

# Opportunity & Vision

# 4



#### 4.1 The Opportunity and Vision

Perth West offers an opportunity to shape and be a key component in Perth's future. Perth City's vision outlines a model for sustainable growth based on a simple appreciation that the city needs to continue to build its future around the aspiration that it can be one of the most desirable places in Scotland in which to live, work, visit and invest. Perth West has a role to play in creating quality places for new and existing residents to live and work. The Masterplan Framework Vision looks to:

*Develop a place that is a distinctive and that offers a new vibrant mixed use community based on local centres and neighbourhoods, which promote new lifestyle opportunities developed through bold approaches to urban place-making integrating live, work, and play and supporting a low carbon future. Delivered through the phased provision of infrastructure and residential and employment land, supporting the sustainable growth of Perth City.*

Perth West is a site with the opportunity to promote best practice in urban place-making shaping development, securing a close integration with the site and wider landscape and which is connected to Perth City to the east, whilst building in urban planning and design innovations that support community capacity, promote low carbon lifestyles, exploit decentralised energy choices and support mixed, active and healthy communities. Figure 11 identifies the conceptual Masterplan Framework developed as part of the charrette engagement process.

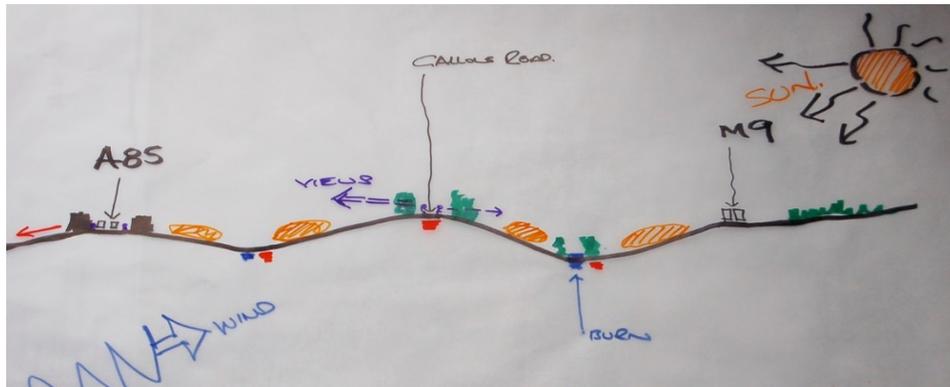


Figure 11  
Design Strategy

## 4.2 Developing new Opportunities

Perth West will look to incorporate a range of themes as planning and masterplanning are progressed that look to ensure Perth West contributes to the Vision, supports the city's plan for sustainable growth and acts as a driver and pilot for change. Measures incorporated into the framework and for development include:

### Green Network

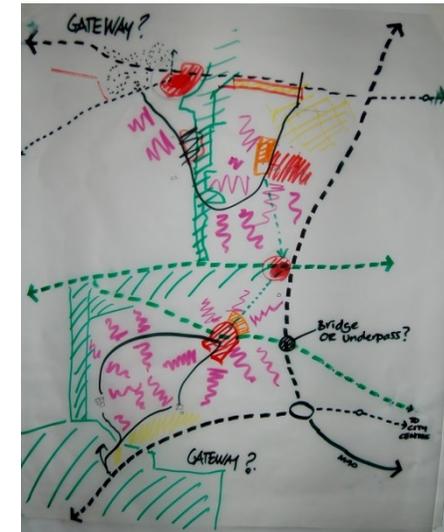
- Protect and enhance the 'green links' to develop a Green Network that offers the potential to form a green circular connecting new and existing communities (including Bertha Park / Almond Valley / Broxden-Cherrybank), core paths, riparian catchments, cycleways and formal and informal path networks.
- Develop a strong 'Green Wedge' extending out into countryside along the Old Gallows Road creating a primary connection and avoiding fragmentation of woodland.
- Develop a strong connected new settlement boundary connecting to the new Lamberkine Woodland Park which extends to a north-south woodland buffer that frames and contains the development within a strong landscape setting.
- Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.
- Develop a hierarchy of path networks and routes with appropriate way-marking that supports pedestrian, cycle and equestrian modes and offers a range of circular routes and connections within the site and with connections north/south and east/west.

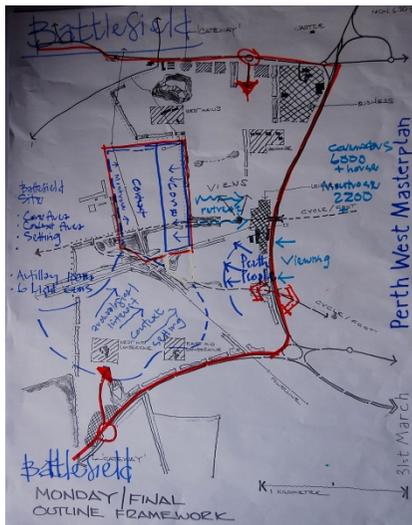
- Opportunities to link the green network with preservation, understanding and enjoyment of the battlefield.
- Developing a hierarchy of open spaces that provide a full range of functions for community needs, and establishes the types of green spaces (neighbourhood and more strategic). Informal and formal green spaces will comprise of public parks, amenity spaces, and more environmentally sensitive lands with a focus on biodiversity and ecology.

