

Perth and Kinross Council
Development Management Committee – 19 November 2014
Pre-Application Report by Development Quality Manager

Mixed use development including residential, primary school, and community facilities at land 200 metres south east of Huntingtower Hotel, Ruthvenfield, Perth

Ref. No: 14/00011/PAN
Ward No: 9 Almond and Earn

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development at land 200 metres south east of Huntingtower Hotel, Ruthvenfield, Perth (referred to as Almond Valley Village).

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 September 29th 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 land 200 metres south east of Huntingtower Hotel, Ruthvenfield, Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site is located to the north west of Perth, covering a site area of 150 hectares (approx.), set within the lowland river corridor landscape associated with the River Almond. It is allocated within the Local Development Plan as Site H73 for mixed use, (residential, primary school and community facilities). The LDP acknowledges the potential for 1,500 (approx.) residential units.
- 3 This site was historically a centre of cotton and linen industries and much of the landscape reflects this background. The area is characterised by watercourses, both natural and man-made; industrial heritage of rail lines, lades, vestiges of mill workings and workers' cottages; a curving embankment; paths and pockets of open space with hedgerows and woodland.
- 4 The current landscape and context of Almond Valley is characterised by the physical presence of the River Almond to the north and west and framed by a steep embankment to the south. The eastern boundaries of the site are more open towards the A9 and the Inveralmond Industrial Estate. The historical town lade dissects the site from East to West.
- 5 Much of the land within the site is predominantly low lying arable and grazing land with the occasional historic building group and more recent housing clustered at Huntingtower Field. Outwith the boundaries of the site include open fields to the south and north with business units immediately to the east and

west. Almondbank village is situated further west. An area known as Berthapark lies further north of the site and is allocated for 3000+ dwellings in the LDP), separated by the River Almond.

- 6 Existing man made features adjacent to this site include Huntingtower Hotel, a prominent feature on the landscape, with a modest country house setting and Huntingtower Castle. Overland power lines pass through the site along a south west / north east alignment and an underground gas main passes through on a north to south dog leg.
- 7 Current vehicular access into the site consists principally of 2 junctions accessed from the A85, Crieff Road, with a tertiary road which snakes through the site and links up with Inveralmond industrial estate and the A9.
- 8 This proposal of application notice (PAN) seeks to formally establish the principle for the development of a new satellite village, serving the north west of Perth. The proposed new Almond Valley Village comprises of the following uses:
 - Residential with up to 1500 (approx.) houses;
 - Primary School;
 - Community Facilities
 - Open space and landscaping;
 - New vehicular and pedestrian routes.
- 9 The scale, mix and final numbers relating to the above proposals will be arrived at through the production and submission of a masterplan with associated background supporting information.

PRE-APPLICATION PROCESS

- 10 The Proposal of Application Notice (reference 14/00011/PAN) outlined a public exhibition to be held on October 8th and 9th 2014 at Huntingtower Hotel. The applicant also been advised that a follow up public exhibition should take place following assessment of feedback received from the initial public exhibition. A date for this follow up event has yet to be confirmed. The Ward Councillors for the area (Cllrs Anderson; Jack; Livingston; Flynn; Gillies; MacLachlan; Doogan) have also been consulted by the applicant as well as Methven Community Council and Luncarty, Redgorton and Moneydie Community Council. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

NATIONAL POLICY AND GUIDANCE

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

The Scottish Planning Policy 2014

- 12 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-

- 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

- 13 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”

- 14 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 4 – Strategic Development Areas
- Policy 5 – Housing
- Policy 6 – Energy and Waste
- Policy 8 – Delivering the Strategic Development Plan

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

- 15 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.

- 16 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.”

17 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
- CF3 – Social and Community Facilities
- 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
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP11 – Air Quality Management Areas
- EP12 – Contaminated Land

18 In addition, the outcome of the Strategic Environmental Assessment for the LDP applies for any proposed mitigation and enhancement measures and delivery mechanisms.

OTHER POLICIES

19 The following supplementary guidance and documents are of particular importance in the assessment of this application

- Tayside Landscape Character Assessment 1999
- 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
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth City Plan 2013-2023
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

20 The following history is of particular importance.

03/00212/OUT: Mixed use development including residential, commercial, educational, recreational and retail development with associated road works and landscaping. Application withdrawn March 2004.

08/00678/IPM: In Principle application for 1,800 dwellings, primary school, leisure, retail, office facilities, new vehicular and pedestrian access, open space and landscaping. Refused at committee on 4 January 2012.

PPA-340-2065: Appeal against planning decision 08/00678/IPM. Appeal dismissed 12 September 2012.

14/00011/PAN: Proposal of Application Notice submitted on September 29th 2014 for mixed used development of residential, primary school and community facilities. Contents of PAN approved 13 October 2014.

