

Planning Context & Masterplan Process

2



2.1 Introduction

Perth West is under consideration as a potential site for residential development following the outcome of the Local Development Plan and findings of the Local Plan inquiry (Figure 2). Important in giving further consideration to the plan area is its capacity to provide an effective site compliant with a wider policy framework.

This section reviews the potential fit between the proposed Perth West Masterplan Framework and existing planning documents and policies including; the National Planning Framework, Scottish Planning Policy, the TAYplan, Perth and Kinross Local Development Plan, West/North West Perth Strategic Development Framework, The Perth City Plan, and Perth City Investment Plan.

The Development Plan Review has included detailed discussion with planning officers, Council Members and statutory bodies. Details on key policy areas are summarised below.



Figure 2
LDP and Site

2.2 National Planning Framework

The National Planning Framework 3 (NPF) was approved in June, 2014. It sets out the long term strategy for development within Scotland over the next 20 years. The NPF recognises the demand for housing provision within the Perth area, and as a centre for growth going forward. The high quality of life, cultural strengths, surrounding high quality countryside, and central location are considered to position Perth as an attractive City for investment. The framework identifies the dualling of the A9 between Perth and Inverness as a significant project that will further enhance connectivity between northern and central Scotland.

Implications for Perth West:

- Major road upgrading and transport improvements will strengthen Perth's potential growth opportunities.
- Increases the strategic value / opportunities for Perth West.

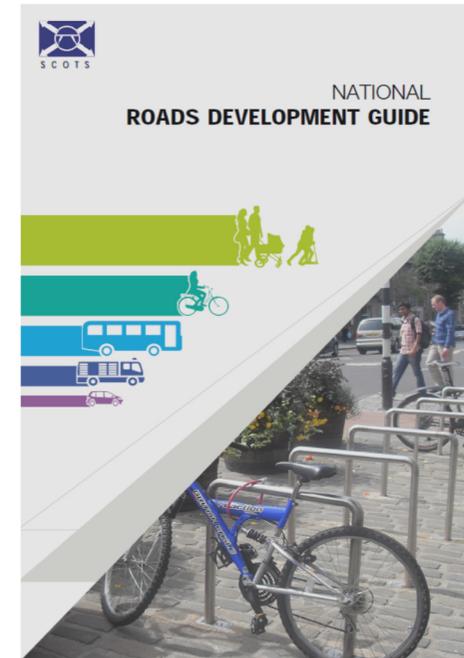
2.3 Scottish Planning Policy

Scottish Planning Policy (SPP) provides high level policy advice and guidance on land development and development management issues. There are a range of objectives contained within the document, with the following supporting Planning Advice Notes and Circulars being relevant to this Masterplan Framework:

- Creating Places
- Designing Streets
- Planning Advice Note 81 - Community Engagement-Planning with People
- Planning Advice Note 83 - Masterplanning
- Circular 3/2010 Community Engagement

Implications for Perth West:

- *Masterplanning involving wider engagement/consultation is important.*
- *Place-making and design are critical to a successful and sustainable urban expansion.*



2.4 The Tay Plan

The Strategic Development Plan- TAYplan (SDP) was approved in June 2012. The Plan's vision is that by 2032 the 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 and visit, and where businesses choose to invest and create jobs. The plan focuses on sustainable economic growth, shaping better quality places, quality of life, climate change and consumption of resources.

Policy 4 'Strategic Development Areas' of the SDP identifies that Local Development Plans should identify specific sites for the Strategic Development Areas and allocate land for 4,000+ homes and 50ha of employment land in Perth North/ West. The preferred option within TAYplan is to identify a range of major strategic sites capable of accommodating new or expanded sustainable communities making provision for housing and social, community, and employment uses. Most will require major infrastructure investment and many of these strategic allocations may continue to deliver Perth's requirements for a further 10 to 20 years beyond the plan period.

Tayplan 2 was published for public consultation in May 2015 and includes strong policies with respect to green networks. Policy 8Ci states that "Strategic development areas shall provide new, networked green spaces. These should be integrated with green networks in adjacent urban areas and the countryside". In addition, Tayplan Action Programme for West/ North West Perth (Action 4) identifies the need for the "Integration of existing green infrastructure and provision of new networks of green infrastructure as a core component".

Implications for Perth West:

- Strategic growth areas offer opportunities to fund sub-regional infrastructure.
- Sustainability requires long term planning and integration of employment lands.

2.5 Perth & Kinross Local Development Plan

The Perth and Kinross LDP was approved on February 3, 2014. This land use planning document provides policies and proposals to help guide development up to 2024, through the allocation of various areas of land for a variety of development purposes.

