

Local Development Plan 2: Proposed Plan 2017



Forewords

I am pleased to introduce the Perth and Kinross Local Development Plan - Proposed Plan. This is the land use Plan which sets out the policies and proposals which the Council wishes to use to guide development across the area up to 2028 and beyond.



The Plan identifies a Vision for the future development of Perth and Kinross which seeks to promote sustainable economic growth and sustainable development by building upon the special qualities of our area that make it an attractive place to live and do business, whilst at the same time recognising the importance of 'place-making' and protecting our most valuable assets.

The challenge of achieving our Vision is not underestimated; its realisation will require the ongoing commitment of all parts of the public, private and voluntary sectors with an interest in the people and the environment of Perth and Kinross.

Councillor Ian Campbell
Leader of the Council

Welcome to the Proposed Plan for the Perth and Kinross Local Development Plan (LDP). It is the result of extensive dialogue and engagement between the Council, key stakeholders, communities and developers, and follows on from the earlier publication and engagement on the Main Issues Report published in December 2015.



The comments received on the Main Issues Report have helped shape this Proposed Plan and we would like to hear whether you agree with this Plan.

Councillor Colin Stewart
Convenor
Environment, Enterprise & Infrastructure Committee



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1 Introduction



What is a Development Plan?

A Development Plan provides guidance to residents, developers and investors, and allows stakeholders, including the public, to be involved in shaping the future of their area. The Development Plan provides the framework against which planning applications are assessed.

The Perth and Kinross Development Plan consists of two linked documents: the Strategic Development Plan (SDP) and the Local Development Plan (LDP). Both of these documents can be supported by statutory Supplementary Guidance.

The Strategic Development Plan (TAYplan) is jointly prepared by Angus, City of Dundee, Fife and Perth & Kinross Councils and considers strategic issues of cross-boundary significance. The Local Development Plan must be consistent with the Strategic Development Plan approved by the Scottish Minister in October 2017. Further details of TAYplan can be found at the following link: www.tayplan-sdpa.gov.uk

The Local Development Plan

The Local Development Plan (LDP) is the Council's statutory corporate document that guides all future development and use of the land. It acts as a catalyst for changes and improvement in the area and shapes the environment and economy of Perth and Kinross.

The LDP sets out how we aim to work towards our vision for Perth and Kinross. It shows which land is being allocated to meet the area's development needs to 2028 and beyond and sets out the planning policies we apply in promoting the sustainable economic growth of the area over this period.

The Proposed Plan

The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified future development sites and the scale of development we expect to see on each of the identified sites. We have also specified what developers require to do when designing and delivering development, emphasising the need for masterplans, for all the major sites. Our policies explain what uses are acceptable in different areas and set out the requirements for different types of development. More information and advice is contained in Supplementary Guidance, both statutory and non statutory. Statutory Guidance is that which has been referenced in the Plan, consulted upon as required by the Development Planning Regulations, sent to Scottish Ministers and formally adopted by the Council. Non-statutory guidance is that which is not referenced in the Plan or formally consulted upon. Both types of guidance can relate to a specific site or to a specific type of development. An Action Programme will be prepared, which sets out what actions are required for the policies and proposals in the Plan to be delivered, who is responsible for them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

Strategic Environmental Assessment (SEA)

The development of the Proposed Plan has been informed by the SEA which is required under the Environmental Assessment (Scotland) Act 2005. The SEA provides information to support the development of the Plan but it is not part of the Plan itself. The central aim of the SEA is to help ensure that the environment is given the same level of consideration as social and economic factors within



the Plan. The Environmental Report Addendum is published in tandem with the Proposed Plan and the period for consultation is identical. Comments on the SEA Environmental Report should be submitted in the same format and within the same consultation period as the Proposed Plan. Details in relation to consultation are available on the Council website.

Habitats Regulation Appraisal (HRA)

A Habitat Regulations Appraisal for a development plan is mandatory under The Conservation (Natural Habitats, &c.) Regulations 1994, as amended. Whilst it is not necessary to prepare the HRA until the Proposed Plan has to be submitted to Scottish Ministers it is considered advantageous to prepare it at this stage as it has helped inform and influence the Proposed Plan by ensuring that all policies and proposals will not have a significant adverse effect on the conservation objectives and qualifying features of the Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) within or in close proximity to Perth and Kinross. It also identifies what mitigation measures are necessary to ensure compliance with the Regulations or has ensured the removal of sites or policies which would not comply with the Regulations following mitigation. It may be necessary to update the HRA following the consultation on the Proposed Plan and the finalised HRA will be submitted to Scottish Ministers at the same time as the Proposed Plan is submitted to them.

