

Perth and Kinross Council
Development Management Committee – 10 September 2014
Pre-Application Report by Development Quality Manager

Mixed use development including residential, employment uses, open space, amenity landscaping, formation of access roads, footpaths and cycleways, associated drainage works and ancillary facilities at land 300 metres south west of Tighnacaille, Broich Road Crieff

Ref. No: 14/00005/PAN
Ward No: 6 Strathearn

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development at Broich Road Crieff.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on August 6 2014. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development at Broich Road Crieff. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in any subsequent planning application.
- 2 The site is located to the south of Crieff and comprises approximately 46.2 hectares of mainly agricultural grassland. The northern boundary of the site is formed by Broich Road and the rear of some properties and businesses including Broich Road Farm, Wiltshire Farm Foods and Arnbro Caravan Site. The southern boundary mostly follows the line of a woodland corridor which incorporates a Category B-listed building (outwith the site boundary) known as Broich House, with the River Earn running in a south easterly direction further to the south. South east of the site boundary lies Perth and Kinross Council's Recycling Centre at North Forr.
- 3 Within the site itself, an area of around 10.8 ha is associated with the Scheduled Monument known as Broich Cursus, ring-ditch, barrow and palisade. Although within the planning redline boundary this area will be excluded from physical encroachment and will form landscaped open space with appropriate physical protection for the Scheduled Monument. Across the site generally there is a notable level of archaeological interest which is likely to require detailed assessment, investigation and protection.
- 4 The site is designated for mixed use development (Ref MU7) within the Perth and Kinross Local Development Plan (LDP). The LDP acknowledges the potential for 300+ residential units, employment land, open space and amenity landscaping.

- 5 The proposed development will involve the submission on an In Principle application for a mixed-use masterplan (residential and employment) of 46.2 hectares comprising of the following.
 - 30.4 hectares for a mix of housing types and sizes, with a proportion of low cost housing to be determined in consultation with Perth and Kinross Council;
 - 5 hectares for employment uses;
 - 10.8 hectares of open space and protection for the Scheduled Monument;
 - Structural and amenity landscaping; and
 - Formation of two new site access points from Broich Road.
- 6 The site may have longer-term capacity for development of over 500 residential units. However, this first phase of development is proposed to incorporate 350 units in line with current LDP requirements, phased as 35 units per annum over the 10 year plan period to 2024.

PRE-APPLICATION PROCESS

- 7 The Proposal of Application Notice (reference 14/00005/PAN) outlined a public exhibition to be held on September 6 at Strathearn Community Campus. The applicant has also been advised that a follow up public exhibition should take place following assessment of feedback received from the initial public exhibition. At the time of preparing this report a date for this follow up event has yet to be confirmed. The Ward Councillors for the area (R Brock, A Cowan and A Younger) have also been consulted by the applicant as well as Crieff Community Council, Crieff and Upper Strathearn Partnership and Crieff Community Trust. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

NATIONAL POLICY AND GUIDANCE

- 8 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 1, 2 and 3 the Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

The Scottish Planning Policy 2014

- 9 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP are of particular importance in the assessment of this application:-

- Placemaking
- Supporting Business and Employment
- Enabling Delivery of New Homes
- Valuing the Historic Environment
- Valuing the Natural Environment
- Maximising the Benefits of Green Infrastructure
- Managing Flood Risk and Drainage
- Promoting Sustainable Transport and Active Travel

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

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

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

- 11 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYplans Assets
- Policy 5 – Housing

Perth and Kinross Council Local Development Plan 2014

- 12 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 13 The LDP sets out a vision statement for the area and states that:

“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

- 14 Under the LDP, the following policies are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- ED1 – Employment and Mixed Use Areas
- RD1 – Residential Areas
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- HE1 - Scheduled Monuments and Non Designated Archaeology
- HE2 – Listed Buildings
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure

- EP1 – Climate Change, Carbon Reduction and Public Safety
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP8 – Noise Pollution
- EP11 – Air Quality Management Areas

In addition, the outcome of the Strategic Environmental Assessment for the LDP applies (see Environmental Report Addendum No. 2 – Appendix C, for proposed mitigation and enhancement measures and delivery mechanisms.

OTHER POLICIES

- 15 The following supplementary guidance is of particular importance in the assessment of this application
- Affordable Housing Supplementary Guidance November 2012
 - Developer Contributions Supplementary Guidance November 2012
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Employment and Mixed Use Areas Supplementary Guidance May 2014
 - Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
 - Green Infrastructure Supplementary Guidance (Draft) July 2014

PLANNING SITE HISTORY

- 16 The following history is of particular importance.

14/00455/SCRN: Screening Request for EIA – EIA Required. Decision Issued March 13th 2014.

14/01198/SCOP: Scoping Opinion for content of EIA. Decision issued August 14th 2014.

14/00005/PAN: Planning Application Notice. Submitted August 6th 2014.

CONSULTATIONS

- 17 As part of the EIA Scoping Process the following consultations were undertaken;

External Bodies

- SEPA
- SNH
- Scottish Water
- Transport Scotland
- Historic Scotland
- Forestry Commission
- RSPB

- Tay District Salmon Fisheries Board
- Scottish Canoe Association
- British Geological Survey

Internal PKC

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Strategic Planning and Research
- Community Greenspace
- Transport Planning
- Local Flood Prevention
- Conservation Planning

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 18 The key considerations against which the eventual application will be assessed include:
- a The acceptability of the development in principle having regard to the development plan and its associated Strategic Environmental Assessment
 - b The scale, form, design and layout of the masterplan.
 - c Impact of the proposed development on transport infrastructure and accessibility in the area.
 - d Impact of the proposed development on the scheduled monument and archaeology within the site and listed buildings near the site.
 - e Impact of the proposed development on the environmental quality of the area (air quality, noise, flood risk etc.)
 - f Impact of the proposed development on the ecology and hydrology of the area.
 - g Impact of the proposed development on the landscape and visual amenity of the area.
 - h Economic impact of the proposed development on the area.

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 19 In order to fully assess the application the following supporting documents will need to be submitted:
- Environmental Impact Assessment (EIA)
 - Planning Statement

- Design and Access Statement
- Transport Assessment
- Flood Risk Assessment
- Drainage Impact Assessment/Hydrology Study
- Archaeological Investigation
- Pre-Application Consultation Report

CONCLUSION AND RECOMMENDATION

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

Nick Brian
Development Quality Manager

Background Papers: None

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Date: 26 August 2014

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