CONSULTATIONS

21 As part of the Planning and EIA process the following would be consulted;

External

- SEPA
- SNH
- Scottish Water
- Scottish Government
- Transport Scotland
- Historic Scotland
- Sportscotland
- Forestry Commission
- RSPB
- Tay District Salmon Fisheries Board
- Scottish Canoe Association
- British Geological Survey
- Scottish and Southern Energy
- Health and Safety Executive

Internal

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace

- Transport Planning
- Structures and Flooding
- Conservation Officer
- Community Waste Advisor
- Enterprise Team
- Education and Children's Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 22 The key considerations against which the eventual application will be assessed includes:
- a. Landscape and Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to nearby land uses
 - d. Historic Environment and Cultural Heritage
 - e. Natural Heritage
 - f. Ecology
 - g. Water Resources and Soils
 - h. Telecommunications
 - i. Noise
 - j. Air Quality
 - k. Dust
 - l. Human Health
 - m. Waste
 - n. Transport Implications
 - o. Economy

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 23 In order to support the planning application an environmental statement and supporting documents will need to be submitted.

Expected Contents of Environmental Statement

- Policy Framework
- Landscape and Visual Impact Assessment
- Cultural Heritage and Archaeology Assessment
- Air Quality Assessment
- Noise and Vibration Assessment
- Flood Risk Assessment,
- Drainage and Hydrology Assessment
- Ground Conditions Assessment
- Traffic and Transport Assessment
- Ecology and Biodiversity Assessment
- Waste Management and Minimisation
- Socio-Economic Impact

- Sustainability
- Residual and Cumulative Impact

24 The following studies will also be submitted as part of the planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report

CONCLUSION AND RECOMMENDATION

25 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

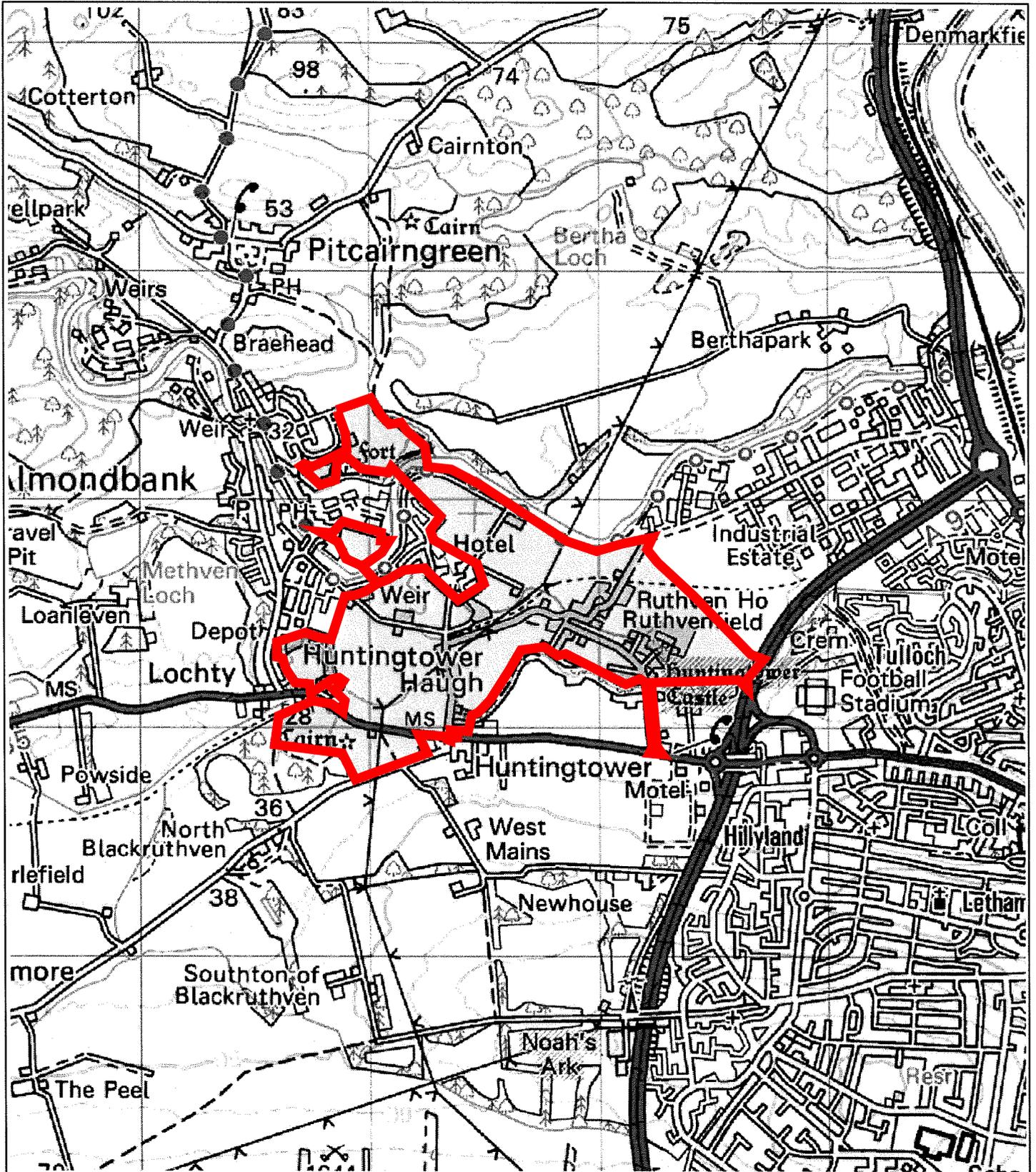
Contact Officer: Steve Callan – Ext 75337

