

Perth and Kinross Council

Local Development Plan 2 Monitoring Statement

December 2015



DRAFT

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Monitoring Statement - Introduction

Why do we prepare a Monitoring Statement?

It is a statutory requirement under the Town and Country Planning (Scotland) Act 1997 to produce a Monitoring Statement alongside the publication of any Main Issues Report. Circular 6/2013 (Development Planning) advises that this should consider the changes in the principle physical, economic, social and environmental characteristics of the area and the impact of policies and proposals within the existing Local Development Plans.

What is the Purpose of the Monitoring Statement?

The Monitoring Statement is a supporting document that will help inform the production of the Local Development Plan (LDP) process and will provide an evidence base for the Main Issue Report.

It is essential to monitor the effectiveness of policies within the existing LDP to ensure that they are working as they were intended and to help justify any changes that may be made in the next LDP. The Monitoring Statement will consider the allocations within the current LDP looking specifically at their deliverability, as well as the need for further allocations as highlighted through the Housing Need and Demand Assessment, Employment Land Audits and Retail Studies that have been completed for the Perth and Kinross Area. The Perth and Kinross Area is shown in Figure 1.

The Monitoring Statement will show any emerging trends in the economic, environmental and social characteristics of the Perth and Kinross Area which will allow us to establish what is happening now, and what may happen in the future. From this we will then be able to determine what issues should be discussed within the Main Issues Report.

Structure

The Monitoring Statement will start by highlighting the key characteristics of the Perth and Kinross area. This will include demographics, transport and travel, employment, and the environment. It will then go on to describe the outcomes of key land use studies and the implications these have for LDP2. The next section of the Monitoring Statement will summarise the outcome of a policy review and highlight possible areas of change within LDP2. Finally, it will draw conclusions based on the evidence presented and highlight the main issues that have been established, as a result of this analysis, to be considered within the Main Issues Report.

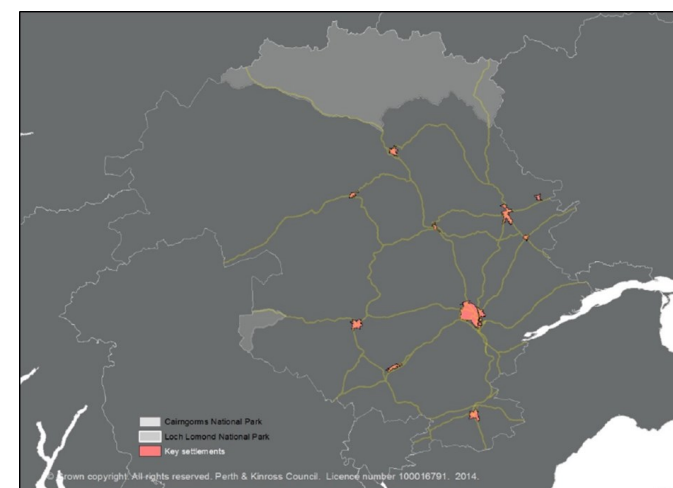
Progression from LDP1 to LDP2

It is a statutory requirement for Local Authorities to produce a new Local Development Plan every five years. Although the existing LDP was only Adopted in February 2014 the majority of the baseline data will have been gathered in 2010 and published as part of the first Monitoring Statement and Strategic Environmental Assessment (SEA).

It is likely that this data has changed in the past five years and so the second Monitoring Statement has been produced to ensure that the current characteristics in the area are reflected in the upcoming LDP and Main Issues Report.

As well as this, an analysis of the existing LDP has been undertaken which highlights the strengths and weaknesses of the existing plan. This will allow the Council to focus on areas where change may be required. This analysis, in combination with the trends shown in the baseline data, will inform the preparation of the Main Issues Report and LDP.

Figure 1: Map of Perth and Kinross



Monitoring Statement - Introduction

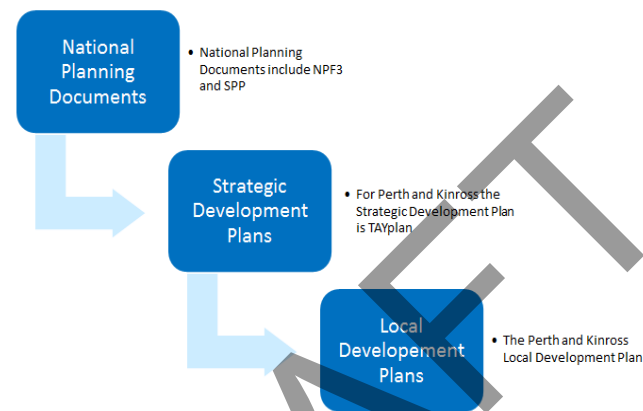
Planning Hierarchy and the Impact of National Guidance and Legislation

There is a hierarchy to development planning within Scotland, see Figure 2. At the highest level we have national guidance in the form of Scottish Planning Policy (SPP) and the National Planning Framework (NPF), as well as Circulars, which help explain and clarify legislation, and design guidance which sets out the overall design standards for development within Scotland.

At the next level we have Development Plans. Within the four main city regions (Glasgow, Edinburgh, Aberdeen and Dundee/Perth) the development plan is made up of a Strategic Development Plan (SDP) and a Local Development Plan (LDP) as well as Supplementary Guidance. For those areas outwith the four main city regions the development plan comprises the LDP and the corresponding Supplementary Guidance. Perth and Kinross is part of the Dundee/Perth city region and so has both a SDP, TAYplan, and the Perth and Kinross LDP.

Higher level documents, such as the SDP, NPF and SPP will influence the new LDP. The aims of the LDP are to follow the guidance set out in higher level documents and create policies and allocate sites that support the vision and outcomes of national and strategic plans, whilst providing greater detail specific to Perth and Kinross.

Figure 2: Planning Hierarchy



Scottish Planning Policy and National Planning Framework 3

Scottish Planning Policy is Scottish Government policy on how nationally important land use planning matters should be addressed across the country and the National Planning Framework (NPF), provides a statutory framework for Scotland's long-term spatial development. The NPF sets out the Scottish Government's spatial development priorities for the next 20 to 30 years while SPP sets out policies that will help to deliver the objectives of the NPF.

Both NPF and SPP were updated in June 2014 and the new LDP will have to take these into account and ensure that, where relevant, policies are updated accordingly. This, along with all other updated national guidance has been considered as part of our policy review.

TAYplan

TAYplan provides a broad-brush direction for the next 20 years about where new strategically important development and infrastructure should take place and how. The four Local Authorities in the TAYplan area have their own Local Development Plans which show the detail of what development should take place for the next ten years and they must reflect the TAYplan strategy. The current Strategic Development Plan was approved in June 2012 and the Plan is reviewed every 5 years. The proposed TAYplan 2 was published for consultation in May 2015. Again any changes as a result of this update have been highlighted in our policy analysis.



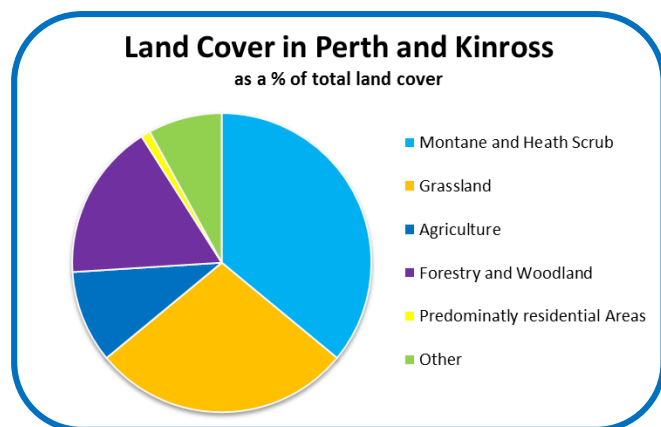
Figure 3: Key Planning Documents within Perth and Kinross

Monitoring Statement - Key Characteristics

The LDP area is 4,707km² in size and contains both highland and lowland landscapes. The area is characterised by a diverse mix of rural and urban communities, from the main population centre of Perth and towns such as Blairgowrie, Crieff, Kinross, Auchterarder and Pitlochry, to extremely remote communities such as Kinloch Rannoch in the Highland area.

There is a variety of land uses throughout Perth and Kinross as presented in Figure 4. The majority of the uses are rural with residential areas accounting for less than 1% of the total Perth and Kinross area (Centre for Ecology and Hydrology, 2007).

Figure 4: Land Cover in Perth and Kinross (Centre for Ecology and Hydrology, 2007).



Population and Household Type

The 2011 Census recorded a population of 146,652 people and the 2015 based mid-year projections estimate the population of Perth and Kinross, to be 148,880 (National Records of Scotland, 2015).

The first Local Development Plan was prepared using the 2008 midyear projections which estimated the population to be 144,180. This highlights a growth in the population of 3.3% between 2008 and 2013 with a further predicted growth rate of 24.2% between 2012 and 2037 (National Records of Scotland, 2015), which is one of the highest rates of growth in Scotland. The population of Perth & Kinross accounts for 2.8 per cent of the total population of Scotland.

Figure 5: Population in Perth and Kinross (National Records of Scotland, 2015)

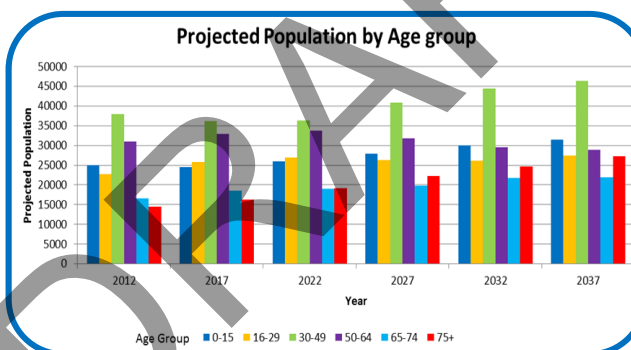


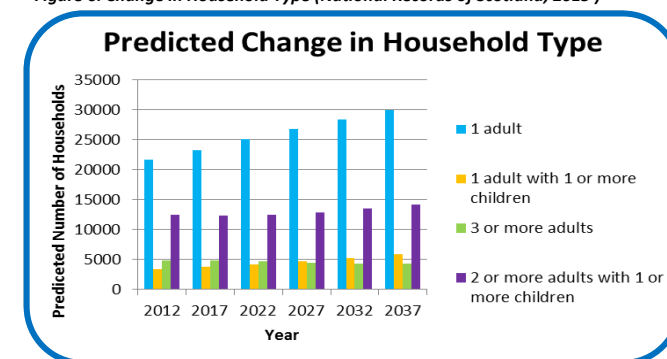
Figure 5 highlights the predicted growth by age group for Perth and Kinross. This shows the need to plan for an ageing population.

Female life expectancy at birth (82.8 years) is greater than male life expectancy (79.3 years), and both were greater than the Scottish average. In Perth & Kinross female life expectancy at age 65 (20.8 years) is greater than male life expectancy at age 65 (18.5 years) however at birth male life expectancy is improving more rapidly than female life expectancy (National Records of Scotland, 2015).

In terms of migration, in 2011-13 on average there was a net inflow of 1,057 people into Perth & Kinross per year, meaning that more people entered Perth & Kinross (6,278 per year) than left (5,221 per year). The 16 to 29 year olds age group accounted for the largest group of in-migrants into Perth & Kinross; however, the largest group of out-migrants was also the 16 to 29 year olds (National Records of Scotland, 2015).

There is predicted to be an increase in the number of households in Perth and Kinross over the next 25 years as show in Figure 6. The largest growth will be in households with one adult and one or more child (72% predicted increase between 2013-2037) and there is predicted to be a decrease (11%) in households with more than three adults (National Records of Scotland, 2015).

Figure 6: Change in Household Type (National Records of Scotland, 2015)



In terms of deprivation the SIMD 2012, found that 6 (0.6%) of the 976 datazones in the 15% most deprived datazones in Scotland were found in Perth & Kinross, compared to 6 (0.6%) in 2009, 9 (0.9%) in 2006 and 3 (0.3%) in 2004. This is a relatively low proportion of the deprived data zones within Scotland (SIMD, 2012).

Monitoring Statement - Key Characteristics

Employment and Income

The average annual earning in Perth and Kinross is £24,249 which is slightly lower than the average for Scotland £25,762 (Annual Survey of Hours and Earnings, 2013). However, the level of income deprivation in Perth & Kinross is below that in Scotland as a whole. In the SIMD 2012 income domain, 8.7% of the population of Perth & Kinross were income deprived. This compares to 13.4% across Scotland as a whole.

Figure 7: Employment in Perth and Kinross (National Records of Scotland, 2015)

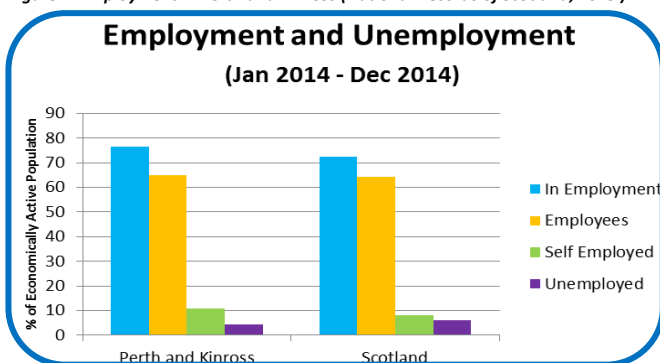


Figure 7 from the Office of National Statistics shows employment and unemployment levels in Perth and Kinross and Scotland. This shows that that 76.5% of those aged 16-24 are in employment which again is higher than the proportion for Scotland as a whole, 72.6%.

According to the office of National Statistics (2015) 1.1% of people aged between 16-64 in Perth and Kinross were claiming Jobseeker's Allowance compared to 2.2% in Scotland.

From this it can be desired that although overall income in Perth and Kinross is lower than the Scottish

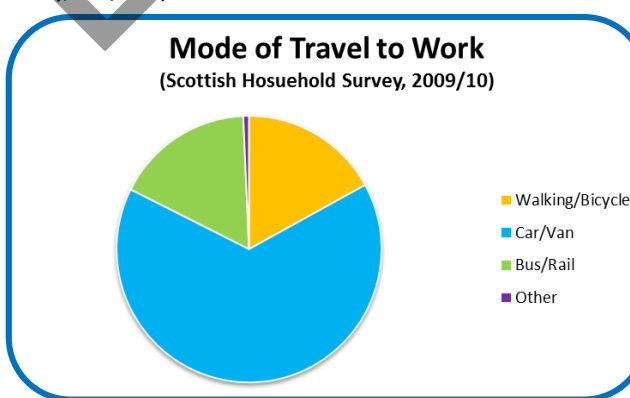
average employment levels are higher and the proportion of people on JSA is lower.

In the SIMD 2012 employment domain, 8.4% of the population of Perth & Kinross aged 16-60/64 were employment deprived; this compares to 12.8% across Scotland as a whole.

Travel and Access to Local Services

In the access domain in SIMD 2012, 54 (5.5%) of the 976 datazones in the 15% most deprived datazones in Scotland were found in Perth & Kinross. The most access deprived datazone in Perth & Kinross is found in the Intermediate Zone of Rannoch and Aberfeldy. It has a rank of 5, meaning that it is amongst the 5% most access deprived areas in Scotland (SIMD 2012). This is due to the rural nature of this area, a large proportion of residential properties in this area likely to be outwith settlements and so access to public transport will be limited.