How to Use the Plan

The Plan consists of four main sections: Introduction; Vision; Policies and Settlement Statements. The policies have been split into four groups in line with the policy themes identified in Scottish Planning Policy:

- *A Successful, Sustainable Place*
- *A Low Carbon Place*
- *A Natural Resilient Place*
- *A Connected Place*

Each policy section contains a Vision, Key Objectives and Spatial Strategy as it relates to that policy theme. Further detailed information to support the Spatial Strategy is set out in the Housing Background Paper and the Infrastructure Studies. The settlement statements are presented in alphabetical order and consist of written text, photographs and accompanying map.

It should be noted that the Plan should be read in its entirety and that individual policies and land allocations do not set out the whole picture for the various types of development. The Vision, Objectives and Spatial Strategy are intended to be as much part of the decision-making process on development proposals as the detailed Policies and Supplementary Guidance.

If you are interested in a specific site, use the Contents page to identify the relevant section of the Plan, refer to the relevant map, identify the site and then refer to the appropriate key. You should also refer to the relevant Settlement Statement and the policy sections of the Plan including the Spatial Strategy as, even if the site is not allocated for a specific use, there is information of general relevance.

If you are interested in a particular topic then reference should be made to the Policy Section. The Contents page at the beginning of the document sets out the order of the various topics. If you have any questions on how to use the Plan, please contact the Local Development Plan Team by emailing DevelopmentPlan@pkc.gov.uk or by telephone on 01738 475300.





2 The Vision



"By 2036, the TAYplan area 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."

(TAYplan, 2016-2036, Strategic Development Plan, page 4)





3 Policies



Policies should be read in their entirety. They are grouped in line with the four policy themes in Scottish Planning Policy (SPP):

- *A Successful, Sustainable Place*
- *A Low Carbon Place*
- *A Natural Resilient Place*
- *A Connected Place*

The policies aim to give clear guidance on where development will be encouraged, and also where and in what circumstances it will not be permitted.

It is particularly important that individual policies are not taken in isolation because in each circumstance it is likely that several policies will be relevant. In most cases it will be necessary for development proposals to comply with all relevant policies in order to be acceptable to the Council as Planning Authority.

It is, however, for the Council to consider and weigh the merits of any development proposals against the relevant policies in determining applications for planning permission, except where higher legislation dictates otherwise.

Supplementary Guidance (SG) is available for a number of the policies. SG explains in detail how development proposals will be assessed against relevant policies. Where a policy is to be supplemented by guidance the policy will indicate the scope of that guidance. A list of topics covered by SG is included at Appendix 1.





3.1 A Successful, Sustainable Place

Policies in this section cover:

- *Placemaking*
- *Economic Development*
- *Retail and Commercial Development*
- *Community Facilities, Sport and Recreation*
- *Residential Development*
- *The Historic Environment*



Successful places do not have one single quality that ensures their sustainability. Successful communities are created through their heritage and durability, through buoyant economic conditions, through the local facilities provided and through their commercial attractiveness. Each place is unique, special to those that live there for very individual reasons.

Placemaking is the term widely used to describe a comprehensive policy approach that focuses on ensuring new development understands what makes places special, how they function and how they can be enhanced. Creating and maintaining sustainable communities are key national and local policy objectives through the Community Planning and Development Planning frameworks.

Vision for A Successful, Sustainable Place

Perth and Kinross Local Development Plan recognises the considerable strengths of the area and the many challenges it faces. We should embrace these challenges and ensure that the area's prosperity continues and improves, sharing the benefits of this success widely and equitably. Our vision is for a flourishing Perth and Kinross which represents the heart of Scotland, a culturally rich, economically dynamic and socially inclusive region providing opportunities to both existing and future residents of the area.

