

Upskilling Communities

Communities have a valuable role to play in shaping their areas

As part of our commitment to getting our communities to effectively engage in the Planning Process we believe we need to assist them

Effective engagement helps us to do our job and communities have an effective voice



Upskilling Communities

What do we do?

Over the past few years we have brought in PAS to conduct various training events for Community Groups (Very positive feedback)

Used PAS to help with engagement with Travelling Community and youth groups



PAS



- PAS (Planning Aid for Scotland) is an independent and impartial charity
- Supports public sector aims by engaging citizens in thinking about their place
- Volunteer-based advice for individuals and communities
- PAS helps people engage through impartial planning advice, training, education programmes, charettes/community plans
- www.pas.org.uk





What is a Development Plan?

Andrew Ballantine

Planning Officer – Development Plans Team



**PERTH &
KINROSS
COUNCIL**

Securing the future... • *Improving services*
• *Enhancing quality of life* • *Making the best use of public resources*

Introduction

- **What is the Development Plan?**
- **Preparation of LDP2**
- **How to get involved in Development Planning**

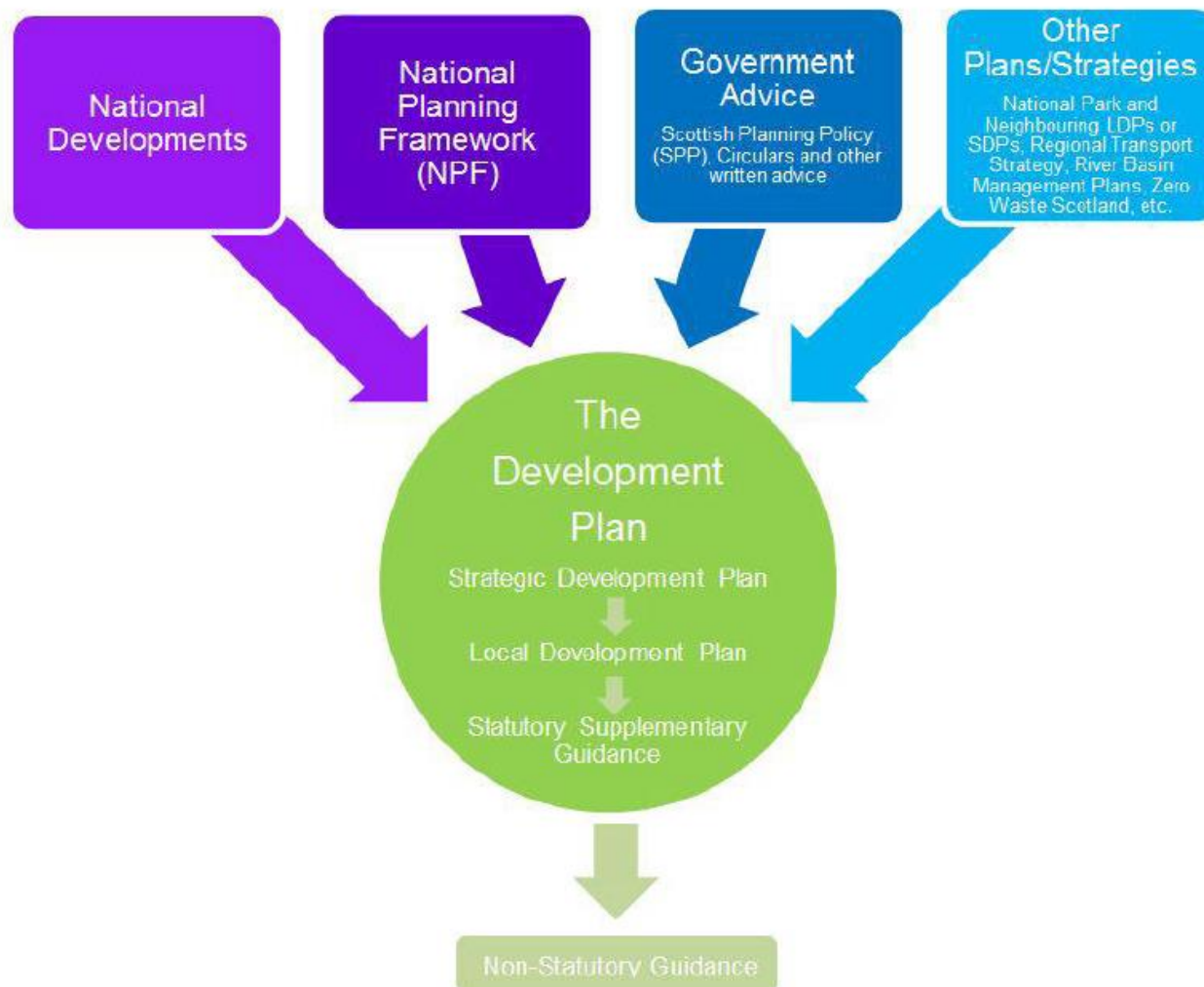
What is the Development Plan?