Figure 8: Mode of Travel to Work in Perth and Kinross (Scottish Household Survey, 2009/2010)



Within Perth and Kinross 89% of residential properties are within 500m (straight line distance) of a core path and 93% of residential properties are within 800m (straight line distance) of a bus stop. However, the most popular method of travel to work is by car/van as show in the Figure 8 (Scottish Householder Survey, 2010).

The [Regional Transport Strategy](#) (Tactran, 2008) states that traffic on the road network in Tayside and central Scotland has been increasing by an average of approximately 1.6% per annum over the last 10 years. A traffic survey from 2015 has shown that the greatest volumes of traffic are observed within Perth and on the roads south of Perth leading to Edinburgh and Stirling. There is already congestion issues within Perth at peak times and this, along with the predicted increase in traffic resulted in the publication of Perth Transport Futures Project.

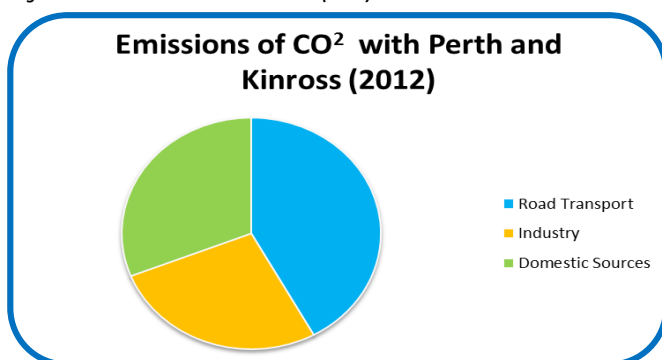
The Perth Transport Futures Project is an integrated series of measures to address Perth's long term transportation needs and ensure Perth's growth does not compromise the national trunk road network. Proposals within Perth Transport Futures include a new crossing over the River Tay (Cross Tay Link Road, CTLR) supported by a package of City Enhancements to improve the wider public transport, walking and cycling networks and "lock-in" the benefits of the CTLR and the removal of traffic from the city centre. More information on Perth Transport Futures Project is available on the [Council's website](#).

Monitoring Statement - Key Characteristics

The Environment

A baseline showing the current environmental conditions is available within the Scoping Report prepared as part of the SEA for LDP2. This is available on the [Council's website](#). Through the collection of both the data for the Scoping Report and this Monitoring Report it is considered that there have been no unforeseen adverse environmental effects or adverse environmental effects that are more significant than expected as a result of the first LDP.

Figure 9: Emissions in Perth and Kinross (2012)



Air and Climate Change

Within Perth and Kinross there are two Air Quality Management Areas one in Perth and one in Crieff—these are both a result of road traffic. LDP2 has to make provisions to ensure there will be no negative impact on air quality as a result of new development. The chart above (figure 9) shows the total emissions of CO² within Perth and Kinross which, in line with the Climate Change (Scotland) Act, 2009, should be looking to reduced.

Designated Sites

Approximately 36% of the Plan area is designated under national or international legislation to protect the landscape habitats and species. Within Perth and Kinross there are:

- 2 National Nature Reserves (NNRs),
- 4 Ramsar Sites,
- 22 Special Areas of Conservation (SACs),
- 8 Special Protection Areas (SPAs),
- 119 Sites of Special Scientific Interest (SSSIs),
- 8 Important Bird Areas (IBAs)
- 11 special Landscape Areas (SLAs)
- 5 National Scenic Areas (NSAs)
- 5 Wild Land Areas

Cultural Heritage

There are multiple cultural heritage conservation designations within Perth and Kinross. These include:

- 36 designated conservation areas
- 744 Scheduled Ancient Monuments
- 3113 listed buildings (131 of which are included on the Buildings at Risk register)
- 42 gardens and designed landscapes covering 11,123 ha
- 4 Historic Battlefields (Killiecrankie, Dunkeld, Tippermuir and Dupplin Moor)

Waste

Within Perth and Kinross there are forty-one waste management sites with an annual capacity of 1,422,433 tonnes (SEPA, 2013) and the majority of waste material generated in the area was sent to waste treatment destinations within Perth & Kinross.

Figure 10: Household Waste in Perth and Kinross (SEPA, 2013)

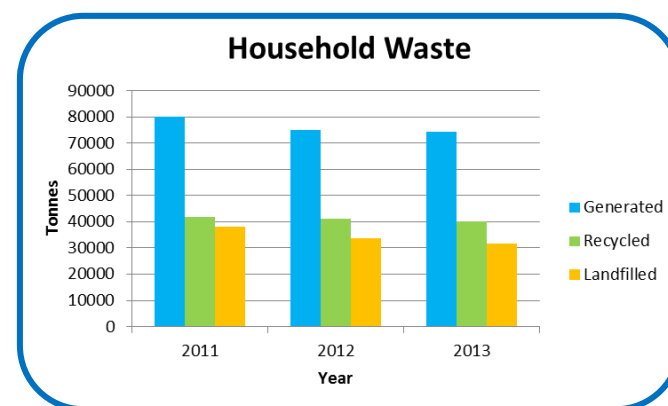


Figure 10 highlights the volume of waste generated within Perth and Kinross, and the method of disposal. It shows that despite the increase in housing numbers, the total household waste generated within Perth and Kinross has declined in the past three years from 79918 tonnes to 74867 tonnes. As well as this the volume of waste sent to landfill has decreased and recycling rates have shown an increase of 2% between 2011 and 2013 (SEPA, 2013).

Monitoring Statement - Site Selection

Why do we allocate sites?

A key requirement of the Local Development Plan is to allocate sites for future development which will provide an indication of the scale and location of future growth. A number of studies have been prepared to allow us to establish how much land we need to allocate within the plan.

The plan is continually monitored and we are in regular discussions with land owners and developers to ensure allocated sites are still deliverable. This is done through the [Action Programme](#) which is updated every six months. Given the current economic climate delivery of allocated sites has been slow and it is unlikely that sites that have not been delivered since adoption of the previous plan will be removed in the review for deliverability reasons.

Housing Need and Demand

The volume of land we need to provide for new housing is determined by the Strategic Development Plan (TAYplan). Given that the current Local Development Plan was only adopted in February 2014, we already have a considerable amount of housing land identified. However the second TAYplan is under preparation and this could mean that more land will have to be identified in the new Local Development Plan to ensure that we will have enough to meet the increase in the requirements. The housing targets as set out in TAYplan are shown in Figure 11.

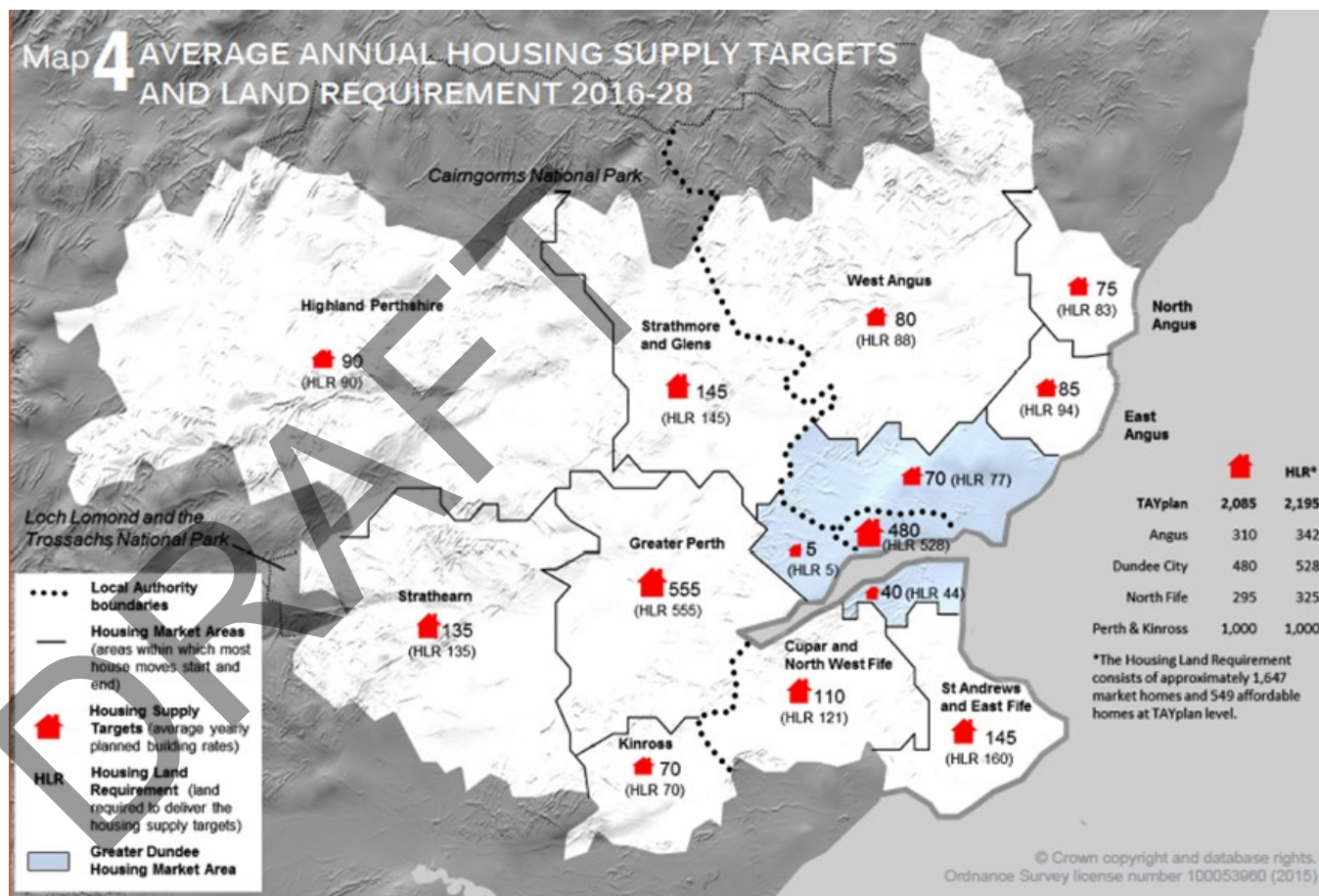


Figure 11: Housing Land Requirements (TAYplan Proposed Plan, 2015)

Monitoring Statement - Site Selection

A robust and credible Housing Need and Demand Assessment (HNDA) was undertaken jointly by TAYplan and Angus, Dundee City, Fife and Perth & Kinross Councils and published in February 2014. This analysed the housing market including the backlog and anticipated future need and demand for market and affordable housing.

Analysis of the HNDA results has revealed that no significant additional housing land is likely to be needed for the next Local Development Plan in the Perth Housing Market Area or the Kinross Housing Market Area. The search for new housing sites will therefore be concentrated in the Highland, Strathmore and Strathearn Housing Market Areas. The TAYplan strategy also dictates that the majority of development will be focused on the principal settlements across the region. This means that development will be concentrated in the largest settlements in each housing market area. These are:

- In Highland Housing Market Area: Pitlochry, Aberfeldy and Dunkeld / Birnam;
- In Strathmore Housing Market Area: Blairgowrie / Rattray, Alyth and Coupar Angus;
- In Strathearn Housing Market Area: Crieff and Auchterarder.

The full HNDA is available on [TAYplan's website](#).

Housing Land Audit

Perth and Kinross Council produce an annual housing land audit which provides a statement of the land supply within the area at 31 March. The most recent Housing Land Audit was published in 2015. The sites included within the audit will be either under construction, have planning consent or be identified in the Local Development Plan. The full Housing Land Audit can be found on the [Council's Website](#). A summary of the housing land supply is provided below.

Table 1: Summary of the Housing Land Supply

HOUSING LAND AND POTENTIAL OUTPUT (March 2015) (sites of 5+ houses)						
PERTH AND KINROSS COUNCIL				SUPPLY SUMMARY		
AREA	established supply	effective supply	constrained supply	5 year effective	7 year effective	12 year effective
DUNDEE HOUSING MARKET	21	21	0	14	21	21
TOTAL	21	21	0	14	21	21
ALYTH	192	192	0	71	128	192
BLAIRGOWRIE	833	820	13	323	466	760
COUPAR ANGUS	169	169	0	61	104	169
STRATHMORE AREA LANDWARD	355	355	0	98	189	289
TOTAL	1549	1536	13	553	887	1410
ABERFELDY	332	332	0	102	167	332
HIGHLAND AREA LANDWARD	204	204	0	130	172	204
PITLOCHRY	192	192	0	91	132	192
TOTAL	728	728	0	323	471	728
KINROSS	415	415	0	227	287	415
KINROSS AREA LANDWARD	287	257	30	168	247	257
MILNATHORT	170	170	0	20	90	170
TOTAL	872	842	30	415	624	842
PERTH AREA LANDWARD	4147	4114	33	1141	1762	3384
PERTH CITY	6733	6705	28	1284	2160	4055
TOTAL	10880	10819	61	2425	3922	7439
AUCHTERARDER	802	802	0	479	616	802
CRIEFF	569	569	0	162	234	344
STRATHEARN AREA LANDWARD	211	211	0	124	201	211
TOTAL	1582	1582	0	765	1051	1357
PERTH and KINROSS TOTAL	15632	15528	104	4495	6976	11797

All supply details in this table total those units not yet built at the March date of the Audit.

The ESTABLISHED SUPPLY total includes sites that are constrained and therefore non-effective.

The EFFECTIVE SUPPLY total aggregates all programming. Only effective sites are programmed.

The 5 YEAR EFFECTIVE total aggregates programming for the first 5 years only.

The 7 YEAR EFFECTIVE total aggregates programming for the first 7 years only.

The 12 YEAR EFFECTIVE total aggregates programming for the first 12 years only.

The NUMBERS CONSTRAINED total is the difference between Established and Effective supply.

Monitoring Statement - Site Selection

Additional Allocations Required by HMA

The Council is required to identify a specified amount of land for housing in each of its Housing Market Areas (HMAs) (see Figure 11). This number is set by the Strategic Development Plan (TAYplan) taking into account a number of adjustments:

- A reallocation of 10% of the land required in the Kinross HMA to the Perth HMA
- An assumption that 10% of the land required in all HMAs will be met from unallocated or 'windfall' sites
- An assumption that 15% of the land required in the Highland HMA will be met from small sites i.e. sites of less than 5 units

All of these adjustments were accepted by the Reporter in the Local Development Plan. The table below compares the amount of land the Council is required to have with the housing land supply based on the current adopted TAYplan and the 2015 Housing Land Audit for the period 2015-28:

Table 2: Housing Land Requirement 2015-28

Housing Market Area	Unadjusted Requirement (TAYplan HMA Target X 13 years 2015-28)	10% contribution from windfall sites	Contribution from Small Sites (20%)	Reallocation from Kinross to Perth HMA	Adjusted Requirement
Highland	1,170	-117	-234		820
Kinross	910	-91		-91	730
Perth	7,215	-722		+91	6,585
Strathearn	1,755	-176			1,580
Strathmore	1,885	-189			1,695
Greater Dundee	65	0			65
Perth & Kinross	13,000	-1,295	-234		11,475

Rounded to the nearest 5; figures may not sum due to rounding

With the exception of a small shortfall in the Highland HMA there is therefore sufficient land allocated currently.

