



Employment and Mixed Use Areas – Supplementary Guidance

Perth & Kinross Council

Introduction

Policy ED1 Employment and Mixed Use Areas of the Perth and Kinross Local Development Plan (LDP) requires Supplementary Guidance to be produced to expand on the type/range of uses that are most suited to the LDP sites allocated for mixed use.

Other large scale sites and some opportunity sites are also included within the following table because they are of a scale or are capable of accommodating more than just one development use. The following table is a guide of what is considered to be acceptable uses for each site, however this will be dependant on other matters including design and compatibility between different uses. It is important to note that some use classes may contain sub uses that may not be appropriate on a particular site e.g. supermarket within Class 1.

The relevant policies within the Local Development Plan must also be considered in development proposals for the following employment and mixed use sites.

	Site	LDP Site Reference	Area (ha)	LDP Allocation	Potential Use Classes
Perth Area	Berthapark, Perth	H7	178	<ul style="list-style-type: none"> • Residential (3,000+ units) • Employment (25+ hectares) • New secondary school and potential for an all-through school/ campus 	Village Centres* Class 1 – Shops (supermarket subject to capacity), Class 2 – Financial, professional services & other services Class 3 – Food & Drink Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 7 – Hotels/Hostels Class 8 – Residential Institutions Class 9 – Houses Class 10 – Non Residential institutions
	Perth West	H70	60	<ul style="list-style-type: none"> • Residential (550 units) • Employment and/or primary school 	Village Centres* Class 1 – Shops Class 2 – Financial, professional services & other services Class 3 – Food & Drink Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 7 – Hotels/Hostels Class 8 – Residential Institutions Class 9 – Houses Class 10 – Non Residential institutions
	<p>*Local, neighbourhood and village centres are an important focus for communities. They provide an essential mix of services and facilities, in a location which is conveniently accessible by a variety of different means, including on foot and public transport. Such centres should provide a focus for a range of uses including: retailing, professional offices, surgeries, places to eat and drink, commercial and public offices, entertainment and leisure, hotels, housing and community uses. Each centre should contain community facilities such as a primary school, supermarket of up to 1,500 square metres (gross) (Berthapark only), shop, public house, community hall, place of worship and recreation facilities.</p>				

	Site	LDP Site Reference	Area (ha)	LDP Allocation	Potential Use Classes
Perth Area	Broxden, Perth	MU1	19.6	<ul style="list-style-type: none"> Residential (200 units - 9.6 ha) Employment (4.5 ha) Mixed Use (5.0 ha) 	Class 4 – Business Class 7 – Hotels/Hostels Class 8 – Residential Institutions Class 9 – Houses Class 10 – Non Residential institutions
	Thimblerow Car Park, Perth	Op2	0.8	<ul style="list-style-type: none"> Opportunity Site 	Class 1 – Shops Class 2 – Financial, professional services & other services Class 4 – Business Class 7 – Hotels/Hostels Class 9 – Houses Class 11 – Assembly and Leisure Sui Generis – Car Park
	Luncarty South	H27	64	<ul style="list-style-type: none"> Residential (300+ units) in excess of 300 units Employment (5 ha) 	Class 4 – Business Class 5 – General Industrial Class 9 – Houses
	Perth Airport	MU3	5.2	<ul style="list-style-type: none"> Residential (50 units) Employment (50% of site) 	Class 2 – Financial, professional services & other services Class 4 – Business Class 6 – Storage/Distribution Class 9 – Houses
	Angus Road, Scone	MU4	3.0	<ul style="list-style-type: none"> Supermarket (Consented) Employment Park & Ride (existing) 	Class 1 – Shops (limited to consented supermarket) Class 4 – Business Class 6 – Storage/Distribution Sui Generis – Car Park

	Site	LDP Site Reference	Area (ha)	LDP Allocation	Potential Use Classes
Highland Area	Borlick, Aberfeldy	H36 E10	20.4	<ul style="list-style-type: none"> Residential (max 200 units) Employment (5.0 ha) 	Class 4 – Business Class 6 – Storage/Distribution Class 9 – Houses
Kinross-shire Area	Stirling Road, Milnathort	Op16	3.8	<ul style="list-style-type: none"> Residential (max 75% of site) Employment 	Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 9 – Houses
	Kinross Town Hall	Op24	N/A	<ul style="list-style-type: none"> Community Retail Office Hotel Restaurant Residential (Conversion to accommodate one or more of the above). 	Class 1 – Shops Class 2 – Financial, professional services & other services Class 3 – Food & Drink Class 4 – Business Class 7 – Hotels/Hostels Class 8 – Residential Institutions Class 9 – Houses Class 10 – Non Residential institutions
	Ochil Hills Hospital	Op19	N/A	<ul style="list-style-type: none"> Residential (max 35 units) Hotel Institutional 	Class 7 – Hotels/Hostels Class 8 – Residential Institution Class 9 – Houses
Strathearn Area	Broich Road, Crieff	MU7	47	<ul style="list-style-type: none"> Residential (300 units) Employment (5+ ha) 	Class 4 – Business Class 5 – General Industrial Class 9 – Houses Class 10 – Non Residential institutions

	Site	LDP Site Reference	Area (ha)	LDP Allocation	Potential Use Classes
Strathmore and the Glens Area	Western Blairgowrie	MU5	24.55	<ul style="list-style-type: none"> • Residential (max 200 units) • Employment (4 ha) • Education (4 ha) 	Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 8 – Residential Institutions Class 9 – Houses Class 10 – Non Residential institutions
	Welton Road, Blairgowrie	H62 E31	11.49 17.3	<ul style="list-style-type: none"> • Residential (150 units) • Employment (17.3 ha, Phase 1: 9ha) 	Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 9 – Houses
	Spittalfield	MU6	2.13	<ul style="list-style-type: none"> • Residential (20 units on max 75% of site) • Employment (0.53 ha) 	Class 4 – Business Class 5 – General Industrial Class 6 – Storage/Distribution Class 9 – Houses