Suite of three documents

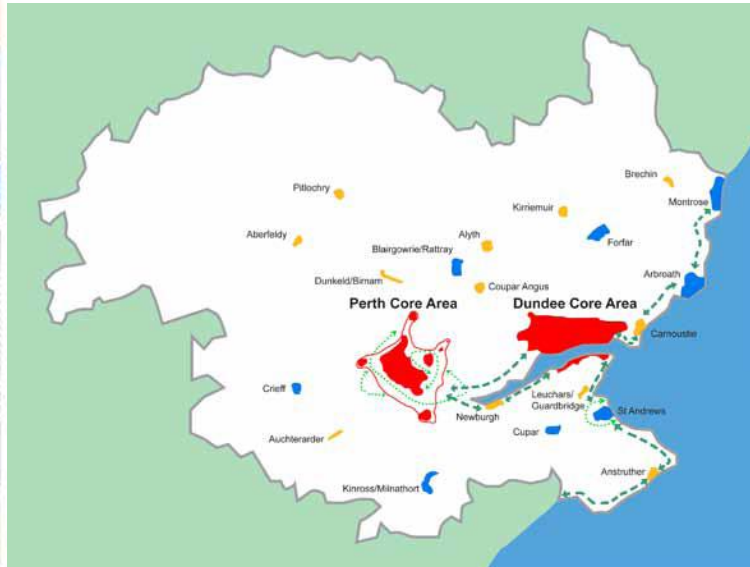
- Strategic Development Plan (Parts of Scotland only)
- Local Development Plan
- Supplementary Guidance

The Development Plan underpins the basis for assessing all planning applications

Development Planning



Strategic Development Plan (TAYplan)



- Concentrates on Strategic Cross Boundary Issues
- Sets framework for Local Development Plan
- Most significant issues
 - Framework for spatial strategy
 - Sets population projections and housing numbers

TAYplan Review

TAYplan
Strategic Development
Planning
Authority
lead

Strategic
Environmental
Assessment
(SEA)
+
Habitats
Regulations
Appraisal
(HRA)
+
Equalities
Impact
Assessment
(EqIA)

Scottish
Ministers
Lead

Early Engagement - April to June 2013

Consult on Main Issues Report and Environmental Report - 16 April to 27 June 2014

Publish Proposed Strategic Development Plan - 11th May to 3rd July 2015 (8 weeks)

This is the Strategic Development Plan Authority's view as to what the final content of the Plan should be.

The Proposed Strategic Development Plan is published with 8 weeks for concise representations to be made. These should set out how they would wish the Plan to be modified. There is no automatic opportunity for parties to expand on their representations later in the process.

We are
here

Submit Proposed Strategic Development Plan to Scottish Ministers - by June 2016

TAYplan will consider responses to the Proposed Development Plan and either;

- Submit the Proposed Development Plan with no modifications; or;
- Make minor modifications which do not affect the emphasis of the Plan and re-consult; or;
- Make significant modifications that affect the emphasis of the Plan and issue a new Plan for consultation

Public Examination - Ongoing 2016

Scottish Ministers must undertake an examination of the Proposed Plan where there are: unresolved issues; the Plan contains alternative proposals; or, they otherwise consider an examination to be appropriate. Scottish Ministers will appoint an Independent Reporter(s) to examine the Proposed Plan and report their findings, after which they will approve the Plan (in part or in whole) with or without modifications; or they will reject it.

Scottish Ministers Approve Strategic Development Plan - Anticipated before end December 2016

Once approved the TAYplan Strategic Development Plan (2016-36) will replace the current TAYplan which was approved in June 2012.