A new proposed TAYplan is currently out for consultation and the amount of land the Council is required to identify for housing has been reviewed based on the latest available information. The table below compares these updated figures in the Proposed TAYplan (with the same adjustments) against the current housing land supply:

Table 3: Additional Housing Land Required by HMA Supply

Housing Market Area	Adjusted Housing Land Requirement	2015 Housing Land supply	Additional supply required to 2028
Highland	820	730	90
Kinross	730	840	0
Perth	6,585	8,815	0
Strathearn	1,580	1,580	0
Strathmore	1,695	1,535	160
Greater Dundee	65	50	15
Perth & Kinross	11,475	13,550	265

These updated figures indicate that additional housing land will need to be identified in the Highland, Strathmore and Greater Dundee HMAs in LDP2.

Monitoring Statement - Site Selection

The revised Scottish Planning Policy published in 2014 requires the amount of housing land to be increased by 10-20%. The proposed TAYplan argues that in Perth & Kinross this additional increase is not appropriate. However, if the Reporter in any future inquiry disagrees then the shortfall (or the additional amount of land which will need to be identified) across Perth and Kinross will be considerably higher. The table below sets out the potential shortfall in the event that the Council is required to identify an additional 10% housing land:

Housing Market Area	Unadjusted Requirement plus 10% (TAYplan HMA Target X 13 years 2015-28)	10% contribution from windfall sites	Contribution from Small Sites (20%)	Reallocation to Perth HMA	Adjusted Requirement (plus 10% flexibility)
Highland	1,287	-129	-258		900
Kinross	1001	-100		-100	800
Perth	7936	-794		+100	7,240
Strathearn	1,930	-193			1,740
Strathmore	2,074	-207			1,865
Greater Dundee	72	0			70
Perth & Kinross	14,300	-1,423	-258		12,615

Table 4: Housing Land Requirement 2015-28 assuming a 10% flexibility requirement

Greater Dundee HMA

The latest information suggests that within the Perth part of the Greater Dundee HMA there is a requirement for 40 houses per year. The Proposed TAYplan however has taken the decision that 35 of these houses per year should be accommodated in the Dundee City Council area. As above, if the Reporter in any future inquiry disagrees then there may need to be a considerably higher allocation in this HMA.

Highland HMA

The Proposed TAYplan allows for up to 10% of the housing land required to be re-allocated to another HMA in areas where there are serious environmental or infra-structural constraints. It is proposed that for the Highland HMA this figure is increased to 15%. At present the only reallocation is from the Kinross to Perth HMAs but this may also be an option for other areas and may be particularly important for the Highland HMA.

Affordable Housing

Figures on the delivery of affordable housing from new developments are monitored by the Council and are presented in the table below.

Year	Commuted Sum Payments Received	No of payments	Affordable Housing Completions (Local Authority + Housing Association)
10/11	£202,700	5	113
11/12	£45,060	2	157
12/13	£221,125	8	79
13/14	£277,426	8	67
14/15	£243,202	4	70

Table 5: Affordable Housing Payments Received

The total payments and the number of payments received have remained relatively steady since 2010/2011. There was a drop in the financial year 2011/12 which could be due to the economic climate. Although the build rate for affordable housing has decreased in the past 2 years the value of the total payments has increased which would mean that overall there is unlikely to be an impact of the affordable housing provision. It is important to note that these figures, along with overall build rates, will have been affected by market conditions.

These figures show that the affordable housing policy is continuing to contribute towards the provision of affordable housing throughout Perth and Kinross.

Monitoring Statement - Site Selection

Retail Studies

Perth and Kinross Council regularly commission retail studies to ensure we understand the shopping habits of residents and visitors and to ensure the supply of floorspace is sufficient to meet our needs. We also use them to ensure the vitality and viability of existing town centres. The most recent retail study was published in 2014 and it contained forecasts of spare retail expenditure capacity for the council area up to 2024, together with health checks for Perth City Centre, and for the town centres of Crieff and Kinross.

Retail and all other floorspace and vacant floorspace recorded in the main town centres in Perth & Kinross 2014 –sq. m gross (based on 2013 survey data)									
	Convenience Floorspace		Comparison Floorspace		Other Occupied Floorspace		Vacant Floorspace		Total
	sq. m gross 2014	% of Total	sq. m gross 2014	% of Total	sq. m gross 2014	% of Total	sq. m gross 2014	% of Total	sq. m gross 2014
Perth City Centre	8357	5%	62420	38%	80600	49%	11520	7%	162897
Other Town Centres									
Aberfeldy	1500	15%	1800	19%	5550	57%	840	9%	9690
Auchterarder	1463	15%	1675	18%	6110	64%	280	3%	9528
Blairstownie – incl. Tesco	6990	22%	9722	31%	13630	43%	1430	5%	31772
Coupar Angus – excl. Co-op (o/c)	600	17%	800	23%	1240	35%	900	25%	3540
Crieff	2920	13%	5720	26%	10790	49%	2580	12%	22010
Kinross – excl. Sainsbury's (o/c)	950	13%	1190	16%	4200	56%	1190	16%	7530
Pitlochry	2330	11%	5430	25%	12550	58%	1410	6%	21720

Table 6: Retail Floorspace

The table above is taken from the 2014 retail study and illustrates the distribution of retail floor space throughout Perth and Kinross. Within Perth and Kinross vacancy rates are much lower than the Scottish average.

The retail study concludes by saying that “there is nothing in this study that suggests the need for any radical change of planning policy for Perth City Centre” (MacLean and Ryden, 2014).

This retail study is available on the [Council's website](#).

Employment Land Audit

Perth and Kinross Council seek to ensure that an adequate supply of marketable employment land is available. The current LDP Employment Land Strategy acknowledges the importance of maintaining and improving Perth and Kinross employment land provision as it is a key driver to achieve sustainable economic growth. TAYplan acknowledges the need to identify and safeguard at least 5 years supply of employment land within principle settlements to support the growth of the economy. The table below highlights the total employment land supply for Perth and Kinross as shown in the 2015 Employment Land Audit. There is a total of 267.17 hectares of employment land in Perth and Kinross however only 73.64 hectares (28%) is immediately available land.

Employment Land	Area (ha)	% Total Employment Land Allocation
Total available Employment Land in Perth and Kinross	267.17	100%
Major Constrained Land	145.47	56%
Minor Constrained Land/Marketable Land	42.06	16%
Immediately Available Land	73.64	28%
Total Effective Employment Land (Immediately Available + Marketable)	115.70	44%

Table 7: Employment Land

For the allocation of employment sites a hierarchical approach is promoted both by TAYplan and the existing LDP, with the largest settlements containing the majority of the employment sites. Therefore, the majority of marketable employment land is located in the Perth Core area. Throughout Perth and Kinross there is a generous supply of Employment Land and Perth and Kinross Council has reported a low take up level of Employment Land (2.25 ha 2014-2015) in the Planning Performance Framework 2014-2015. Based on this it is unlikely that significantly more employment land will be identified for the next LDP.

Monitoring Statement - Policy Analysis

Policy Analysis

This section of the monitoring statement will look at the performance of the policies in the current Local Development Plan.

This assessment is based on officers' professional judgement and discussion with development management colleagues. To assess each policy we considered how many times it had used (both in the Proposed Plan and in the first year since adoption, February 2014-February 2014) and whether or not there had been any policy departures. As well as this, consultation with development management highlighted any issues that were encountered when implementing the policies.

We also conducted a review of the policies in light of any changes to higher level documents for example the revised SPP. This highlighted several areas where minor amendments would be needed to ensure the policy is in line with these higher level documents.

A summary of this policy analysis can be found in the following pages. A more detailed assessment of each policy within the Local Development Plan 2014 can be found as Appendix 1, at the end of this report.

Monitoring Statement - Policy Analysis

Placemaking

Placemaking is used to describe a comprehensive policy approach to design, development, management, and maintenance of the place in which we live to reflect local context.

The placemaking policies aim to help achieve sustainable economic growth through the creation of a high quality environment which will help attract investment to the area.

Why do we need these policies?

Placemaking is a Principle Policy within SPP. SPP 2014 states that planning should take every opportunity to create high quality places by taking a design-led approach. It then continues to mention that planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful places as set out in Designing Streets. These are that a place should be: distinctive, safe and pleasant, welcoming, resource efficient, easy to move around and adaptable.

As well as the SPP we have to consider Scottish Government Policy on architecture, place and street design which are provided in the Designing Streets and Creating Places documents. These emphasise the importance of placemaking and the consideration of design.

Is there a need for Supplementary Guidance?

Statutory Supplementary Guidance on Developer contributions clarifies the requirements set out within the policy; this is likely to be updated for LDP2 to ensure it remains up to date. As well as this supplementary guidance for Placemaking will be developed to support the aims of policy PM1 and the National Road Development guide will also be used to support Placemaking Principles.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/ Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
PM1: Placemaking				X		X
PM2: Design Statements				X		X
PM3: Infrastructure Contributions	X					
PM4: Settlement Boundaries			X			

Table 8: Analysis of Placemaking Policies

Why would we amend the policies?

Policy PM1 should be updated to include “lifetime communities” in line with the proposed TAYplan and SPP 2014.

SPP states that decisions should be guided by policy principles including: using land within or adjacent to settlements for a mix of uses. Policy PM4 as it currently stands appears to conflict with this aim and therefore changes to wording will be considered.

Monitoring Statement - Policy Analysis

Economic Development

The Economic Development policies aim to deliver Sustainable Economic Growth in line with Scotland's Economic Strategy (2015).

The policies look to create an environment where business can grow sustainably through the allocation of employment land and the promotion of mixed use sites that will minimise commuting.

These policies also consider the promotion of tourism (which accounts for 13% employment in Perth and Kinross) and the provision of communication infrastructure.

Why do we need these policies?

The NPF 2014 supports the opportunities for planning to support business and our economy focusing on the role of cities (Perth for example) as key drivers of our economy.

SPP states that the Local Development Plan should "allocate a range of sites for business" and suggest that this should take into account the potential for mixed used sites.

SPP recommends that the planning system promotes business and industrial development to encourage economic activity. It continues to say that this can be done through allocating sites to meet the diverse needs of different sectors and sizes of business. It also states that the net economic benefits of proposed developments should be given due weight.

Is there a need for Supplementary Guidance?

There is no need for further guidance in relation to this policy grouping.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
ED1: Employment and Mixed Use Areas	X					
ED2: Communications and Infrastructure				X	X	
ED3: Rural Businesses and Diversification	X					
ED4: Caravan Sites, Chalets and Timeshare Developments	X					
ED5: Major Tourism Resorts		X				

Table 9: Analysis of Economic Development Policies

Why would we amend the policies?

ED2 will be amended to ensure that it is in line with SPP. It is suggested that it would be more relevant to include a policy on digital infrastructure and communications infrastructure in line with SPP.

It is recommend that policy ED5 is removed due to lack of usage and unclear benefits of inclusion.

Monitoring Statement - Policy Analysis

Retail and Commercial Development

Perth is the sub-regional centre in the TAYplan area. This policy grouping recognises this and seeks to promote and enhance both Perth and the surrounding commercial centres. As well as this it supports the vitality and viability of town centres acknowledging that each fulfils a niche position within the Perth and Kinross retail sector.

Why do we need these policies?

Both SPP and NPF3 reflect the importance of town centres as a key element of the economic and social fabric of Scotland.

SPP encourages that a town centres first approach should be planning for uses which attract a significant number of people and should be located in town centres. SPP highlights the need for LDP's to identify both town centres and commercial centres and explain how they complement each other.

SPP states that plans should include policies to support an appropriate mix of uses in town centres, local centres and high streets. This will include retail, commercial leisure, office community and cultural facilities and residential uses.

Is there a need for Supplementary Guidance?

There is no need for supplementary guidance in relation to this policy grouping.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/ Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
RC1: Town and Neighbourhood Centres					X	
RC2: Perth and City Centre Secondary Uses Area	X					
RC3: Commercial Centres	X					
RC4: Retail and Commercial Leisure Proposals	X					
RC5: Retail Obligations and Controls	X					

Table 10: Analysis of Retail and Commercial Development Policies

Why would we amend the policies?

The National Town Centre Review in July 2013 led to the Scottish Government Town Centre Action Plan which may bring minor changes to policy RC1. The wording of policy RC1 may be amended to place more emphasis on residential uses above shops and offices.

Monitoring Statement - Policy Analysis

Residential Development

The majority of the population within Perth and Kinross either live in Perth, smaller towns, or defined villages. This policy grouping aims to ensure that residential areas are protected and that there is suitable provision of specialist and affordable housing.

Why do we need these policies?

In line with SPP 2014, Local Development Plans have to enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. As well as this, SPP 2014 supports the creation of sustainable mixed communities and successful places and aims to ensure the continued delivery of new housing.

Is there a need for Supplementary Guidance?

Supplementary guidance will continue to be used to help explain and provide detail on our housing in the countryside policy. As well as this, supplementary guidance for Affordable Housing will continue to be used to inform the volume and type of affordable housing appropriate in each case. Both of these pieces of Supplementary Guidance will be reviewed and it is likely that there will be a need for some amendments to be made. Non statutory guidance is required to support the existing policy criteria and provide greater clarity.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
RD1: Residential Areas	X					
RD2 Pubs and Clubs—Residential Areas	X					
RD3: Housing in the Countryside	X					
RD4 Affordable Housing	X					
RD5: Gypsy/Traveller Sites				X		
RD6: Particular Needs Housing Accommodations	X					

Table 11: Analysis of Residential Development Policies

Why would we amend the policies?

There is unlikely to be any changes to the policies, the focus for any changes will be in the supplementary guidance.

Monitoring Statement - Policy Analysis

Transport and Accessibility

Perth and Kinross is subject to development pressures, particularly in and around Perth which has resulted in significant congestion problems. As well as this, a large part of Perth and Kinross is rural and not served well by public transport which has led to a reliance on private cars.

This policy grouping aims to ensure future development does not put additional pressure on the roads network and promotes sustainable travel methods.

Why do we need these policies?

NPF3 emphasises the importance of investment in transport infrastructure to support the economy.

As well as this, SPP 2014 suggest that the planning system should support patterns of development which: optimise the use of existing infrastructure; reduce the need to travel; provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport; enable the integration of transport modes; and facilitate freight movement by rail or water.

In Perth and Kinross we have the Perth Transport Futures Strategy in place which has vision to “provide a transport system in and around Perth that will support sustainable economic growth, protect and improve the environment and improve social inclusion and accessibility.” The Local Development Plan will support this vision and can help deliver it through the use of policy.

Is there a need for Supplementary Guidance?

There is no need for further Supplementary Guidance. However, the National Roads Development Guide, which was published in 2014, will provide greater detail on this policy issue when required.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAY-plan
TA1: Transport Standards and Accessibility Requirements				X	X	

Table 12: Analysis of Transport and Accessibility Policies

Why would we amend the policies?

Policy TA1 will be amended to ensure it is in line with the National Roads Development Guide 2014. The National Roads Development Guide builds upon details set out in designing streets and provides technical detail on how to achieve Roads Construction Consent (RCC).

Policy to be amended to ensure criteria from sections 272-282 of SPP are referenced

Monitoring Statement - Policy Analysis

Community Facilities, Sport and Recreation

The policy section Community Facilities, Sport and Recreation aims to provide a high quality environment and a strong cultural identity through the provision of community, sport and recreation facilities. This is important for encouraging social interaction and supporting healthier living and can contribute towards local identity.

These policies intend to protect and enhance community and sport and recreation facilities.

Why do we need these policies?

SPP 2014 states that where the need has been identified Local Development Plans should identify sites of outdoor sports, recreation or play facilities and that outdoor sports facilities should be safeguarded from development in most circumstances.

As well as this, NPF3 outlines two long distance walking routes through Perth and Kinross which the LDP should help to deliver.