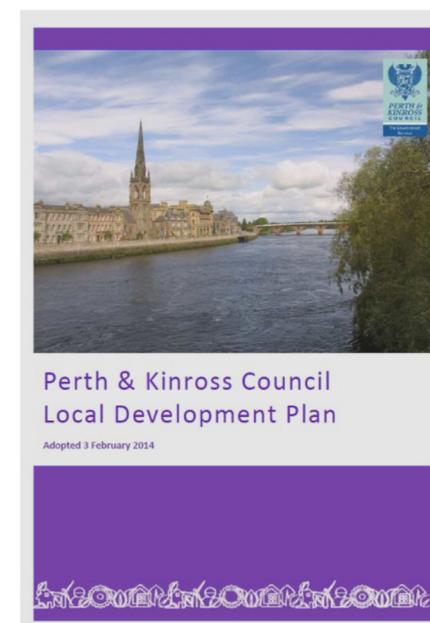
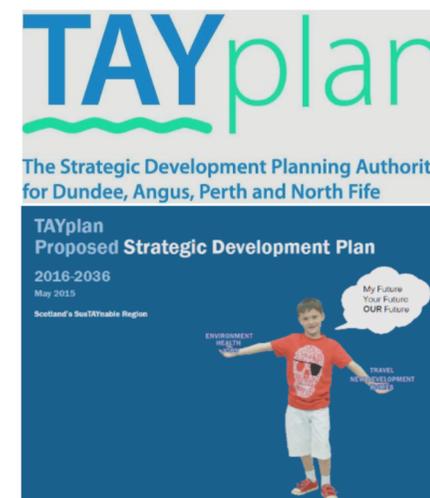
The LDP has a vision of promoting sustainable economic growth and development, ensuring Perth is an attractive place to live and do business. The Plan also seeks to identify and protect the most valuable place making assets of the area. The LDP dovetails with the objectives identified within the National Planning Framework and TAYplan.

The Perth West Plan area is identified within the LDP as 'H70 (60ha)' and 'white land (145 ha)', and specifies that the H70 hectare site will provide a maximum of 550 housing units, employment space and a potential primary school. The area of white land identified is excluded from the Green Belt to preserve its development potential in the future. This MF incorporates the H70 (60 ha), greenbelt (80 ha), and white areas (145 ha), which combined are approximately 285 ha, which will allow for the provision of approximately 3,000+ housing units.

Submissions to the LDP process identified a potential need for land within the designated greenbelt to provide for strategic access from the A9 West of Broxden into the site. The issues of whether such an access and any associated development within an extended greenbelt boundary would be acceptable requires further exploration as part of the Masterplan Framework.

Implications for Perth West:

- Perth West framework to address strategic boundary, access and connectivity issues.
- Assumption on development capacity is circa 3000+ units and 25ha employment land.



2.6 West/North West Perth Strategic Development Framework

The West/North West Perth Strategic Development Plan (SDP) identifies that the 'white area' of land located within Perth West was not included with the original H70 site as it would require the construction of a grade separated junction along the A9 to the west. A new primary/secondary school has been identified for the Bertha Park site to the north with proposed funding for the secondary element to be secured from Scottish Futures Trust.

Strong linkages are required with surrounding areas through paths, cycleways, and other green connections. The Council is more likely to accept larger open space areas rather than smaller dispersed areas. A Proposal of Application Notice (14/00007/PAN) was submitted for a 20MW biomass renewable energy facility on the Ruthvenfield site, and its feasibility as part of a district heating system will be explored for future masterplans located within the West/North West Perth area. The Perth West site will incorporate a village centre, and employment space of approximately 25 hectares. The original 50 hectares of employment land outlined within the TAYplan has been dedicated within Bertha Park and Ruthvenfield. However, with the expanded Perth West site an additional 25 hectares of employment land is required. If a primary school is not required within the H70 area, land of an equal size would be allocated for employment uses, which is separate from the 25 hectares required as a result of the expanded area.

Ideally the employment land allocation within the Perth West area would be provided within nodes, with 50% of the employment provided as a single block, viewed as being appropriate. This potential single block of employment land would be located preferably to the south of the site adjacent to the new grade-separated junction.

Implications for Perth West:

- Strategic Development Framework creates opportunity for CHP /District Heating.
- Employment provision and support for enterprise activity / SME's is important.