TAYplan Proposed Strategic Development Plan

2016-2036

May 2015

Scotland's SusTAYnable Region

My Future
Your Future
OUR Future

ENVIRONMENT
HEALTH
JOBS

TRAVEL
NEW DEVELOPMENT
HOUSES

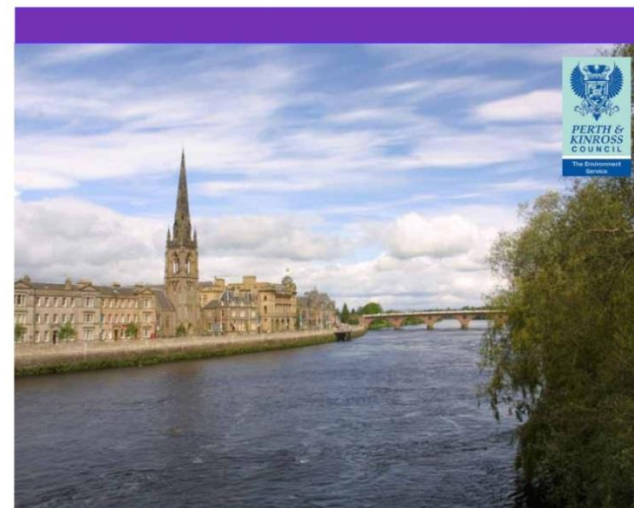
Local Development Plan



Prepared by Perth & Kinross Council

- Detailed policies
- Site Specific Proposals
- List of Supplementary Guidance

Adopted 3 February 2014 following Examination during 2013



Perth & Kinross Council
Local Development Plan

Adopted 3 February 2014



Local Development Plan

TAYplan Vision

- TAYplan has identified a hierarchy of tiered settlements within which to focus the majority of growth and new development.
- This focuses the majority of growth to Perth City and Core Area, complemented by development focused on the burghs of Kinross, Aberfeldy, Pitlochry, Crieff, Auchterarder and Blairgowrie.
- Tier 1: Perth Core Area
- Tier 2: Kinross/Milnathort, Crieff, Blairgowrie/Rattray
- Tier 3: Auchterarder, Aberfeldy, Pitlochry, Dunkeld/Birnam, Alyth, Coupar Angus

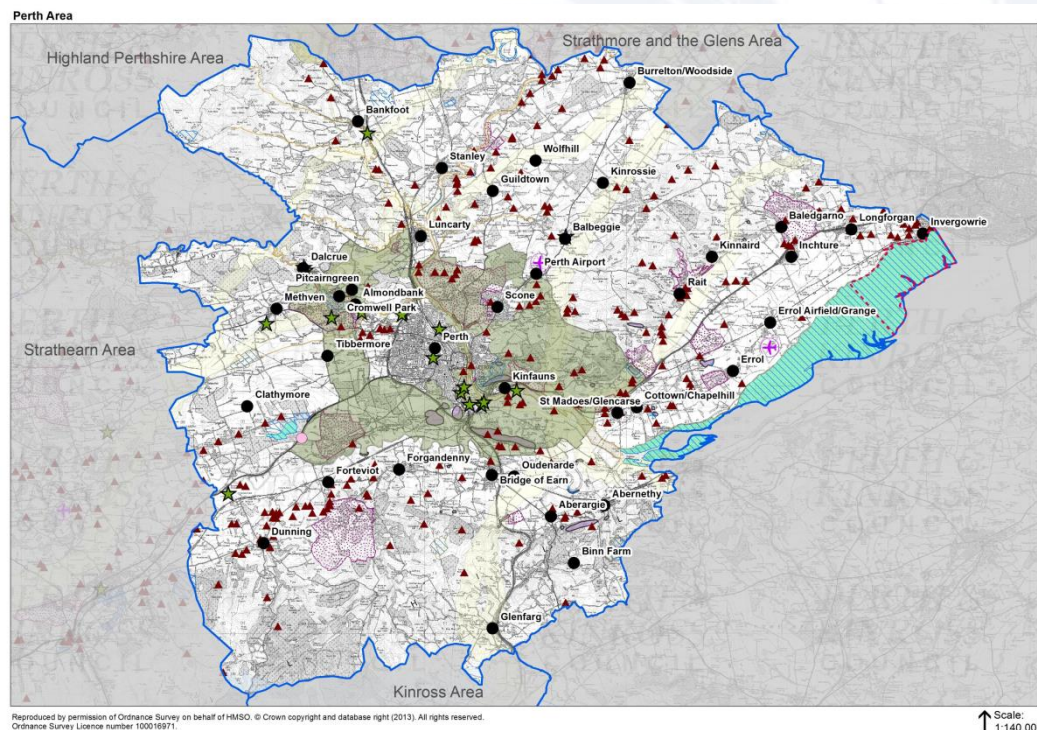


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Local Development Plan

Spatial Strategies

- The LDP has set out spatial strategies for the five areas that make up the whole Council boundary
- These spatial strategies provide a context for existing and future land use planning issues in these areas, and identify where development opportunities have been allocated in line with the TAYplan vision