Is there a need for Supplementary Guidance?

The provision of Open Space is a key requirement for new developments. This means that Statutory Supplementary Guidance will be adopted to ensure these provisions are delivered to a suitable standard.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
CF1: Open Space Retention and Provision	X					
CF2: Public Access	X					
CF3: Social and Community Facilities	X					

Table 13: Analysis of Community Facilities Sport and Recreation Policies

Why would we amend the policies?

Although there are no changes proposed to these policies there may be a need for a further policy on the National Walking Route outlined in NPF3. This policy will help to safeguard the land for these routes.

Monitoring Statement - Policy Analysis

The Historic Environment

The Historic Environment is an important part of Perth and Kinross's cultural heritage. The historic environment includes: listed buildings conservation areas, scheduled monuments, historic marine protected areas, world heritage sites, gardens and designed landscapes, battlefields, archaeology and other historic environment assets. This policy grouping aims to protect and enhance our historic environment in line with SPP and SHEP.

Why do we need these policies?

SPP 2014 requires Local Development Plans to protect and where possible enhance all elements of the historic environment.

Additionally, the Scottish Historic Environment Policy was updated in 2011 which sets out the Scottish Ministers policies, providing a policy framework that will inform the LDP.

The LDP also has to follow the visions for the Historic Environment as set out in the Historic Environment Strategy (2014) for Scotland which states that "Scotland's historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations."

Is there a need for Supplementary Guidance?

The council has currently adopted Conservation Area Appraisals as Statutory Supplementary Guidance. These highlight the unique qualities of each conservation area. It is suggested that these may become non-statutory guidance with the key points from the appraisals included within the settlement summaries in the LDP.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
HE1: Scheduled Monuments and Non Designated Archaeology				X	X	
HE2: Listed Buildings	X					
HE3: Conservation Areas	X					
HE4: Gardens and Designed Landscapes	X					
HE5: Protection, Promotion and Interpretation of Historic Battlefields				X	X	

Table 14: Analysis of the Historic Environment Policies

Why would we amend the policies?

Policy HE1A may be updated to highlight the need to obtain written consent from Scottish Ministers when a proposal has a direct impact on a Scheduled Ancient Monument.

The wording of policy HE5 may be updated to explain that any proposals should respect the value of battlefields and protect, conserve or enhance their key landscape characteristics and specific qualities in line with SPP 2014.

Monitoring Statement - Policy Analysis

The Natural Environment

This policy grouping aims to ensure that the natural environment and the benefits it can provide are valued in policy and decision making. It aims to promote the sustainable use and management of the natural environment which will benefit current and future generations.

Why do we need these policies?

SPP 2014 suggests that the LDP should value the natural environment. It suggests that this could be done by facilitating positive change while maintaining and enhancing the distinctive landscape character; conserving and enhancing protected sites and species, protecting and enhancing ancient semi-natural woodland, seeking benefits for biodiversity from new development where possible, promoting the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats; and supporting opportunities for enjoying and learning about the natural environment.

As well as this, SPP emphasises the importance of green networks and green infrastructure. SPP supports the use of green belts where the planning authority considers it appropriate.

We are also required to conserve and enhance any national or international nature designations.

Is there a need for Supplementary Guidance?

There is currently statutory supplementary guidance in the form of the Forestry and Woodland Strategy and Green Infrastructure Guidance.

It is proposed that the biodiversity guidance for householders and developers need updated to reflect the Biodiversity 2020 targets and it is to be non-statutory as it is covered by other legislation. Proposed changes to the green belt policy mean that there is no longer a requirement for the Green Belt Management Plan Supplementary Guidance.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
NE1: Environment and Conservation Policies	X					
NE2: Forestry, Woodland and Trees				X	X	
NE3: Biodiversity	X					
NE4: Green Infrastructure				X	X	X
NE5: Green Belt			X			
NE6: Perth Lade Green Corridor	X					

Table 15: Analysis of the Natural Environment Policies

Why would we amend the policies?

Policy NE2 may need to be updated in light of the National Control of Woodland policy which suggests that development proposals will only be supported where they offer clear and significant public benefit and where this involves woodland removal compensatory planting will usually be required.

There will be no significant change in policy direction for NE6 however there is a need for greater clarification and guidance. It is possible this could be provided through non-statutory guidance with minor amendments to the policy.

Monitoring Statement - Policy Analysis

Environmental Resources

This policy grouping focuses on increasing the amount of energy generated through renewable and low carbon technologies. Additionally, this policy group seeks to protect key environmental resources such as prime agricultural land and the provision and extraction of minerals. This policy group encourages the sustainable management of our environmental resources, including the landscape, and ensures there is not a negative environmental impact on these resources as a result of development.

Why do we need these policies?

SPP states that planning policy should support the transformational change to a low carbon economy, and that Development Plans should identify areas capable of accommodating diverse range of renewable electricity projects. LDP2 will have to refer to TAYplan's region wide study on cross boundary constraints and opportunities for windfarms which is due to be published in 2017.

In terms of protecting areas of landscape importance SPP suggests that areas should be designated for their local landscape or nature conservation value which will encourage protection of landscape.

NPF3 notes that minerals will be required as construction materials. SPP suggests that LDPs should safeguard all workable mineral resources which are of economic or conservation value.

Is there a need for Supplementary Guidance?

We have recently adopted statutory supplementary guidance which highlights local landscape areas and we are currently working Supplementary Guidance for Renewable and Low Carbon Energy (including a spatial strategy for wind) alongside the current LDP. This guidance will support the delivery of a diverse range of electricity generation from renewable energy technologies, including the expansion of renewable energy generation capacity and the development of heat networks.

It is likely that these will both be included to help further explain policies in LDP2.

Are the policies likely to change from those in the existing LDP?

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
ER1: Renewable and Low Carbon Energy Generation			X		X	X
ER2: Electricity Transmission Infrastructure	X					
ER3: Minerals and Other Extractive Activities—Safeguarding						X
ER4: Minerals and Other extractive Activities—Supply					x	
ER5: Prime Agricultural Land	X					
ER6: Managing Future Landscape Change to Conserve and Enhance to Diversity and Quality if the Area's Landscape				X		

Table 16: Analysis of the Environmental Resources Policies

Why would we amend the policies?

Policy ER6 will need to be amended to refer to the newly adopted Local Landscape Areas and to provide a reference to safeguarding Wild Land as designated by SNH.

Policy ER1 should be amended to say that the design and location of proposals should reflect the scale and character of the landscape and seek to minimise landscape and visual impact. It should incorporate an allowance for community proposals. There may also need to be some minor changes to the wording in light of the updates to SPP.

Monitoring Statement - Policy Analysis

Environmental Protection and Public Safety

This policy grouping covers climate change, sustainable development, the control of pollution, drainage and flooding. They ensure that the LDP tackles climate change and contributes towards sustainable development.

Why do we need these policies?

This SPP introduces a presumption in favour of development that contributes to sustainable development. SPP also supports climate change mitigation and adaptation which included taking account of flood risk.

SPP goes on to suggest that policies should look to reduce waste and facilitate its management and promoting resource recovery. This is consistent with the Zero Waste Framework which promotes a waste hierarchy where the focus for waste is to be reduced or reused and then recycled before disposal.

When considering flooding both SPP and NPF support a catchment scale approach to flooding, this will be incorporated through the consideration of River Basin Management Plans. SPP suggest that a precautionary approach be taken to flood risk which takes account the effects of climate change seeking to avoid flooding where possible and reduce the risk through flood risk assessment.

Is there a need for Supplementary Guidance?

This policy grouping will be supported by technical guidance in the form of supplementary guidance, not all of which will be statutory. Supplementary guidance will be provided to support policies EP1, EP2, EP3, EP6, EP7 and EP9.

Are the policies likely to change from those in the existing LDP?

Table 17: Analysis of the Environmental Protection and Public Safety Policies

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/ Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAY-plan
EP1: Climate Change, Carbon Reduction and Sustainable Construction				X		
EP2: New Development and Flooding				X	X	
EP3: Water Environment and Drainage				X	X	X
EP4: Health and Safety Consultation Zones	X					
EP5: Nuisance from artificial Light and Pollution	X					
EP6: Lunan Valley Catchment Area				X		
EP7: Drainage within the Loch Leven Catchment Area	X					
EP8: Noise Pollution	X					

Monitoring Statement - Policy Analysis

Environmental Protection and Public Safety (cont.)

Are the policies likely to change from those in the existing LDP? (cont.)

Table 17: Analysis of the Environmental Protection and Public Safety Policies (Cont.)

Policy Reference	No Change Required	Delete Policy	Significant Change Required	Minor Text Change/Clarification	Minor Change to Reflect SPP	Minor Change to Reflect TAYplan
EP9: Waste Management Infrastructure				X		X
EP10: Management of Inert Construction Waste	X					
EP11: Air Quality Management areas				X		
EP12: Contaminated Land	X					
EP13: Airfield Safeguarding	X					
EP14: Blairingone Ground Conditions	X					
EP15: Development within the River Tay Catchment Area	X					

Why would we amend the policies?

For policy EP1 reference should be made to the protection of Carbon and Peatland Soils in line with SPP 2014. For both EP2 and EP3 changes may need to be made in light of the updated River Basin Management Plans that will be published at the end of this year.

The accompanying maps will also need to be updated in line with SEPAs new flood maps and the terminology diagram will be updated in line with SPP.

Policy EP11 will need updated to include the Crieff AQMA.

Monitoring Statement - Policy Analysis

Supplementary Guidance

What is Supplementary Guidance?

Supplementary Guidance expands upon existing policies and proposals and is used to support the content of the LDP. It is particularly important when extensive detail is required for a specific area. This allows the LDP to focus on the overall spatial strategy and the key policies and proposals. As a result of planning reform, Supplementary Guidance is now subject to extensive consultation and formal adoption procedures which allows it to form part of the Local Development Plan with greater weight than previously.

Statutory and non-statutory Supplementary Guidance

For statutory supplementary guidance to be issued in connection with a local development plan, this means that the guidance may only deal with the provision of further information or detail in respect of policies or proposals set out in the local development plan and then only provided those are matters which are expressly identified in a statement contained in the plan as matters which are to be dealt with in supplementary guidance. In addition, it must have gone through consultation, been approved by Scottish Ministers and, consequently, adopted by the Council. Non-statutory Supplementary Guidance has been agreed by the Council but not approved by Scottish Ministers. This does not have as much 'weight' as statutory Supplementary Guidance. However, it should be considered the best practice to follow, except where material circumstances justify an exception.

Review of Supplementary Guidance

As part of the policy review we considered the effectiveness of the existing supplementary guidance and debated whether it should remain statutory or become non statutory guidance. The results of this analysis are presented in appendix 3.

A summary of the likely changes to the policy related supplementary guidance is shown in pages 25-27.

The supplementary guidance for conservation areas, development briefs and masterplans are all likely to become non- statutory guidance. Key points from the guidance will be included within the LDP so that there will be no direct impact on the delivery of a site or the integrity of a conservation area.

Monitoring Statement - Policy Analysis

Supplementary Guidance

Supplementary Guidance	Have there been any issues with the Guidance or is there a need for change in policy direction as a result of new legislation or guidance?	Is the guidance to remain Statutory Supplementary Guidance		Is the Supplementary Guidance likely to change through the review of the LDP?		
		Yes	No	No Significant update required	Amend Guidance	Delete guidance
Policy Guidance						
Affordable Housing Guide	In order to improve the usability of this document it will be combined with the Developer Contributions December 2011 guidance to create a single clear and concise Supplementary Guidance document which sets out the Council's Developer Contribution and Affordable Housing requirements. The content of the Affordable Housing Guidance will need updated to ensure it accurately reflects the current demand for affordable housing. As well as the financial market changes there may need to be a revision to the contributions required for affordable housing which are set out in this guidance.	x			x	
Housing in the Countryside Guide	Issues have been raised with the clarity of this supplementary guidance. There is a need to redraft this document to ensure that our policy position is clear.	x			x	
Loch Leven Special Protection Area and Ramsar Site Advice to planning applicants for phosphorus and foul drainage in the catchment – produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
River Tay SAC Advice for Developers – produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
A Guide to Incorporating Biodiversity into Development	This guidance will be updated to reflect the Biodiversity 2020 target. It is covered by other legislation and therefore does not require to be statutory		x		x	
Developer Contributions December 2011 incorporating Primary Education and A9 Junction guidance	In order to improve the usability of this document it will be combined with the Affordable Housing guidance to create a single clear and concise Supplementary Guidance document which sets out the Council's Developer Contribution and Affordable Housing requirements. As the financial market changes there will be a need to revise the contributions required from developers which are set out in this guidance. It is also proposed to amend the guidance as it is impacting on the viability of new development and regeneration of the city centre.	x			x	
Airfield Safeguarding	This guidance will be updated to include Bachilton airfield at Methven.	x			x	

Monitoring Statement - Policy Analysis

Supplementary Guidance

Supplementary Guidance	Have there been any issues with the Guidance or is there a need for change in policy direction as a result of new legislation or guidance?	Is the guidance to remain Statutory Supplementary Guidance		Is the Supplementary Guidance likely to change through the review of the LDP?		
		Yes	No	No Significant update required	Amend Guidance	Delete guidance
Policy Guidance						
Employment and Mixed Use Areas	It is proposed that this piece of guidance is deleted. The requirements set out within the adopted guidance for employment and mixed use areas could be incorporated within the site specific developer requirement in the LDP, removing the need for a further guidance document.					x
Open Space Provision and Developer Contributions	This guidance is currently being prepared.	x				
Forestry and Woodland Strategy	No change proposed.	x		x		
Green Infrastructure	No change proposed.	x		x		
Green Belt Management Plan	Significant changes are proposed to the Green Belt policy and it is no longer proposed to prepare a Green Belt Management Plan.		x			x
Renewable and Low Carbon Energy (including a spatial strategy for wind)	This guidance is currently being prepared and will replace the existing guidance for wind energy development issued in 2005. It will support the delivery of a diverse range of electricity generation from renewable energy technologies, including the expansion of renewable energy generation capacity and the development of heat networks.	x				
Dunkeld—Blairgowrie Lochs Special Area of Conservation Advice to planning applicants for phosphorus and foul drainage in the catchment—produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
Flood Risk and Flood Risk Assessments	This guidance will be updated to reflect the new River Basin Management Plans and updated SPP.	x			x	

Monitoring Statement - Policy Analysis

Supplementary Guidance

Supplementary Guidance	Have there been any issues with the Guidance or is there a need for change in policy direction as a result of new legislation or guidance?	Is the guidance to remain Statutory Supplementary Guidance		Is the Supplementary Guidance likely to change through the review of the LDP?		
		Yes	No	No Significant update required	Amend Guidance	Delete guidance
Policy Guidance						
Landscape Guidance	No change proposed.	x		x		
Developer Contributions and Transport Infrastructure	As the financial market changes there will be a need to revise the contributions required from developers which are set out in this guidance.	x			x	
Delivering Zero Waste in Perth and Kinross	This guidance is currently being prepared.	x				
Dunkeld – Blairgowrie Lochs Special Area of Conservation Advice to planning applicants for phosphorus and foul drainage in the catchment – produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
Placemaking Guide (incorporating guidance on the siting and design of houses in rural areas)	This guidance is currently being prepared.	x				
Transport Standards Guide	The National Roads Development Guide provides non statutory guidance		x	x		
Sustainable Design and Zero Carbon Development	This guidance is to be amended to ensure heat/cooling networks and opportunities are considered within new development, and to reflect updated Scottish Government guidance and policy on renewable heat.	x			x	

Monitoring Statement - Conclusions

Conclusions

Based on the findings of the monitoring exercise, it can be concluded that in general the LDP is performing well and there is little need for major changes.

