

Perth and Kinross Council
Development Management Committee – 13 January 2016
Pre-Application Report by Development Quality Manager

**Residential development and associated infrastructure, access, landscaping,
SUDS and open space at Scone North, Scone.**

Ref. No: 15/00017/PAN
Ward No: N2- Strathmore

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a proposed major residential development, referred to as Scone North, north and east of Spoutwells Farm, Scone. The report also aims to highlight key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of any key planning issues which are likely to be relevant to the proposal.

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 18th November 2015. The purpose of this report is to inform the Development Management Committee of a likely forthcoming planning application in respect of a major residential development at Scone North. 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, which extends to over 60Ha is located on the northern boundaries of the settlement of Scone, with clear identifiable landscape boundaries to the west and north consisting of Old Scone Wood, Highfield plantation and Brooniehill Plantation woods. To the south, the site is bounded by Spoutwells Drive and Highfield Road. The site is dominantly characterised as agricultural land. Vehicular access to the site is currently taken off Highfield Road to Spoutwells Farm. A track passes through the lower third of the site and links back into Scone at Harper Way.
- 3 This proposal of application notice (PAN) relates to the development of residential use with associated infrastructure, access, landscaping, SUDS and open space on the site. The exact scale and mix of the dwelling types and site provision for a primary school will be arrived at through the submission of a detailed planning application or applications, with associated background supporting information. The site itself is allocated (H29) in the Perth and Kinross Local Development Plan for residential use to provide around 700 dwellings with provision for a primary school. The site is also partly dissected by the Cross Tay Link Road (CTLR) route options. Fundamentally, only 100 dwellings can be developed out in advance of the CTLR becoming a committed project.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 No formal screening or scoping process has been undertaken for the site at this stage. Given the associated scale of development however and known environmental factors affecting the site, it is considered most likely that an EIA will be required to support any planning applications for the site.

PRE-APPLICATION PROCESS

- 5 The Proposal of Application Notice (reference 15/00017/PAN) outlined a public exhibition was held locally on 8th December 2015. The ward Councillors (Alan Grant, Dennis Melloy, Ian Miller and Lewis Simpson) and Scone and District Community Council, have been notified. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

- 7 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for Development Plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The National Roads Development Guide 2014

- 8 This document is an online publication (accessed via the link www.pkc.gov.uk/roadsdevguide), a Scotland wide document, which issues roads technical guidance to local authorities, developers, agents and other interested parties. This document dovetails with Designing Streets and expands on its principles to clarify the circumstances in which it can be used.

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 will be of particular importance in the assessment of this proposal:
 - Sustainability : paragraphs 24 - 35
 - Placemaking : paragraphs 36 – 57

- Promoting Town Centres: paragraphs 58 - 73
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291
 - Annex B – Parking Policies and Standards
- 10 The following Scottish Government Planning Advice Notes (PAN) are likely to be of relevance to the proposal:
- PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 67 Housing Quality
 - PAN 68 Design Statements
 - PAN 69 Planning and Building Standards Advice on Flooding
 - PAN 75 Planning for Transport
 - PAN 77 Designing Safer Places
 - PAN 83 Master Planning

Designing Places (2001), Designing Streets (2010) and Creating Places (2013)

- 11 National policy statement's setting out the Scottish Government's determination to raise standards of urban and rural development.

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 12 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:
- 13 *"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 5 – Housing
- Policy 6 – Energy and Waste

Perth and Kinross Local Development Plan 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
- 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
- NE2 - Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER6 - Managing Future Landscape Change
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution

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:

- Transport Infrastructure Developer Contributions Supplementary Guidance August 2014
- Affordable Housing Supplementary Guidance October 2014
- Developer Contributions Supplementary Guidance October 2014
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance November 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

20 None.

CONSULTATIONS

21 As part of the planning application process the following would be consulted:

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Transport Scotland
- Historic Scotland
- Royal Society of Protection of Birds
- Scone and District Community Council
- Perth and Kinross Heritage Trust

Internal

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Community Waste Advisor

- 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 include:
- a) Masterplanning
 - b) Visual Impact
 - c) Scale, Design and Layout
 - d) Relationship to nearby land uses
 - e) Archaeology
 - f) Natural Heritage and Ecology
 - g) Landscape
 - h) Water resources and soils
 - i) Flooding and water storage
 - j) Noise
 - k) Air Quality
 - l) Waste
 - m) Transport Implications (including the CTLR) and transport hierarchy options
 - n) Education provision
 - o) Affordable housing
 - p) Economy
 - q) Open space provision
 - r) Access provision
 - s) Recreation/Play Area provision
 - t) Viability of a district heating system and combined heat and power infrastructure to serve the site