Date: 31 October 2014

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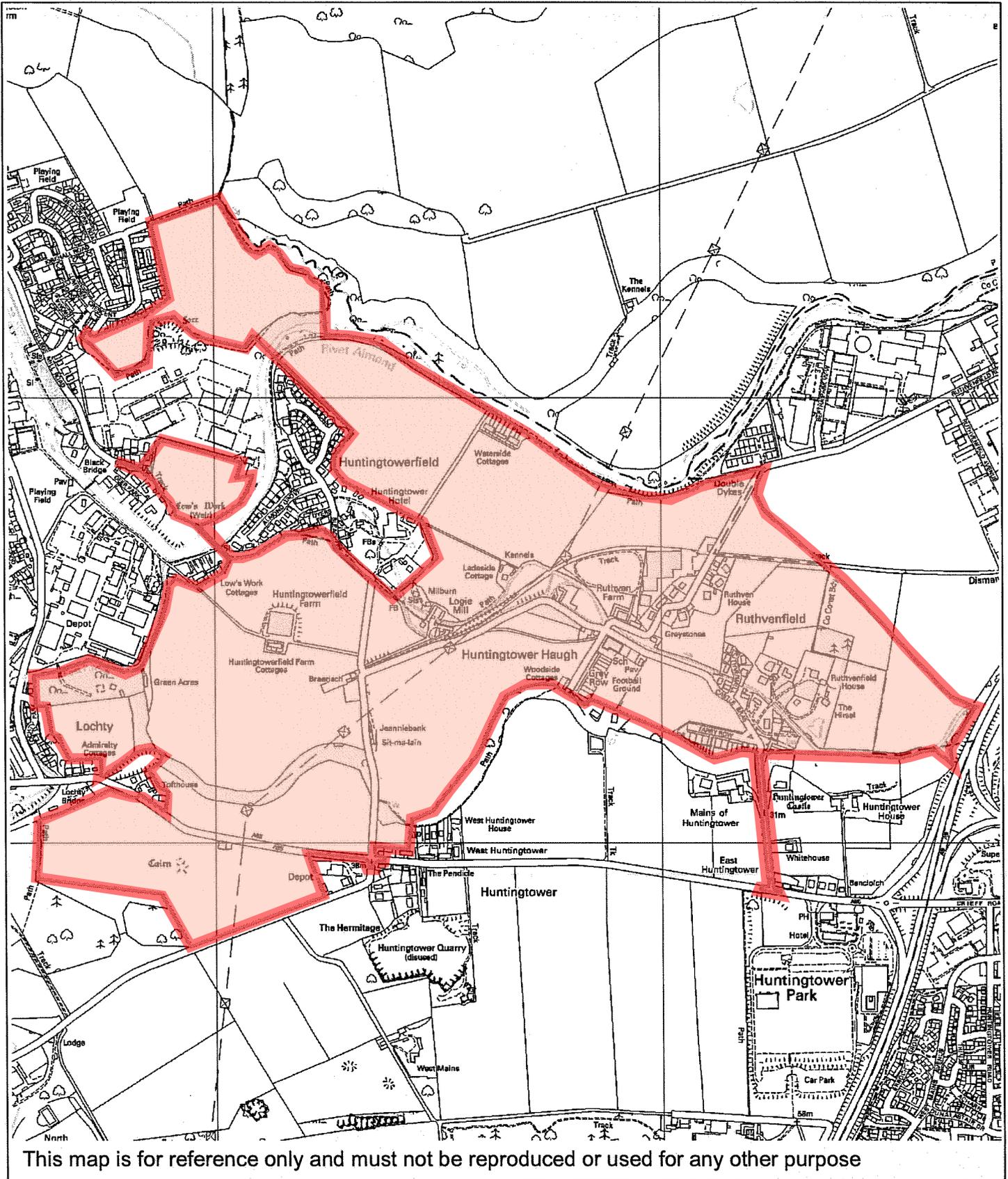
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