Some policy areas may need reviewed in light of changes to national guidance or it may be that the wording has been unclear and has caused issues in practice; but it is unlikely that there will be a change to policy direction. In terms of the environmental characteristics of the area there has been little change since the first LDP was prepared and so the spatial strategy and aims of the plan are unlikely to change.

The issues highlighted through the monitoring of the plan will be taken into account when preparing the MIR and will inform LDP2.

DRAFT

Appendix 1—Policy Analysis

Placemaking Policies

PM1 - Placemaking

PM2 -Design Statements

PM3 -Infrastructure Contributions

PM4– Settlement Boundaries

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>PM1: Placemaking</i>	115 (proposed plan) 1584 (adopted plan)	No	It is in line with SPP (2014) but it could be updated to reflect TAYplan Proposed Plan Policy 2 - inclusion of 'lifetime communities' principles (Policy 2)		X	
<i>PM2: Design Statements</i>	2(proposed plan) 16 (adopted plan)	No	Amend to include reference to the design frameworks for Strategic Development Areas in line with TAYplan.		X	
<i>PM3: Infrastructure Contributions</i>	5 Proposed Plan, 378 LDP (Based on Planning Application Consultation Responses)	No	No updated Guidance or Legislation produced since LDP Adoption Specifically relating to Infrastructure Contributions.	X		
<i>PM4: Settlement Boundaries</i>	2 (proposed plan – both erection of house) 10 (adopted plan – mostly for houses but also WWTW and warehouses)	Conflict between policy PM4 and ED3: ED3 supports rural business within or adjacent to settlement boundaries; PM4 does not permit any development outside the settlement boundary. Note that Reporter inserted PM4 into the Placemaking section not residential so clear that PM4 is to apply to all developments not just housing. Small no. of departures approved because priority given to ED3 over PM4.	SPP states that decisions should be guided by policy principles including: using land within or adjacent to settlements for a mix of uses (40). Policy as it currently stands conflicts with policy ED3 and the relationship with policy RD3 is unclear. It also appears to conflict with SPP although this could just be a matter of interpretation; SPP doesn't specifically mention boundaries.		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>PM4: Settlement Boundaries (cont.)</i>		<p>Also an issue with the relationship between PM4 and RD3: in some cases DM are assessing applications against either PM4 or RD3 but in other cases applications are being assessed against both policies. This suggests that the relationship between these two policies is unclear and there is a need to clarify when each policy should be applied (for PM4 only refer 14/01127/FLL, 14/01319/FLL & 14/01308/FLL; for both refer 13/02235/FLL & 14/00243/IPL – assessed as part of a building group under RD3 (even though that group was Longforgan settlement) but contrary to PM4 as is was adjacent to the boundary) Policy appears to be causing a particular problem around Longforgan.</p> <p>Development of a new house within garden ground (14/00300/IPL). Case officer used PM4 as basis for refusal as the site for the new house is outwith the settlement boundary. However, LRB upheld appeal because the house to which the garden belongs is within the boundary. Similar departure – this time approved by DM – for extension and carport where the carport only was outwith the settlement boundary. Policy needs rewording and perhaps expanding to make the intentions behind it clearer – refer KALP policy 48 for possible alternative wording.</p> <p>Small number of departures approved because of existing consents. Further departure approved for upgrade to WWTW on edge of settlement as it was considered unreasonable not to support it given that proposal is in the public interest.</p> <p>DM query for a proposal for a new house for operational need located adjacent to a settlement boundary. As currently worded PM4 would presume against this despite the operational need. Advised DM that policy support could only be offered if the applicant can demonstrate that this is the <u>only</u> site on which the new house can be built but policy should be reworded to clarify.</p> <p><u>Re-introducing settlement boundaries</u> Policy RD3 allows for small development 1-2 houses under category 1 (building groups) or 2 (infill) but larger developments raise issues. In some cases there may be scope to allow a suitable small extension to a settlement but without a settlement boundary this would run contrary to RD3. May be case for reviewing some of the settlements which no longer have boundaries, particularly in rural Highland where we are already struggling for sites to meet the housing requirements. May be appropriate to re-introduce some settlement boundaries to allow development but will need to consider in context of TAYplan. Alternatively there may be scope within policy RD3 to add criteria to allow for small settlement extensions without the need to create a settlement boundary (refer RD3).</p>	Not sure how much scope there would be to delete the policy altogether given that it was inserted by the Reporter; would require a strong justification to delete.		X	

Appendix 1—Policy Analysis

Economic Development

ED1—Employment and Mixed Use Areas

ED2— Communications Infrastructure

ED3— Rural and Business Diversification

ED4— Caravan Sites, Chalets and Timeshare Developments

ED5— Major Tourism Resorts

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>ED1A: Employment and Mixed Use Areas</i>	8 (proposed plan) 33 (adopted plan)	<p>Yes – there have been a number of recent planning applications which have questioned the suitability of specific uses in employment areas, and whether the policy relating to these areas requires to be more flexible. The most pertinent of these was the Scout Hall application (15/00012/FLL) which was approved contrary to policy. The application was within a designated employment land area, for which LDP policy ED1A seeks to allow only use classes 4, 5 and 6 to operate. The Scout Hall was considered to not generate employment and did not fall into one of the aforementioned suitable use classes and was therefore recommended for refusal. However, the application was approved at the Local Review Body and the change of use from Class 4 to Class 10 (non-residential institution) was granted. The justification supported the community value of the Scout Hall and the re-use of a vacant building.</p> <p>Other notable applications have been approved: Fencing club at Riverside Business Park (14/01274/FLL) and Dance Hall in Kinross (14/02090/FLL)</p>	No – after close monitoring it is considered the policy is fit for purpose and corresponds with legislation. The policy aims to ensure existing employment areas are retained for their purpose but is also flexible enough to allow development outwith classes 4, 5 and 6 so long as it provides an element of employment and is compatible with surrounding land uses.	X		
<i>ED1: Employment and Mixed Use Areas</i>	0 (proposed plan) 2 (adopted plan)	Some issues in connection with ED1A as above.	As above.	X		
<i>ED1C: Employment and Mixed Use Areas</i>	0 (proposed plan) 6 (adopted plan)	No	No	X		
<i>ED2: Communications Infrastructure</i>	1 (proposed plan) 19 (adopted plan)	No	Further detail needed within this policy to ensure it is in line with SPP. Need for LDPs to set out matters to be addressed in planning applications for specific developments of communications equipment (see SPP).		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>ED2: Communications Infrastructure (Cont.)</i>		No	<p>It would be more relevant to include a policy on digital connectivity and communications equipment rather than communications infrastructure, this would ensure the policy is in line with SPP.</p> <p>Need for policies to encourage developers to explore opportunities for the provision of digital infrastructure to new homes and businesses as an integral part of development.</p>		X	
<i>ED3: Rural Business and Diversification</i>	16 (proposed plan) 65 (adopted plan)	<p>Conflict between policy PM4 and ED3: ED3 supports rural business within or adjacent to settlement boundaries; PM4 does not permit any development outside the settlement boundary. Note that Reporter inserted PM4 into the Placemaking section not residential so clear that PM4 is to apply to all developments not just housing. This has come up as an issue in the assessment of a small number of applications so far where priority has been given to ED3 over PM4 so needs to be addressed.</p> <p>Not aware of it having arisen as an issue but perhaps some potential for conflict between ED3 and Green Belt policy. Is perhaps a need to clarify what elements of ED3 are / are not applicable in the Green Belt, e.g. expansion of existing businesses acceptable but presumably only allow creation of new businesses where these are in line with policy NE5. Similar for visitor accommodation.</p> <p><u>Monitoring of applications which have been assessed against policy ED3</u></p> <p>The largest number of applications (32%) have been for accommodation, primarily holiday accommodation but also small number of seasonal or staff accommodations. In some cases DM have assessed applications against ED3 and ED4 but this has not been consistent.</p>	<p>NPF – a sustainable, economically active rural area which attracts investment and supports vibrant, growing communities is essential to the vision; ‘we do not wish to see development in our rural areas unnecessarily constrained’ (2.25) and remote areas are likely to benefit from a more flexible approach to help sustain fragile communities.</p> <p>Significant support in SPP for rural businesses; planning system is to promote a pattern of development appropriate to the character of the particular rural area and challenges it faces, and encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality (75). Diversification supported.</p> <p>In <u>remote rural areas</u> plans should including provision for small scale housing and other development which supports sustainable economic growth (83) – term ‘small scale housing’ defined as: including clusters and groups; extensions to existing clusters and groups; replacement housing; plots for self build; holiday homes; new build or conversion linked to rural business</p>	X (but may depend on PM4 revision)		

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>ED3: Rural Business and Diversification (cont.)</i>		<p>Proposals for renewables have also sometimes been assessed against ED3 and ER1 but again this has not been consistent.</p> <p>Overall there does not appear to have been as much pressure for the cross-subsidy of business proposals with housing as I was expecting.</p> <p>Overall the vast majority of applications (89) have been approved in line with policy ED3. Only 7 refusals of which 4 were for renewables. In all cases ED3 supported the proposals but the applications were refused on other grounds.</p>	Wouldn't appear to be a need to change policy direction but some thought should perhaps be given – alongside policy RD3 – as to whether there is justification for a two tier approach split between accessible / pressured rural areas and remote rural areas as SPP appears to be advocating. Alternatively perhaps there just needs to be more guidance on what we will accept in terms of cross-subsidy.	X (but may depend on PM4 revision)		
<i>ED4: Caravan Sites, Chalets and Timeshare Developments</i>	1 (proposed plan for ED4B) 15 (adopted plan – ED4A 5; ED4B 2; ED4C 8)	<p>Policy ED4 requires a Construction Method Statement where the proposal may affect the River Tay SAC. Query from Development Management as to how much detail is required. Suggest adding link to River Tay SAC supplementary guidance. This could also apply to other policies where a Construction Method Statement is required.</p> <p>DM query about changing from touring caravan site to chalets on an existing site. Policy ED4 doesn't cover this situation exactly but it is considered generally in-keeping with the aim of policy ED4 to encourage the retention, improvement and expansion of this type of holiday accommodation. Suggested that ED4C(a) could be related to expansion of facilities not just expansion of size of site.</p> <p>No departures</p>	SPP requires Plans to set out policies and proposals for leisure accommodation such as holiday lets and caravans where appropriate (para.79) but nothing which suggests current policy needs to be changed significantly. Is now a reference to 'huts' through (defined as a simple building used intermittently as recreational accommodation) which may need some thought.	X		
<i>ED5: Major Tourism Resorts</i>	0 (proposed plan) 3 (adopted plan)	No issues raised through policy and interpretation spreadsheet. Policy has only been used three times; once for a renewal of holiday chalets at Crieff Hydro and twice for car parking at Gleneagles village. In each case policy was listed in report but not actually referred to in appraisal.	No			X

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
ED5: Major Tourism Resorts (cont.)		<p>The Reporter's recommendation to modify the policy makes it effectively redundant in the absence of a list or definition of 'Major tourism resorts' or 'significant resort complexes'; the Reporter hints that the policy should be deleted but as none of the objectors actually asked for the policy to be removed his recommendations had to be limited to removing the list of resorts.</p> <p>No departures</p>				X

Appendix 1—Policy Analysis

Retail and Commercial Development

RC1— Town Centres and Neighbourhood Centres

RC2— Perth City Centre and Secondary Uses

RC3— Commercial Centres

RC4— Retail and Commercial Leisure Proposals

RC5— Retail Obligations and Controls

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>RC1: Town and Neighbourhood Centres</i>	11 (proposed plan) 70 (adopted plan)	<p>Yes, in relation to part (b) of policy. As a result of the declining function of town centre shops, more applications have been received to convert shops into residential units within designated town centres. For these to be granted, applicants have to demonstrate that, amongst other things, there is no commercial demand for the existing use.</p> <p>Development Management have asked for guidance on the timescales associated with the marketing of a retail/ commercial unit to consider and justify departure from development plan policy.</p> <p>The loss of Class 1 uses could have great impact on the vitality and viability of town centres. This policy sets a high bar to restrict these changes being permitted. However consideration should be given in how to take this forward – with the role of town centres in decline, is a residential use in the town centre better than a derelict empty shopfront? Is residential an acceptable ground floor use in town centres?</p>	<p>SPP encourages plans to assess how centres can accommodate development and identify opportunities. The traditional town centre has now changed and the function now differs – plans may need to be more flexible to deliver the aspiration of town centres providing for a diversity of uses.</p> <p>Further improvements to town centres are promoted by SPP – the quality of the built environment, accessibility, vitality and the evening economy. A town centre strategy should support these.</p> <p>Some town centres are experiencing a growth in betting shops, money lenders and discounts shops accumulating in town centres. It is the role of the development plan to protect town centres against these clusters and promote an appropriate mix of uses. Consideration should be given as to whether or not this is likely to be a concern for Perth and Kinross and if a policy is required to prevent over-provision.</p> <p>As an outcome of the Town Centre Action Plan, the town centre first principle further emphasises the sequential test and the importance of generating footfall. Scottish Government intends to publish a Town Centre Toolkit in coming months so this should be considered once in the public domain.</p> <p>The Perth and Kinross Retail Study 2014 found that the forecast levels of potential comparison expenditure capacity are most supportive of further investment in Perth city centre and that it could support another shopping centre on the scale of St John's Centre (10,000 sqm gross) over the next five years.</p> <p>There may be an opportunity to combine policies RC1 and RC2 given the policies support the same type of development. It should be considered whether the spatial distinction between the city centre and the 'Perth city centre secondary uses area' needs to be defined and requires a policy of its own</p>		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>RC1: Town and Neighbourhood Centres (Cont.)</i>			<p>There is a widespread rise in convenience stores with daily convenience shopping becoming more popular – there may be a need to reflect this within the retail policies and provide further support for smaller convenience stores.</p> <p>There may also be a need to place more emphasis on residential uses above shops and offices. The policy currently encourages it but the Council now have a scheme in place to enable empty homes to be occupied, particularly in prime areas.</p>		X	
<i>RC2: Perth City Centre and Secondary Uses</i>	18 (Adopted plan)	None	National Town Centre Review in July 2013 led to the Scottish Government Town Centre Action Plan – may bring minor changes to this policy	X		
<i>RC3: Commercial Centres</i>	2 (proposed plan) 16 (adopted plan)	No. It is used regularly to deal with the established issues with development at St Catherine's Retail Park and more recently at Inveralmond.	<p>There may be a need to strengthen this policy to protect and/ or alter the existing uses at each commercial centre, most notably Highland Gateway and St Catherines. SPP urges development plans to 'specify the function of commercial centres...where retail may be restricted to the sale of bulky goods' in order to protect town centres. LDP2 should consider stating the use of each identified commercial centre.</p> <p>TAYplan emphasises that the functions of commercial centres should be restricted to bulky goods, convenience retail and commercial leisure.</p> <p>The table containing the commercial centre descriptions need to be updated at the start of the retail section.</p>	X		
<i>RC4: Retail and Commercial Leisure Proposals</i>	4 (adopted plan)	No	<p>No although it may be worthwhile providing a definition of 'commercial leisure' as Development Management are unsure what of what development comes under this classification.</p> <p>New SPP would continue to support this policy.</p>	x		