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.
- 24 Expected Contents of Environmental Statement:
- Policy Framework
 - Landscape and Visual Impact Assessment
 - Cultural Heritage and Archaeology Assessment
 - Air Quality Assessment
 - Noise Assessment
 - Ground Conditions and Water Resources
 - Flood Risk and Drainage Assessment
 - Traffic and Transport Assessment
 - Ecology and Biodiversity Assessment
 - Waste Management and Minimisation

- Construction and Phasing
- Socio-Economic Impact
- Sustainability Assessment

25 The following supporting documents will also be required to be submitted with any planning application:

- Planning Statement
- Masterplan for entire site
- Design and Access Statement
- Pre-Application Consultation Report
- Construction Environment Management Plan
- Detailed Landscaping Plan including open space and play area provision

CONCLUSION AND RECOMMENDATION

26 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.

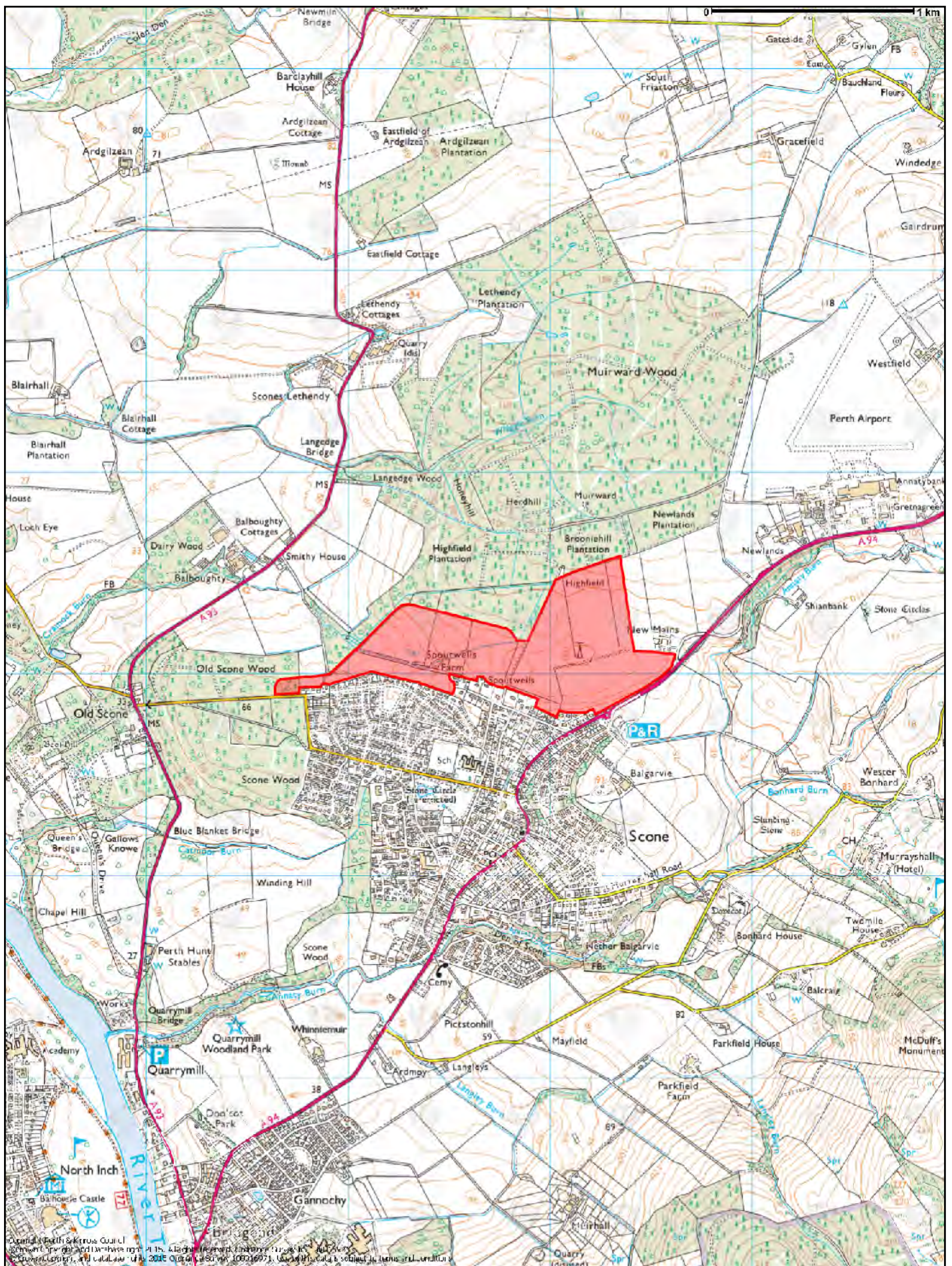
Background Papers: None
 Contact Officer: Callum Petrie – Ext 75353
 Date: 17 December 2015