2.7 Perth City Plan

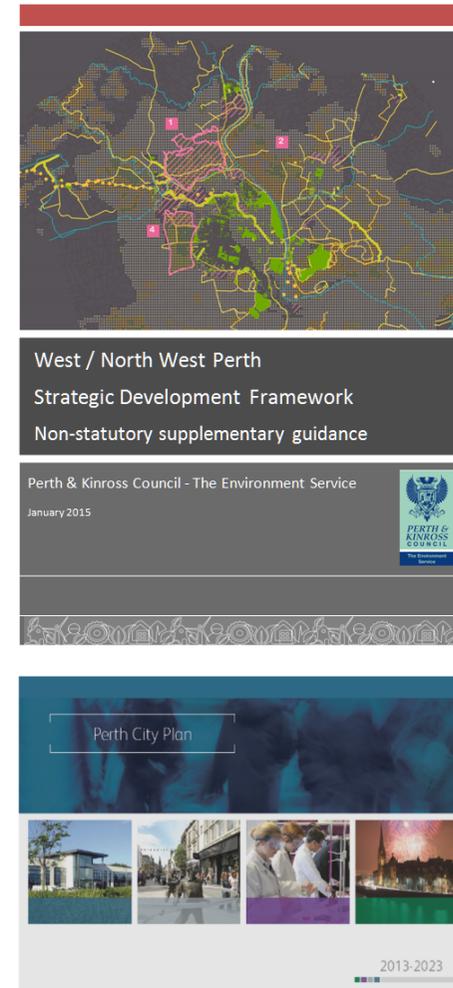
The Perth City Plan is a ten year plan that identifies a range of strategic themes which support the delivery of the vision "as the most desirable place in Scotland to live, work, visit and invest". The city has a population of approximately 50,000 which is expected to increase by a further 10,000 over the next 15 years. It is the fastest growing economy in Scotland and the plan identifies that most of this growth will be accommodated through a western expansion of the urban area. There will also be a significant investment in Wi-Fi, 4G, and road and transport infrastructure within Perth.

The plan focuses on strengthening the economy; enhancing the heritage and historical elements of the city; enhancing the city as a cultural centre; supporting the development of business, research and innovation; ensuring the city is well connected by a variety of transportation options including road, rail and bus; that the city is well connected by broadband; and ensuring there is a well balanced provision of affordable housing options within the city.

Implications for Perth West:

- Perth West needs to support the vitality and vibrancy of Perth City Centre.
- Additional demand for local goods/services/leisure/culture will help sustain City Growth.

The City Plan is in the process of being revised to reflect future growth potential of the city and city region – majoring on the principles of Smart Growth - and seeks to influence future development through modifications to the Development Plan and supplementary guidance, promotion of investment and support for growth of key business sectors and education/skills to drive demand for development. There are specific suggestions in the revised draft for the preparation of a Smart City Prospectus to promote Smart Growth to prospective subsidiary developers with reference to similar work elsewhere. There is an opportunity for collaboration on that and it will also be critical to agree infrastructure investment/development phasing to support development on common agreed principles on agreed sites within the development framework to secure a mixture of



development types. That is how successful development has been delivered elsewhere to avoid a volume approach and limited mix of options.

2.8 City Investment Plan: Perth

The City Investment Plan: Perth aligns itself with the themes identified within the Perth City Plan, and the sustainable growth strategy outlined within the LDP. The Investment Plan focuses on the strengths of Perth, such as the location of a range of employment centres and headquarters of major international companies including Aviva and Stagecoach. It is one of the fastest growing cities, and best connected business locations in the UK, and it continues ambitious plans to roll out city centre Wi-Fi and 4G. The majority of the proposed expansion and growth will be facilitated through the allocation of 5,000+ houses to the west of the City, and recognising the proposed upgrades required to the transportation network, including the A9 and A85. A dedicated 'Invest in Perth' team deals directly with potential investment opportunities, to promote a smooth and pro business atmosphere. A drive to reduce carbon emissions can be achieved through the development of mixed use communities incorporating village and employment nodes, such as those proposed within Perth West.

Implications for Perth West:

- City Centre 'First' principles should seek to ensure Perth West supports the City Centre.
- Perth West needs to actively support modal shift and promote active travel.

The Masterplan Framework should seek opportunities for collaborative investment approaches (public/private) within Perth West and to collaborate with adjacent developments. This should be coordinated with the City Investment Plan, infrastructure investment, and the phasing of industrial and business land.

2.9 TayEco Valley and Smart City Strategy

TayEco Valley is a public private partnership focused on the

food and drink supply chain, clean technology, and renewables. National and international businesses are working to develop future best practice in resource efficiency and the use of smart technologies. TayEco Valley

provides a cluster of similar businesses with access to world leading research centres with a view to promoting and fostering commercial innovation.