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>RCS: Retail Obligations and Controls</i>	None	No	<p>Unsure as to why this policy has not been used as there have been applications to modify planning obligations at St Catherines Retail Park (e.g. 14/01216/MPO).</p> <p>It might be worth combining this policy with RC3.</p>	X		

Appendix 1—Policy Analysis

Residential Development

RD1— Residential Areas

RD2— Pubs and Clubs—Residential Areas

RD3— Housing in the Countryside

RD4— Affordable Housing

RD5— Gypsy/Travellers Sites

RD6— Particular Needs Housing

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>RD1: Residential Areas</i>	49 (proposed plan) 670 (adopted plan)	No. This is a widely used policy with 4 departures from the plan using this policy although no significant issues have arisen.	This policy appears to be in line with the relevant guidance and policies. However it may be worth discussing with Development Management if any amendments are required given the extensive usage of this policy.	X		
<i>RD2: Pubs and clubs—Residential Areas</i>	None	No	No	X		
<i>RD3: Housing in the Countryside</i>	22 (proposed plan) 202 (adopted plan)	<p>No issues raised in respect of the policy itself but number of issues raised on the supplementary guidance (see below – further details on file). Applications are mostly dealt with under delegated powers and of those who go before the LRB on appeal since proposed plan approximately three times as many are dismissed than are upheld (20:7).</p> <p>There have been a number of departures from the policy but these have been where the principle of development has already been established through an existing consent.</p> <p><u>Category 1 building groups</u> Need to clarify that the group must be pre-existing; the policy does not permit a brand new building group to be created unless it's through the conversion of existing buildings which would be acceptable under category 5 (refer 14/00169/FLL).</p> <p>See comments on PM4 settlement boundaries – is there scope to add additional criteria to allow for small settlement extensions without the need to create a settlement boundary.</p> <p><u>Category 3.3 economic activity</u> Allows for occupancy conditions to be applied but applications for the removal of occupancy restrictions have largely been supported by DM in light of new SPP and Circular / Chief Planner's letter before that (only one of 16 refused since proposed plan).</p>	<p><u>NPF3</u> Do not wish to see development in rural areas unnecessarily constrained (2.26) Remote areas are likely to benefit from a more flexible approach, particularly where it helps to sustain fragile communities (2.26)</p> <p><u>SPP</u> In accessible or pressured rural areas where risk of unsustainable growth or suburbanisation a more restrictive approach to new housing is appropriate and plans should guidance most new development to locations within or adjacent to settlements (cross refer PM4); set out circumstances where new housing outwith settlements may be appropriate <u>avoiding occupancy restrictions</u> (81) In remote rural areas plans should support and sustain fragile and dispersed communities through provision for appropriate development especially housing; include provision for small scale housing which supports sustainable economic growth; allow construction of single houses outwith settlements provided they are well sited and designed to fit landscape; <u>not impose occupancy restrictions</u> (83).</p>	X		

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>RD3: Housing in the Countryside (Cont.)</i>		<p><u>Category 3.5 eco-friendly pilot projects</u> Additional guidance needed on what we will accept under this category (refer 12/01283/FLL, 13/01447/FLL & 13/01386/FLL approved under this category)</p> <p><u>Category 6 brownfield</u> Several terms would benefit from further explanation / definition: ‘net environmental benefit’ ‘brownfield’ and ‘formerly occupied by buildings’ (see 14/01659/FLL on whether a structure minus roof and walls classes as a building).</p> <p>DM query on definition of derelict (refer 09/00607/IPL) and whether the presence of existing subterranean structures would class the site as brownfield – advised DM that it depends on whether the extent of existing foundations is preventing naturalisation of the site. May be benefit in further defining what we mean by derelict.</p> <p>NB – there was a suggestion when the policy was reviewed in 2009 that brownfield sites should be dealt with via a separate policy in the LDP. This wasn’t considered through the current LDP but may be worth looking at for LDP2.</p>	Don’t think any change is needed to the policy itself but the associated supplementary guidance needs amending in respect of occupancy restrictions (may be worth adding some of the guidance from the DM practice note) and some further explanation / clarification.	X		
<i>RD4: Affordable Housing</i>	1 (2 proposed plan) 13 (adopted plan)	No	No	X		
<i>RD5: Gypsy/ Traveller sites</i>	1 (2 proposed plan) 1 (adopted plan)	Minor change to policy to reflect the need for an adequate separation distance from noise receptors where generators are a primary source of power and connection to the grid is not possible or intended. Non statutory SG to be developed to assist in the application of the policy, specifically the assessment criteria.	No		X	
<i>RD6: Particular Needs Housing accommodation</i>	None	No	No	X		

Appendix 1—Policy Analysis

Transport and Accessibility

TA1– Transport Standards and Accessibility Requirements

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
TA1: <i>Transport Standards and Accessibility Requirements</i>	82 (Adopted Plan)	No	<p>No. The production of the National Roads Development Guide (Feb 2014) supersedes the need for the preparation of statutory supplementary guidance. The National status of the document together with the extensive consultation on a wide range of technical issues with all the relevant national agencies provides significant weight as non-statutory guidance when considering a planning application.</p> <p>Policy to be amended to ensure criteria from sections 272-282 of SPP are referenced.</p>		X	

Appendix 1—Policy Analysis

Community Facilities, Sport and Recreation

CF1– Open Spaces Retention and Provision

CF2– Public Access

CF3– Social and Community Facilities

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
CF1A: Open Space Retention and Provision	4 (proposed plan) 13 (adopted plan)	There are pressures in Rosemount particularly with the open space designation above Golf Course Road with landowners applying for single dwellinghouses in designated open space and it has been raised that the designated open space boundaries are not particularly fair within that area – boundaries need revised.	Although there is no change to policy proposed it is suggested the open space boundaries could be reviewed.	X		
CF1B: Open Space Retention and Provision		No.	No	X		
CF2: Public Access	6 (proposed plan) 14 (adopted plan)	No	No NPF3 identifies two long distance routes as part of the National Long Distance Cycling and Walking Network. Crook of Devon to Kinross which is likely to need planning permission for 10km of path creation and improvements; and Cross-Scotland Pilgrim Way: Tyndrum to Crieff. Both paths follow dismantled railways and it is worth noting this as the land will have to be protected – perhaps this can be mentioned at the start of the Community Facilities, Sport and Recreation section. This should also be made apparent on a map and treated as a constraint for other development to ensure the long distance routes are delivered. There could be a need for a new policy to protect these routes within the next LDP.	X		
CF3: Social and Community Facilities	1 (proposed plan)	No	No.	X		

Appendix 1—Policy Analysis

The Historic Environment

HE1— Scheduled Monuments and Non-Designated Archaeology

HE2— Listed Buildings

HE3— Conservation Areas

HE4— Gardens and Designed Landscapes

HE5— Protection, Promotion and Interpretation of Historic Battle-fields

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>HE1: Scheduled Monuments and Non Designated Archaeology</i>	26 (adopted plan) 10 (proposed plan)	No	<p>Policy HE1A, Scheduled Monuments, should be amended to include a statement identifying the need to get the written consent of Scottish Ministers via a separate process when a proposal has a direct impact on a scheduled monument in addition to any other consent required for the development – as outlined in SPP.</p> <p>Policy HE1B, Non-Designated Archaeology, is in line with the guidance provided in PAN 2/2011 and SPP and so there is no need to update this.</p>		X	
<i>HE2: Listed Buildings</i>	318 (adopted plan) 25 (proposed plan)	No	This policy is in line with updated SPP (2014) and SHEP (2011).	X		
<i>HE3: Conservation Areas</i>	321 (adopted plan) 32 (proposed plan)	No	This policy is in line with updated SPP (2014) and SHEP (2011).	X		
<i>HE4: Gardens and designed Landscapes</i>	3 (proposed plan) 36 (adopted plan)	No	This policy is in line with updated SPP (2014) and SHEP (2011).	X		
<i>HE5: Protection, Promotion and Interpretation of Historic Battlefields</i>	None	No	This policy is broadly in line with updated SPP (2014) and SHEP (2011). However the policy could perhaps be amended to explain that any proposals should respect the value of battlefields and protect, conserve or enhance their key landscape characteristics and specific qualities.		X	

Appendix 1—Policy Analysis

The Natural Environment

NE1— Environment and Conservation Policies

NE2— Forestry, Woodland and Trees

NE3— Biodiversity

NE4— Green Infrastructure

NE5— Green Belt

NE6— Perth Lade Green Corridor

DRAFT

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>NE1: Environment Conservation Policies</i>	10 (proposed plan) 42 (adopted plan)	No	No. However there is some overlap between his policy and policy NE3. This could perhaps be clarified and repetition avoided.	X		
<i>NE2: Forestry, Woodland and Trees</i>	6 (proposed plan –adopted plan) 39 (adopted plan – Feb 15)	No	Possibly pull through the key principles of the Control of Woodland policy which is that Development proposals will only be supported where they offer clear and significant public benefit and where this involves woodland removal, compensatory planting will usually be required.		X	
<i>NE3: Biodiversity</i>	13 (proposed plan) 53 (adopted plan)	No	The 2020 challenge for Scotland Biodiversity was introduced in 2013 with the aim of protecting biodiversity. SPP seeks benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats. The policy already seeks to enhance wildlife and habitats and policy NE4 green infrastructure aims to protect biodiversity by increasing connectivity of habitats.	X		
<i>NE4: Gardens and Designed Landscapes</i>	2 (proposed plan – both wind turbine applns) 6 (adopted plan – mostly wind turbine but also a substation and change use public open space to private garden)	No issues recorded in policy interpretation spreadsheet Limited use perhaps suggests some rewording might be needed? DM perhaps not thinking of it as relevant for most applications where it should probably be applied to most local and major applications 1 departure – hotel at Kinfauns which was approved by Committee contrary to officer recommendation. NE4 not the main reason for refusal.	<u>NPF3</u> Spatial priority for change: quality of life and resilience in city regions will be supported by green infrastructure (4.13) Development plans are to identify green networks in all of the city regions (4.13) Strategy for a natural, resilient place evolves approach to environmental stewardship, enhance ecosystem services and adapt to the growing impact of climate change. Approach emphasises the importance of the environment for people (6.6) <u>SPP</u> Policy principles include: protecting, enhancing and promoting access to natural heritage including green infrastructure (29) Emphasis in both NPF and SPP on green infrastructure – no change in policy direction needed, if anything policy perhaps could be made even stronger.		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
NE5: Green Belt	<p>3 (proposed plan all for erection of houses) 12 (adopted plan for variety including residential, change of use, adverts, and equestrian)</p> <p>Note – this doesn't tie up with info recorded through applications monitoring spreadsheet which indicates policy has been used more frequently</p>	<p>Need to consider whether policy should be amended to allow replacement houses. DM received queries particularly around Kinfauns area (refer 14/01494/FLL). Advised DM that if the condition of the building is such that it cannot be re-used (which could be acceptable under part d) then some form of replacement, whilst not strictly in line with policy NE5, may offer a practical solution. However the replacement should be 'like for like' in terms of size, scale and position whilst allowing for modest extension in line with what would be permissible under permitted development rights. DM subsequently refused the application on grounds that it was contrary to NE5. LRB supported decision on basis that the whole scheme was unacceptable but they had no issues with the replacement house. LRB voiced discontent at the lack of scope for replacement houses within policy.</p> <p>Modest buildings allowed under c) but SPP offers support for development relating to established uses providing they are of a suitable scale and form. Refer 14/01191/FLL (Scone Palace Racecourse stables) which was supported on the basis that the scale and form of the buildings were suitable even though substantial in size. May need to modify policy to more closely reflect wording of SPP.</p> <p>Number of other issues identified through application monitoring which should be clarified through the review of the policy and / or supplementary guidance (refer applications spreadsheet for examples):</p> <ol style="list-style-type: none"> 1.Minor work to residential property, garages, outbuildings etc. 2.Renewables e.g. solar panels, heat pumps 3.Equestrian-related development e.g stables 4.Adverts, signs, hoardings etc 5.Listed buildings and structures – where does policy sit in relation to the duty to protect and in relation to the enabling part of policy HE2 6.Minerals – existing and new 7.Works essential to support existing businesses e.g. security fencing 8.Expansion of existing or setting up of new businesses where it can be demonstrated they require a GB location 9.Tourist-related developments and whether policy should support proposals which support tourism e.g. cafes, toilets, holiday accommodation etc which aren't specifically related to improving access to countryside 	<p>SPP requires LDPs to show detailed boundary giving consideration to the need for development in smaller settlements within the green belt where appropriate leaving room for expansion (51)</p> <p>Uses within green belt may include: horticulture and <u>directly connected retailing</u>; intensification of established uses subject to new development being of <u>suitable scale and form</u> (52)</p> <p>Policy still basically complies with SPP and TAYplan so no significant change in direction needed but additional guidance and clarification is needed on several issues. Question is how much of this needs to be included in the policy and how much in supplementary guidance.</p>		X	

Appendix 1—Policy Analysis

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				No Significant update required	Amend Policy	Delete Policy
<i>NE5: Green Belt (cont.)</i>		<p>Policy RD3 encourages development in appropriate locations / circumstances and doesn't apply within the green belt. NE5 is a restrictive policy which discourages new housing. However, we still allow housing based on operational need in the green belt and so should probably seek to apply the same siting and design criteria as in policy RD3. Suggest expanding policy NE5 note to refer to policy RD3 siting and design criteria.</p> <p>Question whether ED3 should / should not apply in the Green Belt (similar to RD3).</p> <p>Since proposed plan published over 30% applications within the greenbelt have been approved contrary to policy of which 60% had no reference to policy NE5 in DM report. Some others were approved contrary as there was an existing consent on the site which pre-dated the policy. Majority were delegated approvals; only 4 approved by LRB or Committee contrary to officer determination / recommendation. Majority of contrary applications have been for houses; over 40 houses approved in greenbelt (including 19 at the Monastery) since 2012.</p> <p>The areas that have the most pressure for development lie to the east and south of Perth: Kinnoull Hill, Barnhill, Kinfauns, Tarsappie and Redgorton, Duntanlich and Murrayshall. Number of minor boundary changes could be made at St Mary's Monastery, Glendoick, Duntalich, and Redgorton.</p> <p>Need to consider what form the supplementary guidance should take in LDP2; the preparation of a management plan has proven difficult due to the conflict between the restrictive nature of the policy and the enabling role which is implied by the term 'management plan'.</p>	NE5 cont.		X	
<i>NE6: Perth Lade Green Corridor</i>	None	No	No	X		