### Residential Plus Neighbourhoods

Residential plus neighbourhoods add vitality and diversity to the residential mix by combining variable needs housing (tenure neutral design wherever possible) with local centres, and enterprise small office and workspaces with community infrastructure (school / health centre / etc), such that a collection of local neighbourhoods emerge which have strong and legible walk-to/cycle-to local centres. This adds strength to the urban structure and supports place distinctiveness.

- Develop a strong local neighbourhood structure using community facilities as a key part of developing the urban / place hierarchy and placing the primary schools at the heart of the new local centres.
- Secure and promote local enterprise office and employment locations for small and serviced office space developed around 'enterprise hubs' in each local centre.
- Develop local centres around strong identifiable typologies and wherever possible the re-use of historic buildings (farm units / barns / etc) will add immediate diversity, character, and established form to the centre. Sensitively exploit historic features (such as local stone / walls / enclosures) to strengthen the established character.





- Create local centre hubs (walking/cycling/public transport) such that these are multi-functional points with high interchange activity (school/shops/business/community/park/ play/ leisure) and create points of destination for residents to visit.

#### Low Carbon Futures

Perth West is a collection of new neighbourhoods that will see development through to circa 2050. There is a need to plan and develop future ideas which embrace less reliance upon carbon fossil fuels, provide low cost energy solutions, reduce car ownership, and promote a future that is more responsible (and cost efficient) around resource use, recycling, food miles and local sourcing of goods and services.

- Ensure all homes are energy efficient and compliant with statutory Scottish Government energy standards, which seek an aggregate 21% reduction in emissions from new homes and an aggregate 43% reduction in emissions from new non-domestic buildings.
- The new Target Emission Rate (TER) specifications will deliver marked energy efficiency improvements which drive new solutions and approaches. Seek to embrace through passive solar and photovoltaic solutions to secure compliance with progressive building regulations.
- Assess opportunities for district heating developed either as a programme based on selected buildings (schools /local centres /care centres), and/or pilot neighbourhood district heating system.
- Provide essential infrastructure in ducting and support facilities for emerging technologies (car charging points / district heating/ ground-source heat pumps) to avoid retro fitting technologies as these become standard.

#### Employment & Quality Jobs

Perth West needs to secure quality jobs that support the Vision and ensure that residential neighbourhoods offer local employment and choice for residents. Whilst recognising Perth's growth will deliver jobs within the city centre, local jobs need to be created through a diversity of industrial, commercial, and enterprise facilities which are closely integrated with community structures.

- The strategic location of Perth West suggests provision should be made for 'high-value' employment opportunities associated with potential headquarter buildings and inward investment secured through high value and a site with strong access.
- The growth of Broxden Business Park highlights the opportunity to develop a strong business and commercial hub with the potential to link and grow this cluster. Hotel, commercial, leisure, and further office elements are considered to have strong market potential.
- Employment trends are also changing as the 'digital workplace' emerges as a flexible knowledge base often involving enterprise level activities and micro-businesses operating from small-office/home-office units and enterprise service centres. This sector is predicted to see major growth in the professional services sector.
- Employment opportunities that are supported by the TayEco Valley initiative and Smart City Strategy.

### Community Infrastructure

Perth West requires strong community infrastructure to support its population and allow it to operate as a sustainable community. Two primary schools (two-stream) have been identified which hopefully can be supported using the community schools model, or through strong local centres with facilities linked to community care, nursery and pre-school, and health and local centre activities.

- Two primary schools each with supporting external sports and play facilities, with space located centrally to ensure the full school catchment is capable of safe walking/cycle routes.
- Local centres should seek to incorporate a range of community facilities ancillary to schools and local retail. These might include provision for local groups (hall / community space), and should incorporate neighbourhood equipped play facilities.
- Local centres need to address care and support infrastructure for changing demographics. Models based on multi-generational centres incorporating nursery, health, day-care, and community facilities with local management combining commercial and non-commercial elements, are perceived to offer strong models for the future.





### Healthy Active Communities

Supporting more active and healthier communities is becoming an increasingly important element in urban planning. This includes the provision of enabling infrastructures that actively promote walking, cycling, activities, and participation. Within the urban hierarchy access to safe greenspace, green networks, and path networks are critical, and welcoming routes for cycling with opportunities to participate in outdoor activities.