A Smart City Strategy will be developed by P&K Council in partnership with ScottishCitiesAlliance in 2015/2016 with a view to:

- Manage traffic congestion
- Create smart energy grids
- Enhance public safety
- Improve services for the benefit of residents and visitors

The strategy will improve efficiencies through information and data exchanges between and within the council and other organisations. This will be achieved through increased



collaboration between public and private sector groups, open data, innovation, and citizen engagement.

2.10 Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) carried out to support the LDP identifies the Perth West site as Greenbelt Land, as outlined within the Strategic Sensitivities 2011 Perth figure drawings.

The SEA addresses the environmental implications of policies/plans and an addendum may be required and/or EIA advanced if any proposals within Perth West are advanced ahead of the LDP2. SEA provides key understandings relative to strategic agendas associated with Climate Change, Low Carbon Futures, Environmental Assets, etc.

The SEA is a high level strategic assessment across the whole of the LDP policy and plan and notes:

- Non scheduled archaeology sites.
- Ancient Woodlands.
- Battle of Tippermuir is identified within Historic Scotland's Inventory of Battlefields.

Enhancement measures identified for the Perth West area (Site D within the SEA) should be extended to the whole site. This would include incorporating green links with cycle and pedestrian routes to enhance biodiversity and opportunities for wildlife movement.

Implications for Perth West:

- SEA assessment will be undertaken as part of the LDP review.
- EIA for Planning needs to address contextual / cumulative impact issues.



2.11 Community Consultation and Engagement – The Charrette Process

The Masterplan Framework has been developed incorporating a strong public consultation component. This consultation has involved two charrette design workshop events. The first two day charrette event was held on March 30th and 31st 2015 at the Huntingtower Hotel which was attended by design team members, council officers, local councillors, and stakeholders. Feedback obtained from the various attendees provided valuable information, which was incorporated into the design considerations for the site.

Prior to the second charrette a school ‘mini charrette’ was held at Perth Academy on April 23rd, where students from Perth Academy and High Schools were in attendance. During this session feedback and information was obtained from the students. This feedback helped inform the direction of and highlight key points for consideration during the second charrette.

The second charrette design workshop was held on April 28 2015 at the Huntingtower Hotel. This one day event incorporated the information and feedback received at the first charrette and the school mini charrette. It also provided an opportunity for stakeholders and council officers to attend who did not have the opportunity to participate in the first event. A detailed public consultation report can be found in Appendix A which details the results and findings of the two charrette events, and the school mini charrette.

Implications for Perth West:

- Engagement has allowed all key interest groups to participate in the planning and design process.
- Engagement should be maintained through future masterplanning and planning stages.

The image shows a screenshot of the Perth & Kinross Council website and social media posts. The website header includes navigation links: Home, Browse Council Information, A - Z of Services, Contact us, and a search bar. The main content area is titled 'Design workshops for Perth West expansion' and includes a sidebar with navigation options like 'Perth & Kinross Council', 'Council and government', 'Council information, performance and statistics', 'Media area', and 'Council releases'. The main text describes the design workshops and their purpose.

Overlaid on the website is a flyer for the 'Perth West Masterplan Framework Masterplanning Design Charrette'. The flyer text reads: 'Perth & Kinross Council invite you to the Perth West Masterplan Framework Masterplanning Design Charrette. Please drop-in and contribute your ideas, meet the design team and discuss any issues. Huntingtower Hotel, Crieff Rd, Perth. Monday 30th - Tuesday 31st March 2015. 10:30am - 5:00pm Design Workshops. 6:30pm - 7:30pm Drop-in Exhibition. In the current Local Development Plan there is already support for the development of some of the Perth West site. Perth & Kinross Council, working with Scottish Government under its support for place-making, are promoting a 'Charrette and Design Workshop' process to allow all interested parties to participate. We welcome your participation and contribution at the charrette.'

Below the flyer is a social media post from Perth & Kinross Council (@PerthandKinross) dated 29 March at 18:10. The post text reads: 'Perth and Kinross residents are invited to take part in design workshops tomorrow (Monday) and Tuesday to help shape a masterplan framework to take forward the western expansion of Perth. The Perth West Charrette will be held on Monday 30th March at the Huntingtower Hotel, Perth. Design workshops between 10.30 am and 5.00 pm on each of the days, 1 exhibition open from 6.30 pm - 7.30 pm each evening. The ... See More'. The post includes a link to the event: 'Perth & Kinross Council @PerthandKinross · Mar 29 · Design workshops for Perth West expansion masterplan framework today and tomorrow at Huntingtower Hotel 10.30am-5pm over .ly/KTjVs'. There are 3 retweets and 1 like shown.

A large blue circular stamp is overlaid on the bottom right of the image, containing the text 'Perth & Kinross Council Masterplanning Design Charrette' around the perimeter and 'MAR 30th - MAR 31st' in the center.