Local Development Plan

The Local Development Plan comprises:

- Sites allocated either for:
 - *Existing/New Development or land use(s) e.g. housing, employment, etc.*
 - *Protection e.g. open space, green belt, natural/built heritage designations*
- Land use planning policies covering a wide range of issues including:
 - *Placemaking*
 - *Economic, Retail and Commercial Development*
 - *Residential Development*
 - *Transport and Accessibility*
 - *Community Facilities*
 - *Historic and Natural Environment*
 - *Environmental Resources including Renewable Energy*
 - *Environmental Protection and Public Safety*

Action Programme



Action Programmes are:

- incorporated as part of the Development Plan process to help identify any actions or infrastructure development(s) required for development sites
- Reviewed six monthly to identify any relevant updates for sites
- Help inform the preparation of the next Development Plan
- Useful monitoring tool



Perth & Kinross Council
Local Development Plan

Action Programme 2014-2016

Adopted April 2014



Supplementary Guidance

The purpose of **Supplementary Guidance** is to:

- Expand upon existing policies and proposals
- Support the content of the LDP

It is particularly important when further detail is required for a specific policy/area/site e.g. design guide, masterplan

Supplementary Guidance is subject to extensive consultation and formal adoption procedures

Supplementary Guidance

The Council currently has Supplementary Guidance on:

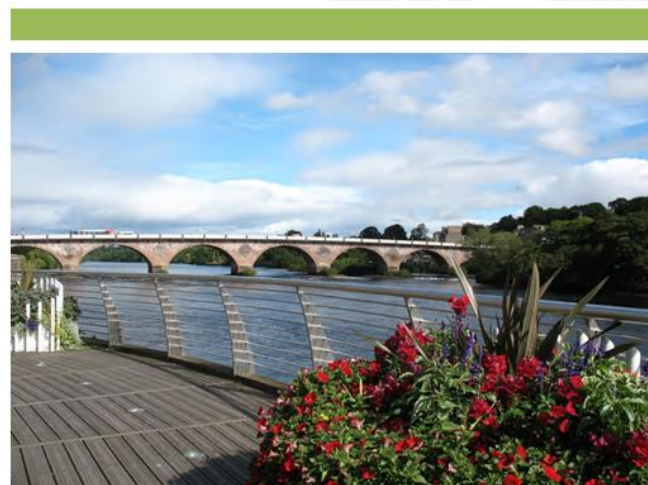
- Affordable Housing
- Airfield Safeguarding
- Developer Contributions
- Dunkeld – Blairgowrie Lochs SAC
- Employment and Mixed Use Areas
- Flood Risk and Flood Risk Assessments
- Forest and Woodland Strategy
- Green Infrastructure
- Housing in Countryside
- Landscape
- Loch Leven SPA and Ramsar Site
- River Tay SAC
- Sustainable Design and Zero Carbon Development

Supplementary Guidance planned for the future:

- Open Space and Developer Contributions, Renewable and Low Carbon Energy, and Placemaking

Next Local Development Plan

- Statutory requirement to review every 5 years
- Current plan adopted February 2014 – aim to have LDP2 adopted within 5 years of this date to cover the period 2018 - 2023
- First step in process – Publication of **Development Plan Scheme** in April 2014. Its main purpose is to:
 - *Set out timetable*
 - *Participation Statement*
- Development Plan Scheme is reviewed annually



Development Plan Scheme

Perth & Kinross Council - The Environment Service
December 2015



Development Plan Scheme ▶ Main Issues Report ▶ Proposed Plan ▶
Modifications ▶ Examination ▶ Adoption

