |
| Structure Plan | pkcstructureplan@pkc.gov.uk | Graham Esson | 01738 475383 |
| Perth Central Area Perth Area | perthlocalplan@pkc.gov.uk | Ron Moody | 01738 475389 |
| Eastern Area | easternlocalplan@pkc.gov.uk | Esther Rogers-Nicoll | 01738 475380 |
| Highland Area | highlandlocalplan@pkc.gov.uk | Ron Moody | 01738 475387 |
| Kinross Area | kinrosslocalplan@pkc.gov.uk | Euan Mclaughlin | 01738 475381 |
| Strathearn Area | strathearnlocalplan@pkc.gov.uk | Alanna Lyle | 01738 475371 |

Map 1



Perth & Kinross Council Structure Plan

| Consultative Draft | Public Consultation Period | Finalised Plan | Submitted to Scottish Executive | Scottish Executive Draft Modifications | Period for Comments | Approved by Scottish Executive | Prices |
|--|----------------------------|----------------|---------------------------------|--|---------------------|--------------------------------|---|
| 10 AUG 2001 | 12 OCT 2001 | 18 JUL 2002 | 13 SEPT 2002 | 17 JAN 2003 | 7 MARCH 2003 | 13 JUNE 2003 | APPROVED PLAN £15.00; REPORT OF SURVEY £25.00; PUBLICITY & CONSULTATION £15; SUSTAINABILITY APPRAISAL OF FINALISED PLAN £15 ; CD CONTAINING ALL OF ABOVE £15.00 |
| COMMENTS An Indicative Forestry Strategy is currently being progressed as an alteration to the Structure Plan and will be published at the end of 2007. An alteration to the Structure Plan relating to population and housing allocations will be published in draft at the end of 2007. | | | | | | | |

Note Consultants studies on retailing and minerals available at a cost of £250 each

Perth & Kinross Local Plans

| Local Plan | Draft Plan | Finalised Plan | Public Local Inquiry | Modifications Approved | Date of Adoption | Comments | Prices |
|---------------------------|---------------|----------------|------------------------------------|------------------------|------------------|---|---|
| PERTH CENTRAL AREA 1997 | JUNE 1995 | MAY 1996 | SPRING 1997 | | DEC 1997 | UNDER REVIEW NOTICE PUBLISHED AUG 2001 | Local Plans -£15 each, Technical Appendix -£20 each, CD containing all of the Local Plans £20 |
| PERTH AREA 1995 | AUGUST 1991 | SEPT 1992 | 35 DAYS BETWEEN SEP 93 TO MARCH 94 | | MAR 1996 | ALTERATION NO.1 HOUSING LAND ADOPTED IN NOVEMBER 2000. UNDER REVIEW NOTCE PUBLISHED AUG 2001 | |
| THE NEW PERTH PLAN | DECEMBER 2004 | | | | | AMALGAMATION OF THE PERTH CENTRAL AREA AND THE PERTH AREA LOCAL PLANS. PERIOD FOR COMMENT ENDED ON THE 4 MARCH 2005 | |
| EASTERN AREA 1998 | JULY 1996 | FEB 1997 | NOV 1997 | | NOV 1998 | UNDER REVIEW NOTICE PUBLISHED JAN 2003 | |
| EASTERN AREA REVIIEW 2005 | AUGUST 2005 | | | | | PERIOD FOR COMMENT ENDED ON 31 OCTOBER 2005 | |
| HIGHLAND AREA 2000 | MARCH 1998 | MAY 1999 | DEC 1999 | JUNE 2000 | NOV 2000 | CAMSERNEY ALTERATION ADOPTED 5 AUGUST 2005 | |
| KINROSS AREA 2004 | APRIL 2000 | JUNE 2001 | JUNE 2003 | APRIL 2004 | 31 JULY 2004 | | |
| STRATHEARN AREA 2001 | JUNE 1998 | APRIL 1999 | OCT 1999 | NOV 2000 | MAY 2001 | | |