Key Objectives

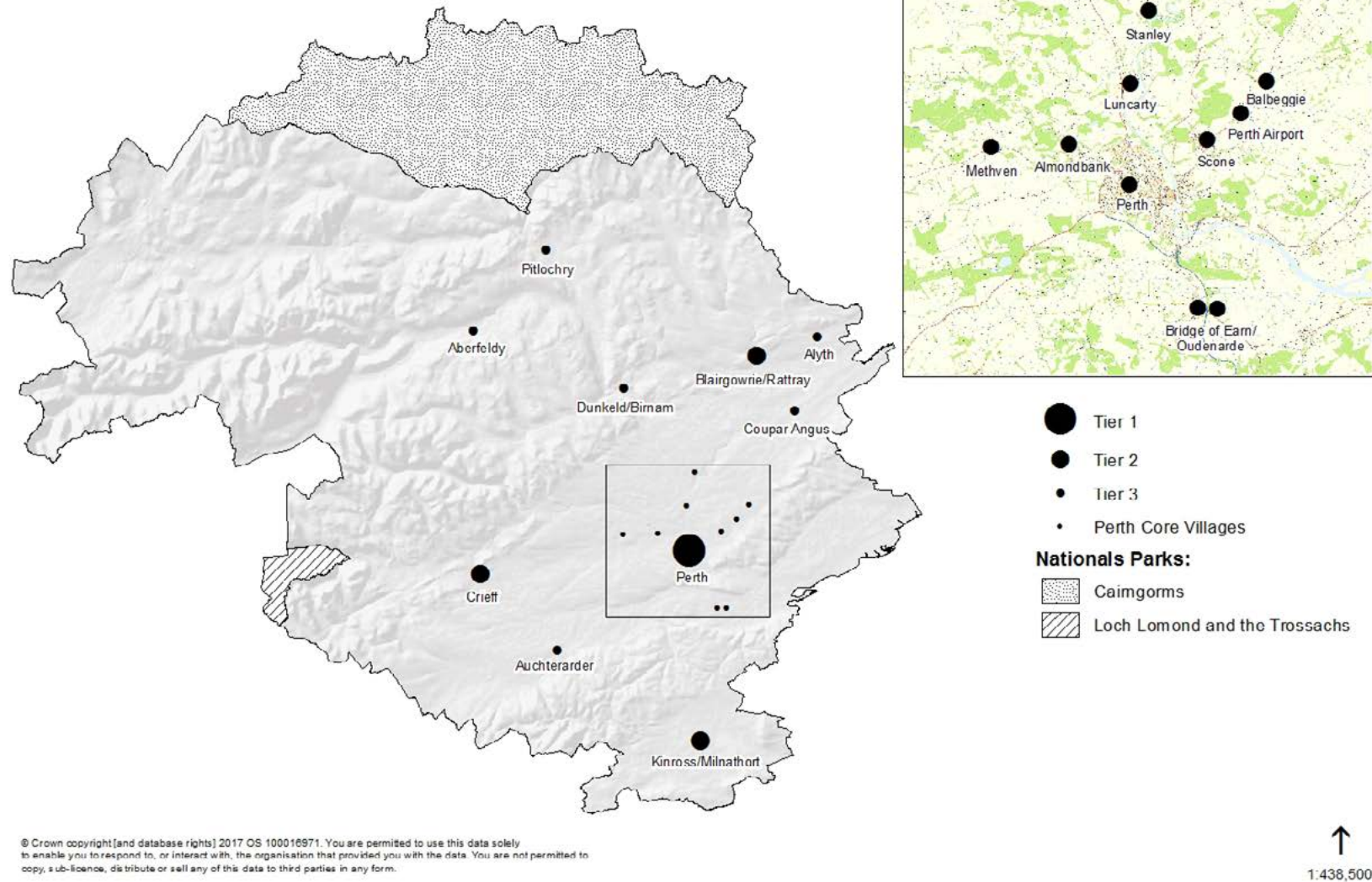
- Creation and continuation of high-quality places that meet the needs of the existing and future communities.
- Support of local businesses to ensure economic growth in the region.
- Provide an ongoing supply of readily available commercial/ industrial land of 25ha across Perth and Kinross.
- Focus on retail and commercial development in accessible centres that provide employment and services to residents and visitors.
- Ensure provision of housing that is socially inclusive and meets a wide range of needs.
- Promotion of a strong cultural character through community sport and recreational facilities offering opportunities for social interaction and local identity.
- Maintain the distinctiveness of the area through protection and enhancement of the historic environment.

Spatial Strategy for A Successful, Sustainable Place

The Local Development Plan adopts the TAYplan hierarchical approach of focusing development in the Principal Settlements. In addition, the strategy seeks to utilise brownfield land within the settlements and secondly, land adjacent to existing settlements. The Plan recognises, however, that brownfield opportunities in Perth and Kinross are extremely limited and that supporting the sustainable growth of the area will rely on greenfield land release.



Strategy Map 1: Principal Settlements



Tier 1: Perth Core Area will accommodate the majority of new development. The Perth Core Area includes the City and surrounding villages containing approximately 58% of the Council's population.

Tier 2: Existing Regional Service Centres will accommodate a smaller share of new development as settlements that have a range of services to support this growth.