LDP2 Timetable

Return to Stage 1 to begin the next LDP Review

	Plan Process	Assessment Processes	Timescale
Stage 1	Monitoring and Review Plan		January 2014
	Development Plan Scheme (including Participation Scheme)		April 2014
Stage 2	Pre-MIR Consultation (as per participation statement)	SEA Scoping Report Equality Impact Assessment	January 2015
Stage 3	Publish Main Issues Report and Monitoring Statement	⇔ SEA Draft Environmental Report	December 2015
	MIR Consultation	⇔ Draft Environmental Report Consultation	December 2015
Stage 4	Publish Proposed Plan	⇔ SEA Final Environmental Report	September 2016
	Plan Consultation	Appropriate Assessment Equality Impact Assessment	September 2016
Stage 4a* (optional)	Modified Plan Consider representations and whether to modify	⇔ SEA Modified Environmental Report and update HRA Review EQIA	January 2017
Stage 5	Submit Proposed Plan to Scottish Ministers for Examination	Submit SEA and HRA with proposed plan	June 2017
	Modifications to Proposed Plan	⇔ Amend Environmental Report Update HRA	January 2018
Stage 6	Adoption	⇔ Finalised Environmental Report Post Adoption Statement	May 2018
	Action Programme		September 2018
Stage 7	Monitoring and Review of Plan	⇔ Monitoring and Review of SEA Equality Impact Assessment Review	Ongoing 2018-2023

WE ARE HERE

* Modifications can cause significant delays and should not be undertaken as

LDP2 – Call for Sites and Issues

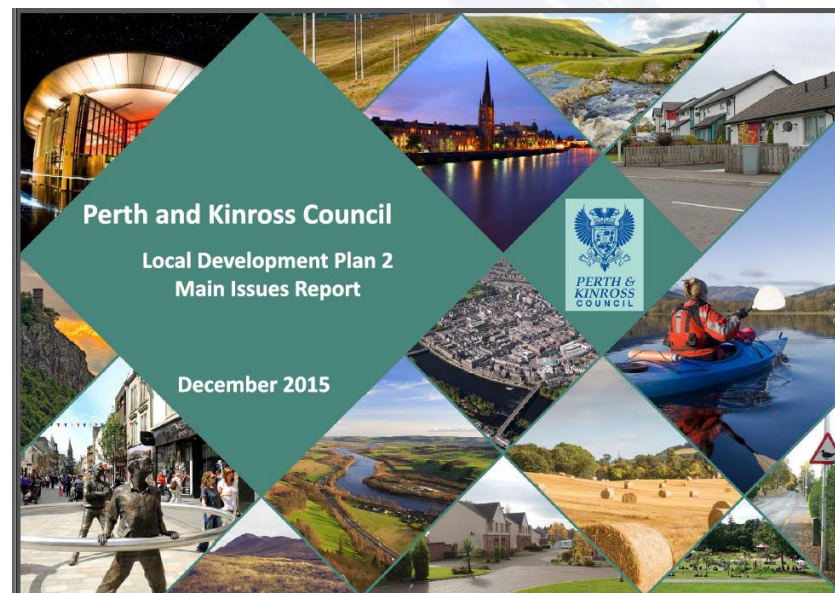
- Stage 2 – Call for sites and issues
- Not a statutory process but seen as best practice
- 20 January – 31 March 2015 (10 weeks)
- Publicity
 - *Letters & emails*
 - *Press release*
 - *Article in Perth & Kinross News & Quair Publications*
 - *Website*
 - *Facebook & Twitter*
 - *Surgery Sessions for Community Councils*

LDP2 – Call for Sites and Issues

- Prepared 2 forms - Issues and Sites
 - *Issues (suggesting issues we consider need to be addressed as well as inviting other issues)*
 - *Sites - giving guidance to where we consider sites will be required based on emerging TAYplan Proposed Plan*
- 260 individual responses received some incorporating a number of sites and issues
- Majority relate to sites many of which were submitted at the last plan review