- The green network is central to the Perth West Masterplan Framework. The overall network is more important than individual elements, and the ability of this network to integrate through a series of circular and connected routes to other key points of interchange and destination.
- Allotments are an increasingly attractive and well adopted facility within local communities. They can aid understanding around food production, and be fun whilst supporting activities and community cohesion.
- Developing parts of the green network as a 'Green Gym' (exercise stations) and connecting historical and cultural routes (Old Gallows Road). Paths and routes within the woodland park would offer a wide range of opportunities to promote exercise, dog walking, jogging, and off-road cycling within a flexible and diverse network.

### Well Connected Places

Public and non-vehicular personal transport are modes which need stronger support, and the necessary infrastructure to ensure they are practical choices. Perth West has an opportunity to develop a strong public transport network providing connectivity to existing communities through the Burghmuir Bridge, and ensure internal local centres are well connected.

- Perth West provides a strong local connector which forms a key 'street' that connects local centres, schools and key points of access, and which would provide the primary public transport route through the various neighbourhoods.
- Designing Streets seeks to put 'place' before 'movement' and will be adopted to discourage non-essential car journeys and promote a positive environment for safe walking and cycling and easy access to public transport.
- The Broxden link is conceived as a 'Green Bridge' or underpass that will allow the movement of people along the cycleway / walkway to flow through to Perth West alongside the burn. The link will connect people with employment, allow easy access to schools and community facilities, and extend the cycleway from Perth City Centre into Perth West.

### SMART Places - Future Neighbourhood Demonstrator

SMART technologies and digital media will play an increasing part in managing urban infrastructures. The level and application of SMART systems is very much an emerging technology at present and will need detailed consideration at the masterplanning stages to ensure Perth West is appropriately future-proofed.

- SMART technologies at their most simple include Wi-Fi enabled local centres with open networks supporting enterprise, education and social connections.
- The application of SMART technologies to transportation include the consideration of a public transport bus and taxi-gate at the Burghmuir Bridge which will facilitate restricted access to the Perth West transportation network.
- Development of grey water networks for public buildings.
- Public buildings being early adopters of innovation associated with technologies for low carbon and SMART systems such as photovoltaics lighting, street and LED lighting, real-time information etc.



### Sustainable Delivery - Supporting Local Skills / Employment and Businesses

Perth West will be a major construction and delivery project as each phase of the development is advanced and completed. Careful phasing should ensure that each portion of development delivers a successful place – but should also ensure Perth benefits through local jobs, supply chain activities, and the development of skills.

- A project charter should seek to ensure that training and local employment benefits are encouraged within work packages which at a minimum ensure local opportunities are advertised and promoted.
- Local supply chains (B2B activity / Local company participation) can all support the Vision and ensure quality jobs and opportunities are provided within construction and site management.
- Promoting pilots and exemplars (Low Carbon Show Homes / Cycle Support Schemes / Perth West in Bloom) can all strengthen Perth West links and promote a positive engagement between the development and the wider city.
- During the masterplanning stage opportunities should be taken to explore public/private development vehicles which support the delivery of low carbon and digital infrastructures, city business growth opportunities, and key sector inward investment.

Masterplan Element	Integrated in Masterplan	Developed in Detail Design	Incorporated into Delivery
<b>Green Networks</b>	o	o	o
■ Green Wedge	o	o	o
■ Woodland Park	o	o	o
■ Blue/Green Network	o	o	o
■ Path Networks	o	o	o
<b>Residential ++ Neighbourhoods</b>	o	o	o
■ Community / Education / Schools	o	o	o
■ Enterprise		o	o
■ Local Centres	o	o	o
■ Transport Interchanges	o	o	o
<b>Low Carbon Futures</b>	o	o	o
■ Energy Efficient Homes		o	o
■ Photovoltaics & Passive Solar		o	o
■ District Heating / CHP / GSHP			o
■ Electric Vehicles / Charging		o	o
<b>Employment</b>	o	o	o
■ Inward Investment (FDI)	o	o	o
■ Enterprise	o	o	o
■ Small Office/Home Office(Soho)		o	o
■ Business /Commercial Park	o	o	o
<b>Community Infrastructure</b>	o	o	o
■ Primary Schools	o	o	o
■ Crèche /Nursery		o	o
■ Local Group / Local Facilities	o	o	o
■ Health Provision	o	o	o
<b>Active Healthy Communities</b>	o	o	o
■ Networks for movement	o	o	o
■ Allotments	o	o	o
■ Green (path/cycle) Infrastructure	o	o	o
■ Green Gym		o	o
<b>Connected Places</b>	o	o	o
■ Public Transport		o	o
■ Designing Streets	o	o	o
■ Green Bridge	o	o	o
■ Green Networks	o	o	o
<b>SMART Places</b>	o	o	o
■ Digital / WiFi Enabled		o	o
■ SMART Transportation system		o	o
■ Low Carbon Street lighting		o	o
■ Grey water network		o	o
<b>Delivery Charter</b>	o	o	o
■ Training/ Local Employment		o	o
■ Local Supply Chain			o
■ Sustainable embedded materials		o	o
■ CEEQUAL / BREEAM Standards	o	o	o

Table 1: Perth West Opportunities