Appendix 1—Policy Analysis

Environmental Resources

ER1— Renewable and Low Carbon Energy Generation

ER2— Electricity Transmission Infrastructure

ER3— Minerals and Other Extractive Activities—Safeguarding

ER4—Minerals and Other Extractive Activities - Supply

ER5— Prime Agricultural Land

**ER6— Managing Landscape Change to Conserve and Enhance the
Diversity and Quality of the Areas Landscapes**

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
ER1: Renewable and Low Carbon Energy Generation	13(proposed plan) 22 (adopted)	No	<p>Possibly changes to cover as per SPP 2014:</p> <ul style="list-style-type: none"> • repowering of existing wind farms (that current use as windfarm will be a material consideration), • reference to community benefit to Scottish Government Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments • add reference to the Carbon Calculator after carbon rich soils • Encourage heat networks <p>and also consider amendments to:</p> <ul style="list-style-type: none"> • include reference to TAYplan preparation of a region wide study on cross boundary constraints and opportunities (and to policy context in the meantime), as well as potential heat network opportunities in Perth, Crieff and Blairgowrie (Map 7a) <p>Add text to say the design and location of proposals should reflect the scale and character of the landscape and seek to minimise landscape and visual impact, subject to any other considerations)? to put mitigation through design into the LDP policy (more guidance could be provided in the SG)</p> <p>The Council will prepare Supplementary Guidance (SG) on Renewable and Low Carbon Energy, which is due to be published during the first half of 2016, and will provide detailed guidance for potential developers on the design and siting of district heating systems and the main issues surrounding their deployment.</p> <p>The Council seeks to amend Policy ER1 (Renewable & Low Carbon Energy) of the Adopted Local Development Plan to provide a policy framework to encourage renewable heat opportunities and to enable their detailed assessment, including text changes to make reference to detailed guidance which is being prepared in the forthcoming SG on Renewable and Low Carbon Energy</p>		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>ER2: Electricity Transmission Infrastructure</i>	1(proposed plan) 10 (adopted plan)	No	No	X		
<i>ER3: Minerals and Other Extractive Activities—Safeguarding</i>	None	No	Minor Rewording: Update to include text from TAYplan Policy 9. Add criterion c) text—"The deposits are not included by the British Geological Survey's Critical List as nationally important."		X	
<i>ER4: Minerals and Other Extractive Activities—Supply</i>	None	No	Minor Rewording: Update to comply with SPP (237-8), which includes rewording Policy criterion under ER4A.		X	
<i>ER5: Prime Agricultural Land</i>	1(proposed plan) 6 (adopted plan)	No	There is no change in the approach of the new SPP (2014) or the emerging Proposed Strategic Development Plan TAYplan 2016-2036 compared to the existing Perth and Kinross Local Development Plan.	X		
<i>ER6: Manage Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes</i>	9 (proposed plan) 10 (adopted plan)	No	Yes with identification of Local Landscape Areas and emerging Supplementary Guidance the policy will need to be amended to refer to the SLAs. There is also a need to provide a reference to safeguarding SNH Wild land. It is however otherwise consistent with SPP 2014 and the emerging TAYplan.		X	

Appendix 1—Policy Analysis

Environmental Protection & Public Safety

EP1— Climate Change, Carbon Reduction and Sustainable Construction

EP2— New Flooding and Development

EP3— Water Environment and Drainage

EP4— Health and Safety Consultation Zones

EP5— Nuisance from Artificial Light and Light Pollution

EP6— Lunan Valley Catchment Area

EP7— Drainage within Loch Level Catchment Area

EP8— Noise Pollution

EP9— Waste Management Infrastructure

EP10— Management of Inert and Construction Waste

EP11— Air Quality Management Areas

EP12— Contaminated Land

EP13— Airfields Safeguarding

EP14— Blairingone Ground Conditions

EP15— Development within the Tay Catchment Area

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>EP1:Climate Change, Carbon Reduction and Sustainable Construction</i>	59 (proposed plan) 5 (adopted plan)	No	<p>Not significant changes to the overarching policy.</p> <p>However new Sustainable Design and Zero Carbon Development Supplementary Guidance was adopted April 2014 which helps us contribute towards the Climate Change (Scotland) Act 2009 Scotland demanding reductions. Reducing greenhouse gas emissions and transitioning to a low carbon economy stands at the heart of the Act and, as a result, runs through the planning framework for Scotland. In all sectors an 80% reduction in carbon emissions has been set in law by 2050, with an intermediate target of a 40% reduction by 2020.</p> <p>Also LDP review of sites will take account of the December 2011 SEPA Indicative River, Coastal and Groundwater flooding Flood Maps.</p> <p>EP1A should be amended to refer to the SNH new Carbon and Peatland (2014) which assists in identifying peat and other carbon-rich soils for development planning and development management purposes -including mapping of wind farm spatial frameworks in line with new SPP (2014).</p> <p>Add reference/link to carbon calculator?</p> <p>Also amendment to provide more detail on approach by clarifying where exceptions allow for development that would disturb carbon rich soils, development should be informed by An appropriate peat survey and management plan; Any disturbance or excavation be minimised; and Suitable mitigation measures implemented to abate carbon emissions</p> <p>A reference to soil erosion and compaction should also be added to bring this policy in line with SPP.</p>		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>EP2: New Development and Flooding</i>	11(proposed plan) 24 (adopted plan)	No	<p>Indicative flood map will need updated in line with new data from SEPA.</p> <p>Minor amendments may be made to the policy to ensure it takes into account finalised and approved Flood Risk Management Strategies and Plans and River Basin Management Plans (yet to be finalised).</p> <p>SPP states that “Local development plans should protect land with the potential to contribute to managing flood risk, for instance through natural flood management, managed coastal realignment, washland or green infrastructure creation, or as part of a scheme to manage flood risk.” This should be included within LDP although maybe more relevant under green infrastructure.</p> <p>Need for further detail within the policy on surface flooding in line with SPP.</p>		X	
<i>EP3: Water Environment and Drainage</i>	15 (adopted plan)	No	<p>The Scotland River Basin Management Plan – consultation runs until April 2015 for the updated plan, both the Tay Area Management Plan and the Forth Area Management Plan and relevant in the Perth and Kinross area. The policy does not provide details of these plans, just states the importance of ensuring proposals accord with them therefore there is no need for this section on the policy to be updated.</p> <p>No need for update in terms of foul drainage. Building Standards Technical Handbooks have been updated but their names remain unchanged.</p> <p>No real comment on SPP in relation to drainage, although surface water flooding is considered and could relate to surface water drainage. Suds are highlighted as a requirement in SPP so there is no need for this section to be changed. However</p> <p>In line with the Water Framework Directive policy EP3 should refer to groundwater.</p>		X	

Appendix 1—Policy Analysis

Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
<i>EP4: Health and Safety Consultation Zones</i>	1 (proposed plan) 1 (adopted plan)	No	Changes are proposed to the land use aspects of EU Seveso III Directive effective from 1 June 2015	X		
<i>EP5: Nuisance from Artificial Light and Light Pollution</i>	4 (proposed Plan) 12 (adopted plan)	No	No	X		
<i>EP6: Lunan Valley Catchment Area</i>	1 (proposed plan) 6 (adopted plan)	No issues raised through spreadsheet. Policy could be made clearer. Might be a better location elsewhere in plan to add reference to river TAY SAC supplementary guidance. More clarification in the difference between the Lunan Valley Catchment area and the Dunkeld – Blairgowrie Lochs SAC.	Changes need to be made to the supplementary guidance as SEPA has updated the CAR license process. The results of the studies at Loch Leven could have an impact on the use of this policy as a similar approach has been used. These studies are currently monitoring the impact of the current mitigation measures on phosphorus levels in Loch Leven. The name of the supplementary guidance is also wrong in the policy adding confusion the Lunan Valley Catchment area/ Dunkeld – Blairgowrie SAC issue.		X	
<i>EP7: Drainage within the Loch Leven Catchment</i>	35 (adopted plan) 7 (proposed plan)	No	No change as a result of SPP or other national guidance. Studies conducted in partnership with key agencies (SNH and SEPA) are currently underway. The studies are looking to monitor the phosphorus levels of Loch Leven which will allow us to establish whether or not his policy is having an impact. There is potential for it to change as a result of this monitoring but it is unlikely that any changes will be significant. Changes need to be made to the supplementary guidance as SEPA has updated the CAR license process.	X		

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Policy Reference	How many times has the Policy been used?	Have there been any issues with the policy?	Is there a need for change in policy direction as a result of new legislation or guidance?	As a result of this analysis is the policy likely to change in the next LDP.		
				No Significant update required	Amend Policy	Delete Policy
EP8: Noise Pollution	12 (proposed plan) 22 (adopted plan)	Quite a general policy. Used for changes of use to cafes, outdoor eating and drinking areas, pubs, car washes; and erections of wind turbines, electricity sub-stations, hydro schemes. No issues identified	New Planning and Noise PAN 1/2011 supersedes Circular 10/1999 Planning and Noise; and PAN56 Planning and Noise	X		
EP9: Waste Management and Infrastructure	2 (adopted plan)	No	TAYplan Policy 7 suggest that strategic waste management infrastructure should be within or close to Perth Core Area. Should also refer to Zero Waste Plan and potential for heat networks.		X	
EP10: Management of Inert Construction Waste	None	No	No.	X		
EP11: Air Quality Management Areas	2 (proposed plan) 4 (adopted plan)	No	Amend policy to add Crieff AQMA		X	
EP12: Contaminated Land	6 (adopted plan)	No	None.	X		
EP13: Air-field Safe-guarding	2 (adopted plan)	No	No, but the Supplementary Guidance needs amended to include Bachilton Airfield at Methven.	X		
EP14: Blairingone Ground Conditions	None	No	No	X		
EP15: Development within the River Tay Catchment	6 (proposed plan) 1 (adopted plan)	No	No	X		

Appendix 2—Monitoring of Allocated LDP Sites

The following table provides a monitoring update on sites currently allocated in the Adopted Local Development Plan. A traffic-light colouring system (Red/Amber/Green) has been used to show the Council's view on the status of all sites based on monitoring activities undertaken. All sites, particularly those sites either red or amber in colour, will continue to be monitored. It is important to note that this information is largely based on the most recent Action Plan update (October 2015), which can be accessed using the following link—<http://www.pkc.gov.uk/actionprogramme>.

KEY

Site is completed
Site is progressing
Uncertainty over progress
Evidence is required to show that the site is effective and can be developed

Settlement	Site	Ref	No. of Units	Comments
PERTH HMA				
Perth	Berthapark	H7	3,000+	Proposal of Application Notice submitted (14/00001/PAN). Planning application and submission of masterplan submitted June 2015. Connection with CTRL/A9 prior to commencement of development. Infrastructure funding model being progressed by Perth & Kinross Council. Council approved funding for A85/A9 junction June 2013. Design underway and construction completed by 2018
Perth	Almond Valley	H73	1,500	Masterplan to be prepared jointly with E38. PAN submitted October 2014 (14/00011/PAN). EIA Scoping Opinion issued by PKC January 2015. EIA currently underway. Planning application submitted (15/00546/IPL). Phased development of road access connecting to E38 and H7, with wider connection to CTRL/A9 Design - underway and construction completed by 2018
Perth	Broxden, Glasgow Road	MU1	200	Outline planning application approved (12/01692/IPM). Application for matters specified in conditions submitted (15/00809/AMM). Development programmed to commence 2016

Settlement	Site	Ref	No. of Units	Comments
Perth	Scott St/ Charles Street	H1	50	Phase 1: refurbishment of existing housing being pursued
Perth	St John's School, Stomont Street	H2	50	The site is not currently being actively marketed pending consideration of potential partnership project
Perth	Gannochy Road	H3	50	Masterplan anticipated to commence summer 2015 with application submitted spring 2016
Perth	Marshalling Yards, Tulloch	H4	300	Pre-application discussion underway. Planning application anticipated late 2015
Perth	Newton Farm	H71	100	Detailed studies currently being undertaken in advance of proposed planning application in due course. Part of site subject to CPO Junction improvements to A85/A9 required Council - Approved funding for A85/A9 junction June 2013. Design underway and construction completed by 2018
Perth	Caledonian Road School	OP1	39	Planning application approved (14/01944/FLL)
Abernethy	Station Road	H9	16	Little evidence of progress
Abernethy	Newburgh Road North	MU8	50	Little evidence of progress
Balbeggie	St Martins Road	H13	100	Little evidence of progress
Bridge of Earn and Oudenarde	Oudenarde	H15	1,600	Implementation of approved masterplan (2001) for 1,600 dwellings (400 dwelling increase) and 34 ha of employment land. Affordable Housing under construction. Junction improvements to A912 underway to facilitate access to Oudenarde and Brickhall Farm. Replacement Primary Care Facility at Manse Road. Bridge of Earn surgery expansion – planning application submitted (14/00093/FLL)
Bridge of Earn and Oudenarde	Old Edinburgh Road/ Dunbarney Avenue	H14	100	Site is linked with progress of Oudenarde and awaiting completion of Section 75

Settlement	Site	Ref	No. of Units	Comments
Bridge of Earn and Oudenarde	Kintillo Road	H72	70	PAN submitted May 2015 (15/00009/PAN)
Burrelton/Woodside	Church Road	H17	20	Developer/Landowner has been contacted to provide update
Dunning	Auchterarder Road	H20	50	Planning application expected 2016
Errol Airfield/Grange	West of Old Village Hall	H21	16	Little evidence of progress
Glenfarg	Duncreive Road	H23	33	Planning application including FRA and Drainage Assessment approved (13/01057/FLL, 13/01058/FLL, 13/01059/FLL)
Inchture	Muncur Farm Road	H24	16	Site currently being marketed
Luncarty	Luncarty South	H27	300	Pre-application discussions underway and masterplan currently being prepared. PAN submitted October 2014 (14/00009/PAN). EIA Scoping Report submitted (15/00511/SCOP)
Perth Airport	Perth Airport	MU3	50	Little evidence of progress
Scone	Scone North	H29	300	100 units can be built in advance of the CTRL becoming a committed project. Planning application anticipated late 2015
Scone	Glebe School	OP22	100	PKC to market this site soon
Stanley	Stanley	H30-34	280	<p>Site H31 - Planning application submitted (09/01788/FLL). Awaiting S75 agreement re affordable housing. Recent contact indicated that this site unlikely to be taken forward.</p> <p>Site H33 - Planning application approved (13/00406/IPL) for renewal of 2010 approval. Further planning submitted (14/01365/AML) with a masterplan for other sites coming forward soon after – PAN anticipated Summer 2015.</p> <p>Development Trust working on a funding application for improved community facilities. Developer currently preparing masterplan.</p>

Settlement	Site	Ref	No. of Units	Comments
Perth	Ruthvenfield Road	E38	N/A	To be prepared jointly with H73. PAN submitted September 2014 (14/00007/PAN) for part of the site for a renewable energy facility. Planning application expected Spring 2015. For road junction improvements, Planning application approved (15/00036/FLL).
Perth	Perth West	H70	550	Pre application discussion held summer 2014 on H70, with masterplan to be prepared following this. Consideration during Spring- Autumn 2015 of the wider Perth West site through charrette consultation (design based workshops) and masterplan framework preparation. Consultation over Winter 2015/16 on outcomes of charrette and masterplan framework through the LDP MIR.
Perth	Broxden	E2	N/A	Planning application approved (12/01692/IPM) and further application submitted to discharge some conditions. Site currently being marketed .
Perth	The Triangle, Dunkeld Road	E1	N/A	Access road constructed May 2013 (09/00431/FUL). Currently being marketed.
Perth	Arran Road	E3	N/A	Planning application approved 2012 for industrial land on part of the site (12/01356/FLM). Site servicing is complete providing 16 acres of serviced business land.
Perth	Friarton Road	OP8	N/A	Provisional design has been completed. No capital funding identified at this stage. Resources required for roads infrastructure to allow full development of site.
Perth	Thimblerow Car Park	OP2	N/A	Currently on market for mixed use development including car parking.
Perth	Canal Street (former Beatties Toystore)	OP5	N/A	Development complete – currently a fitness suite.
Perth	Waverley Hotel, County Place	OP6	N/A	Developer/ Landowner has been contacted to provide update.
Perth	Bus Station, Leonard Place	OP9	N/A	Feasibility Study completed early 2013.
Perth	Horsecross	OP3	N/A	Development complete – operating as Premier Inn.
Perth	Mill Street (South)	OP4	N/A	Dundee City Council appointed Autumn 2014 to undertake the Detailed Design phase – approval May 2015. CPO to commence 2015

Settlement	Site	Ref	No. of Units	Comments
Abernethy	Abernethy	E4	N/A	No progress being made.
Almondbank/ Pitcairngreen/Cromwell Park	Almondbank/ Pitcairn- green/ Cromwell Park	E5/6	N/A	Site is currently being marketed.
Burrelton/Woodside	Burrelton/ Woodside	E8	N/A	Developer/Landowner has been contacted to provide update.
Dalcrue	Dalcrue	E9	N/A	Developer/Landowner has been contacted to provide update.
Dunning	Dunning	OP23	N/A	Developer/Landowner has been contacted to provide update.
Invergowrie	Invergowrie	E37	N/A	Planning application expected 2016 once funding is obtained and development will be phased.
Kinfauns	Kinfauns	RT1	N/A	Funding is being sought. Within RTS Delivery Plan 2008-2023. Design is ongoing for site at Walnut Grove.
Scone	Scone	MU4	N/A	Planning application approved for retail food store on part of site (09/01311/IPM/ 12/02018/FLM/ 14/00874/AMM)

Settlement	Site	Ref	No. of Units	Comments
HIGHLAND PERTSHIRE HMA				
Aberfeldy	Borlick	H36	200	Planning application anticipated late 2015
Aberfeldy	South of Kenmore Road	H37	100	No progress being made
Pitlochry	Middleton of Fonab	H38	70	Discussions ongoing with housebuilder; Proposal of Application Notice submitted
Pitlochry	Robertson Crescent	H39	90	Discussions ongoing with housebuilder
Ballinluig	Ballinluig North	H40	45	Planning application approved for part of site and wider site being marketed
Kenmore	East of Primary School	H42	30	Planning application anticipated in 2016
Murthly	West of Bridge Road	H45	10	Discussion underway with housebuilder
Aberfeldy	Aberfeldy	E10	N/A	Planning application anticipated late 2015.
Birnam/Dunkeld	Birnam/Dunkeld	E12/13	N/A	Various assessments underway.
Inver	Inver	E14	N/A	Awaiting A9 dualling proposals and market conditions to improve before progressing site .