Tier 3: Existing Local Service Centres will accommodate a very small share of new development to support their continuing growth.

Below the tiered settlements, the Local Development Plan strategy seeks to allocate limited growth to those settlements with a range of facilities capable of serving local needs. The strategy also restricts growth within the smallest and least accessible settlements with few or no local facilities.

The amount of land which the Local Development Plan (LDP) has to identify for new housing is set by the higher level Strategic Development Plan, TAYplan 2016-36, approved by the Scottish ministers in October 2017. The housing figures in TAYplan have been derived from an assessment of the projected need and demand for new housing. The base date for the calculation of the housing land supply for the LDP is 2016.

Perth & Kinross Council area is split into six Housing Market Areas for the purposes of calculating the housing land requirement. TAYplan sets the amount of land we need to allocate in the LDP to ensure that there is a generous supply of land for housing. Further details are contained within the Housing Background Paper.

Housing Land Requirement

Scottish Planning Policy requires the LDP to consider the period up to 10 years from the predicted year of adoption of the Plan, which for Perth and Kinross is 2028. The total Housing Land Requirement for Perth and Kinross from the base date of 2016 to 2028 is 12,000 units.

Adjustments to the Housing Land Requirement

A number of adjustments have been made to the housing land requirement in the LDP:

- *The reallocation of 10% of the housing land requirement for the Kinross Housing Market Area to the Greater Perth Housing Market Area for environmental reasons.*
- *An assumption that 10% of the housing land requirement will be met from windfall sites.*
- *An assumption that 15% of the housing land requirement in the Highland Housing Market Area will be met from small sites.*

Table 1 indicates the revised housing land requirement for each housing market area taking into account these adjustments. By subtracting the effective housing land supply (land which is free, or expected to be free, of development constraints) surpluses and shortfalls were identified. This indicated that there were significant shortfalls in the Strathearn, Strathmore and Greater Dundee Housing Market Areas. Section 4 Settlement Statements identifies the new housing sites which have been allocated, or actions which have been taken, to address the shortfalls.