Nick Brian
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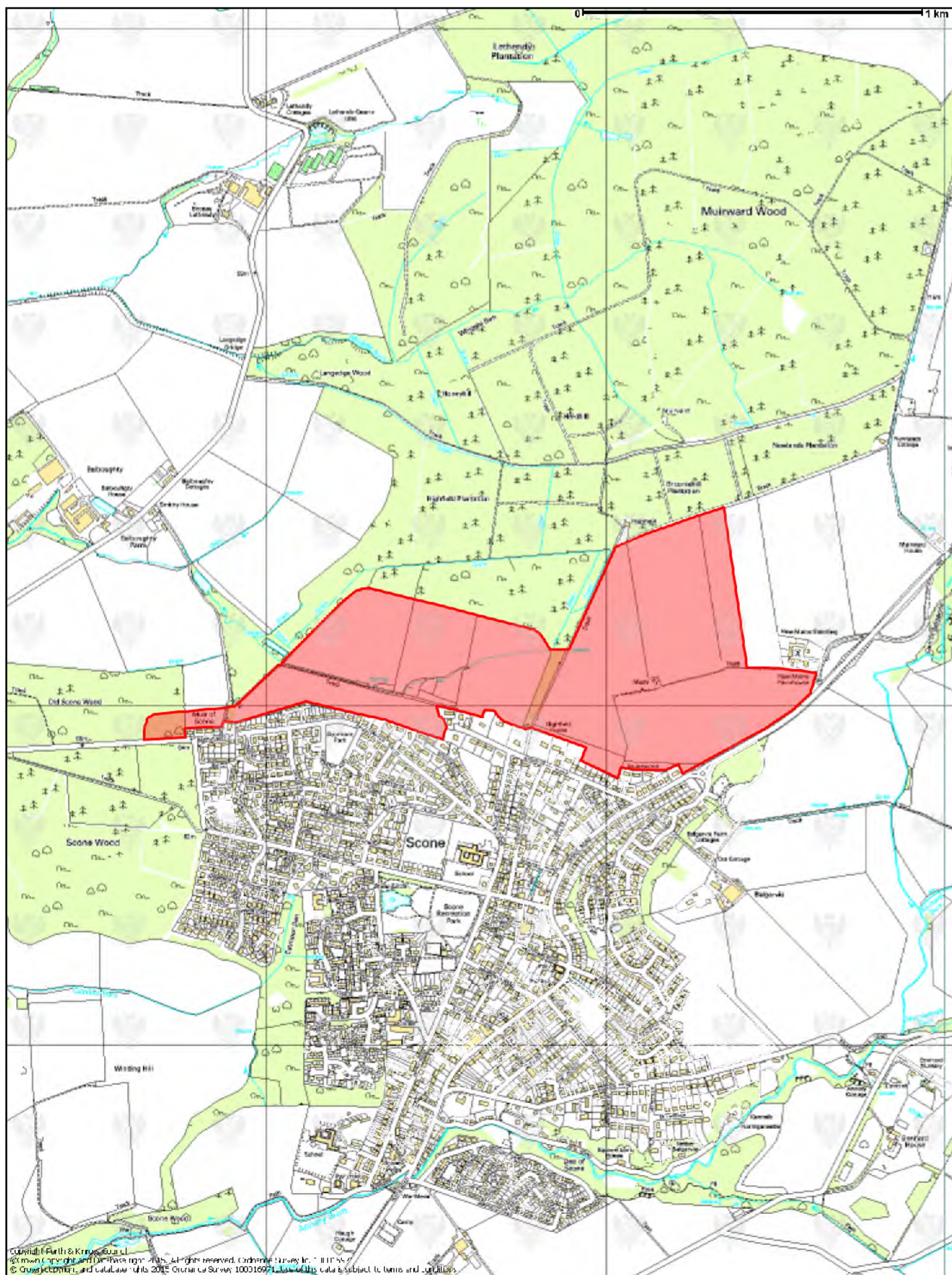


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15/00017/PAN

Residential development and associated infrastructure, access, landscaping, SUDS and open space at Scone North Scone





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