Settlement	Site	Ref	No. of Units	Comments
KINROSS-SHIRE HMA				
Kinross	Former High School	H75	70	Marketed by Perth and Kinross Council and Persimmon Homes East Scotland are in the process of buying. Planning application refused (13/02328/FLM & 13/02314/CON). A revised application underway to address concerns after further public consultation event.
Kinross	Kinross Town Hall	OP24	8	Planning application approved (13/00462/FLL) and construction underway
Kinross	Health Centre	OP14	16	Revised planning application for mixed use development submitted (15/00415/FLL)
Milnathort	Pitdownie	H48	40	Planning application submitted for time extension (15/00240/IPM) Site currently being marketed
Milnathort	Pace Hill	H49	70	Planning application approved in October 2008 but this lapsed October 2011 (08/01101/OUT)
Milnathort	Old Perth Road	H50	7	Planning application submitted (08/00805/AML). Decision granted 18 June 2014 and is awaiting S75 agreement.
Balado	Balado	H51	35	Outline planning application approved 12 June 2014 (07/01226/IPM). Detailed planning application expected late 2015.
Blairingone	Blairingone	H74	30	Community engagement exercise carried out March 2014, no progress made since, but this site is not counted as being part of the effective housing land supply. A more flexible approach to delivery should be explored. Consultation over Winter 2015/16 on the LDP MIR proposes that the Council work with the community and landowners to develop a community plan to replace the Blairingone settlement section of the adopted Plan.
Hattonburn	Hattonburn	H52	30	Planning application submitted for renewal (12/01339/FLL). Reviewing market conditions with a hope to commence construction 2017
Powmill	Gartwhinzean	H53	30	Planning application approved (13/00130/FLL)
Scotlandwell and Kilmagadwood	Scotlandwell	H54	30	Pre-application consultation commenced (14/00529/PREAPP) and planning application expected late 2015
Kinross	South Kinross	E16	N/A	Planning application expected late 2015.
Kinross	Station Road, South Kinross	E18	N/A	Application for servicing of the site granted planning permission May 2015 (14/00280/FLL). Access Road complete. Site currently being serviced by PKC.
Milnathort	Stirling Road	E19	N/A	Developer/Landowner has been contacted to provide update.

Settlement	Site	Ref	No. of Units	Comments
Milnathort	Old Perth Road	E20	N/A	Planning application approved for formation of agricultural related businesses 07/02030/IPM (this permission has expired).
Milnathort	Auld Mart Road	E21	N/A	Developer/Landowner has been contacted to provide update.
Kinross	Latho Farm	H47	260	Proposal of application notice submitted April 2014 (14/00004/PAN). Application submitted end of August 2015.
Kinross	Turfhills Motorway Service Area	Op11	N/A	Planning application approved (11/00197/FLM) and renewal approved (14/00403/FLM) awaiting market conditions to improve.
Kinross	Lethangie	OP15	N/A	This site is no longer required by the Council for a new Primary school. Future Development options to be explored as part of the MIR consultation.
Milnathort	Stirling Road	OP16	N/A	Planning application approved (13/00873/IPL). Full planning expected 2016.
Balado	Balado	E35	N/A	Planning application approved (09/01686/FLL). Site currently being marketed.
Blairingone	Blairingone	E22	N/A	Community engagement exercise carried out March 2014, no progress made since. Consultation over Winter 2015/16 on the LDP MIR proposes that the Council work with the community and landowners to develop a community plan to replace the Blairingone settlement section of the adopted Plan.
Ochil Hills Hospital	Ochil Hills Hospital	OP19	N/A	Planning applications approved (10/02159/AMM & 12/00247/FLM) although (12/01959/FLL) refused at appeal regarding private water supplies.
Powmill	Powmill	E23	N/A	Planning application approved (11/00600/IPL, 12/01157/FLL & 12/01181/FLL). Site being prepared for boundary fencing and clearance for drainage.
Rumbling Bridge	Rumbling Bridge	E24	N/A	Planning application approved (08/01412/REM).

Settlement	Site	Ref	No. of Units	Comments
STRATHEARN HMA				
Auchterarder	Development Framework site 3	Op20	180	Planning application approved for part site (12/00431/FLM) and development has commenced – remainder of site subject to conclusion of planning agreement.
Crieff	Wester Tomaknock	H57	100-120 maximum	Advance demolition works – planning application under preparation
Crieff	Broich Road	MU7	Approximately 300	Planning application in principle under consideration (15/01237/IPM)
Comrie	Cowden Road	H58	30 maximum	No update has been provided by the landowner
gWest	West of Auchterarder	<i>Non-specific</i>	–	Outline planning application approved (02/01500/OUT); clubhouse, golf course and other infrastructure under construction
Auchterarder	Auchterarder	E25	N/A	Update market assessment is being carried out with planning application to follow.
Crieff	Crieff	E26	N/A	James Denholm Partnership appointed with planning application expected winter 2015.
Crieff	Crieff	E27	N/A	Planning application submitted for retail use (15/01354/IPL).
Crieff	Crieff (Primary School)	Op21	N/A	Complete.
Aberuthven	Aberuthven	E29	N/A	Developer/Landowner has been contacted to provide update.

Settlement	Site	Ref	No. of Units	Comments
STRATHMORE AND THE GLENS HMA				
Alyth	Glenree	H59	35	Development of this site will follow once the site to the south has been completed. Planning application anticipated spring 2017
Alyth	Albert Street and St Ninians Road	H60	85	Planning application approved (09/00577/IPM) and detailed application currently being prepared
New Alyth	New Alyth	H61	20	Planning application anticipated 2015
Blairgowrie	Welton Road	H62	150	Site currently being marketed – limited progress
Blairgowrie	Western Blairgowrie	MU5	200	Site currently being marketed. PAN submitted (14/00008/PAN) and public consultation events held in November 2014. Phased planning applications anticipated late 2015
Ratray	Glenalmond Road	H63	160	Works will commence once the site at High Street moves towards completion, anticipated 2017/18
Blairgowrie	Blairgowrie South	H64	85	Planning in principle approved (10/01360/IPM) and full application anticipated late 2015
Coupar Angus	Larghan	H65	120	Site to be marketed late 2015.
Meikle	Ardler Road	H68	20	Site to be marketed in 2016
Meikle	Forfar Road	H69	50	Previous planning application withdrawn due to school capacity issues although school roll has now decreased so further planning application expected 2015.
Spittalfield	Spittalfield	MU6	20	Site is currently being marketed and discussions underway with potential developers.
Alyth & New Alyth	Alyth & New Alyth	E30	N/A	Assessments underway.
Blairgowrie	Welton Road, Blairgowrie	E31	N/A	Site currently being marketed.
Coupar Angus	Coupar Angus	E32	N/A	Developer/Landowner has been contacted to provide update.

Settlement	Site	Ref	No. of Units	Comments
Coupar Angus	Coupar Angus	E33	N/A	Phase 1 complete. Phase 2 secured planning permission and will proceed in 3-6 years. Land has been purchased to secure a new access route. Planning application anticipated 2016 for new access road.
Meikle	Meikle	E34	N/A	Currently in active employment use.

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Appendix 3—Supplementary Guidance

Supplementary Guidance	Have there been any issues with the Guidance or is there a need for change in policy direction as a result of new legislation or guidance?	Is the guidance to remain Statutory Supplementary Guidance		Is the supplementary Guidance likely to change through the review of the LDP?		
		Yes	No	No Significant update required	Amend Guidance	Delete guidance
Policy Guidance						
Affordable Housing Guide	In order to improve the usability of this document it will be combined with the Developer Contributions December 2011 guidance to create a single clear and concise Supplementary Guidance document which sets out the Council’s Developer Contribution and Affordable Housing requirements. The content of the Affordable Housing Guidance will need updated to ensure it accurately reflect the current demand for affordable housing. As well as the financial market changes there may need to be a revision to the contributions required for affordable housing which are set out in this guidance.	x			x	
Housing in the Countryside Guide	Issues have been raised with this supplementary guidance. There is a need to re-draft this document to ensure our policy position is clear.	x			x	
Loch Leven Special Protection Area and Ramsar Site Advice to planning applicants for phosphorus and foul drainage in the catchment – produced jointly by SNH & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other guidance and therefore does not require to be statutory.		x		x	
River Tay SAC Advice for Developers – produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other guidance and therefore does not require to be statutory.		x		x	
A Guide to Incorporating Biodiversity into Development	This guidance will be updated to reflect the Biodiversity 2020 target.. It is covered by other legislation and therefore does not require to be statutory.		x		x	
Developer Contributions December 2011 incorporating Primary Education and A9 Junction guidance	In order to improve the usability of this document it will be combined with the Affordable Housing guidance to create a single clear and concise Supplementary Guidance document which sets out the Council’s Developer Contribution and Affordable Housing requirements. As the financial market changes there will be a need to revise the contributions required from developers which are set out in this guidance. It is also proposed to amend the guidance as it is impacting on the viability of new development and regeneration of the city centre.	x			x	
Airfield Safeguarding	This guidance will be updated to include Bachilton Airfield at Methven.	x			x	

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Policy Guidance						
Employment and Mixed Use Areas	It is proposed that this piece of guidance is deleted. The requirements set out within the adopted guidance for employment and mixed use areas could be incorporated within site specific developer requirement in the LDP, removing the need for a further guidance document.					x
Open Space Provision and Developer Contributions	This guidance is currently being prepared.	x				
Forestry and Woodland Strategy	No change proposed.	x		x		
Green Infrastructure	No change proposed.	x		x		
Green Belt Management Plan	Significant changes are being proposed to the Greenbelt policy and it is no longer proposed to prepare a Greenbelt Management Plan.		x			x
Renewable and Low Carbon Energy (including a spatial strategy for wind)	This guidance is currently being prepared and will replace the existing guidance for wind energy development issued in 2005. It will support the delivery of a diverse range of electricity generation from renewable energy technologies, including the expansion of renewable energy generation capacity and the development of heat networks.	x			x	
Dunkeld—Blairgowrie Lochs Special Area of Conservation Advice to planning applicants for phosphorus and foul drainage in the catchment—produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
Flood Risk and Flood Risk Assessments	This guidance will be updated to reflect the new River Basin Management Plans and updated SPP.	x			x	

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Policy Guidance						
Landscape Guidance	No change proposed.	x		x		
Developer Contributions and Transport Infrastructure	As the financial market changes there will be a need revise to the contributions required from developers which are set out in this guidance.	x			x	
Delivering Zero Waste in Perth and Kinross	This guidance is currently being prepared.	x				
Dunkeld – Blairgowrie Loch Special Area of Conservation Advice to planning applicants for phosphorus and foul drainage in the catchment – produced jointly by SNH, SEPA & PKC	This guidance will need to be amended to reflect the change in the CAR license process. It is covered by other legislation and therefore does not require to be statutory.		x		x	
Placemaking Guide	This guidance is currently being prepared.	x				
Transport Standards Guide	The National Roads Development Guide provides non statutory guidance		x	x		
Sustainable Design and Zero Carbon Development	This guidance is to be amended to ensure heat/cooling networks and opportunities are considered within new development, and to reflect updated Scottish Government guidance and policy on renewable heat.	x			x	

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Design Guidance						
Conservation Area Appraisals : Aberfeldy, Abernethy, Blairgowrie, Blair Atholl, Cleish, Crieff, Comrie, Coupar Angus, Dunkeld, Dunning, Errol, Grandtully & Strathtay, Inchtute, Kenmore, Kinross, Longforgan, Muthill, Perth Central, Perth Kinnoull, Pitlochry, Rait and Scotlandwell	The conservation areas are covered by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and therefore the appraisals do not require to be statutory guidance. Key text from the appraisals will be incorporated within the LDP to ensure there is no impact on the conservation areas.		x	x		
Development Briefs/ Masterplans and Development Frameworks : Auchterarder expansion; Oudenarde; Berthapark; Almond Valley Village; Perth West; Tullloch 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 Meikle; West/North West Perth	These are in the main progressed by the landowners/developers through the planning application process and as such it is proposed that they are non-statutory. The existing documents will be reviewed to ensure any necessary requirements are incorporated into the LDP.		x			

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Development Briefs/Masterplans/Development Frameworks						
Auchterarder expansion Town-head and North East Development Framework – March 2008	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Oudenarde Masterplan - May 2001	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
West/North West Perth Strategic Development Framework	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Berthapark	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Almond Valley Village	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Perth West	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Tulloch Marshalling Yards	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Newton Farm, Perth	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		

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Development Briefs/Masterplans/Development Frameworks						
Broxden, Perth	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
James Hutton Institute, Invergowrie	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Luncarty	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Ruthvenfield Road, Perth	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Stanley	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Scone North	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Binn Farm	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Borlick, Aberfeldy	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		

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		Yes	No	No Significant update required	Amend Guidance	Delete guidance
Development Briefs/Masterplans/Development Frameworks						
Latho Farm, Kinross	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Gartwhinzean, Powmill	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Auchterarder	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Broich Road, Crieff	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Welton Road, Blairgowrie	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
West Blairgowrie	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		
Forfar Road, Meigle	Key text from existing masterplans will be incorporated into the LDP but it is unlikely that these will remain statutory supplementary guidance.		x	x		

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