Main Issues Report

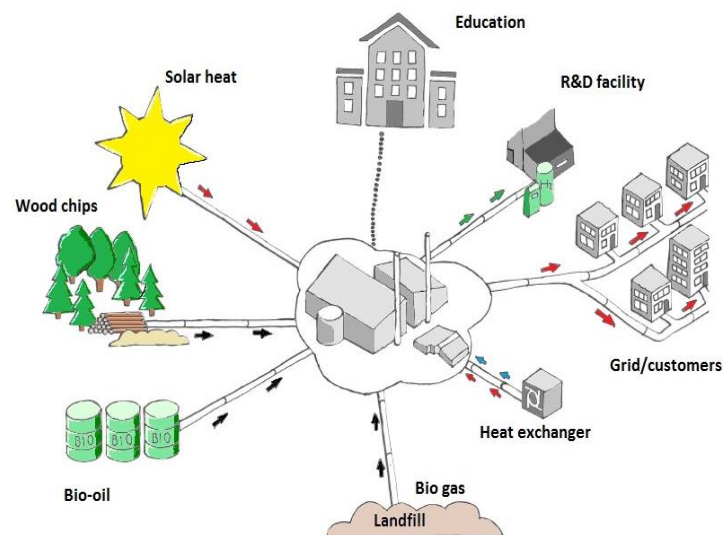
- Currently at the Main Issues Report stage for the next LDP
- This document focuses on:
 - *Areas of change*
 - *Where the current plan needs to change to meet project demand or changing circumstances e.g. changes to the housing land requirements*



Main Issues Report

The Main Issues Report has identified six Main Issues for discussion:

1. Housing
2. Change to the policy on settlement boundaries
3. Sites that support the Tay Eco Valley Initiative
4. Changes to the operation of the Green Belt Policy
5. Perth City Plan
6. District Heating and Heat Mapping

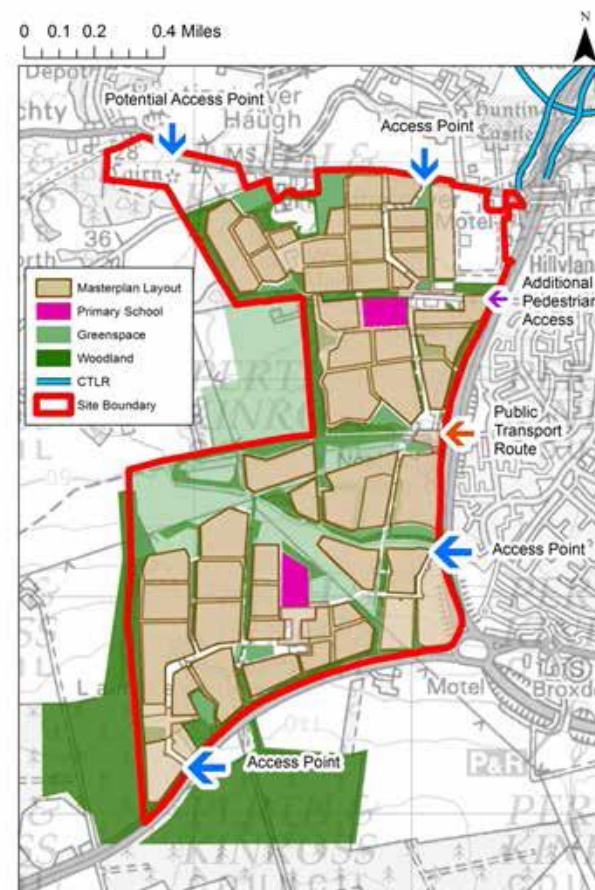


Main Issues Report

The Main Issues Report has also provided discussion on the 5 spatial strategies

This section focuses discussion where there may be alterations required as a result of changing circumstances and looks primarily at:

- Employment
- Retail
- Infrastructure
- Housing
- Various other planning issues



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Main Issues Report - Consultation

- Consultation runs from 23rd December (2015) to 16th March (2016)
- Programme of drop in sessions across the Council area in Perth, Aberfeldy, Kinross, Crieff, Auchterarder and Blairgowrie
- Stakeholder workshop held earlier this month focusing on infrastructure and housing delivery
- Publicity included press articles, mailing list updates, social media, Neighbour Notification letters (non statutory) and radio adverts

Submissions to the MIR

- Most important consultative stage in the plan-making process - everyone can become involved in shaping the final content of the LDP
- The consultation responses will be used to help compile the Proposed Plan
- Focus consultation responses on planning issues and where issues have been overlooked or information is inaccurate
- **Consultation closes on 16th March, so please submit your comments if you haven't already!**

LDP2 Next Steps

- Next step is to review all valid comments submitted at MIR stage and prepare Proposed Plan
- Publish Proposed Plan and consult Autumn 2016
- Examination – Summer 2017
- Adoption of LDP2 – Summer 2018

Questions?

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