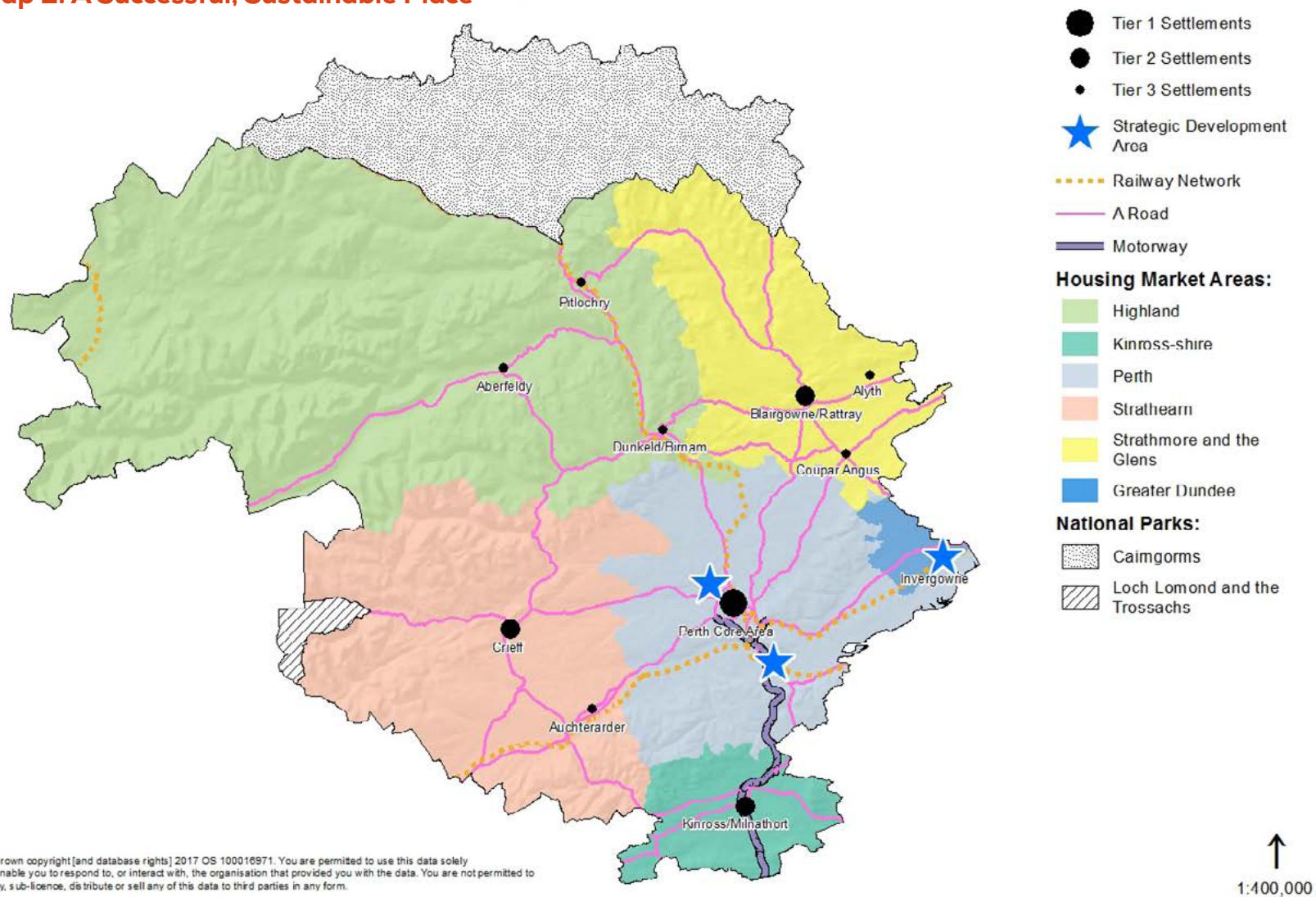
Table 1

Housing Market Area	Total Housing Land Requirement 2016-28	Adjusted Housing Land Requirement 2016-2028	Effective Housing Land Supply 2016-28	Shortfall/Surplus
Greater Perth	6,480	5,933	7,320	+1,387 ¹
Highland	1,020	765	762	-3
Kinross	1,008	806	802	-4
Strathearn	1,704	1,534	1,309	-225
Strathmore	1,716	1,544	1,205	-339
Greater Dundee	72	72	33	-39
PKC Total	12,000	10,654	11,431	+777

¹ **Note:** Oversupply in one housing market area cannot count towards an undersupply in another area.



Map 2: A Successful, Sustainable Place



Placemaking

Policy 1: Placemaking

Policy 1A

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Policy 1B

All proposals should meet all the following placemaking criteria:

- (a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) *Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*
- (f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*
- (g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*

(continued)



Policy 1: Placemaking *(continued)*

Policy 1B *(continued)*

- (h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.*
- (i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).*
- (j) *Sustainable design and construction.*

Policy 1C

For larger developments (more than 200 houses or 10 hectares (ha)) the main aim is to create a sustainable neighbourhood with its own sense of identity. Neighbourhoods should seek to meet the key needs of the residents or businesses within or adjacent to the neighbourhood, ie local shopping, recreation, recycling etc. The development of a Masterplan will be required. The Placemaking Supplementary Guidance for Perth & Kinross Council will provide a full breakdown as to how this can be achieved.

Policy 1D

Sites allocated in the Plan for housing development have a capacity range identified. **Only in exceptional circumstances** will permission be granted for proposals which fall outwith the identified range. The Placemaking Supplementary Guidance will set out how capacity ranges will be calculated on windfall sites, and how proposals for changes to the capacity on consented sites will be dealt with.

Note: *Placemaking Supplementary Guidance will set out how the Council aims to implement the above policy. Technical notes will provide further detailed information as to how the individual criteria can be achieved. Further information will also be provided on how capacity ranges have been calculated on allocated sites. It will also set out how capacity ranges will be calculated on windfall sites, and how proposals for changes to the capacity on consented sites will be dealt with.*



Policy 2: Design Statements

Design statements will normally need to accompany a planning application if the development:

- (a) *comprises five or more dwellings; or*
- (b) *is a non-residential use greater than 0.5 ha in area; or*
- (c) *affects the character and/or appearance of a Conservation Area, Historic Garden, Designed Landscape, or the setting of a Listed Building or Scheduled Monument.*

A design statement may also be required to accompany a Planning Application for other forms of development where design sensitivity is considered a critical issue. If applicants are uncertain as to whether a design statement is expected, or on the level of scope and detail that will be appropriate, then the views of the Council should be sought prior to submitting an application.

Note: *Further guidance can be found in the Placemaking Supplementary Guidance.*

Policy 3: Perth City

The Council will work with developers and landowners to assist with site assembly to facilitate the development of underutilised land and buildings and/or to assist the delivery of social and environmental benefits identified in the Perth City Plan 2015-2035. The Council will assist with the preparation of development proposals that are consistent with the Placemaking Supplementary Guidance.

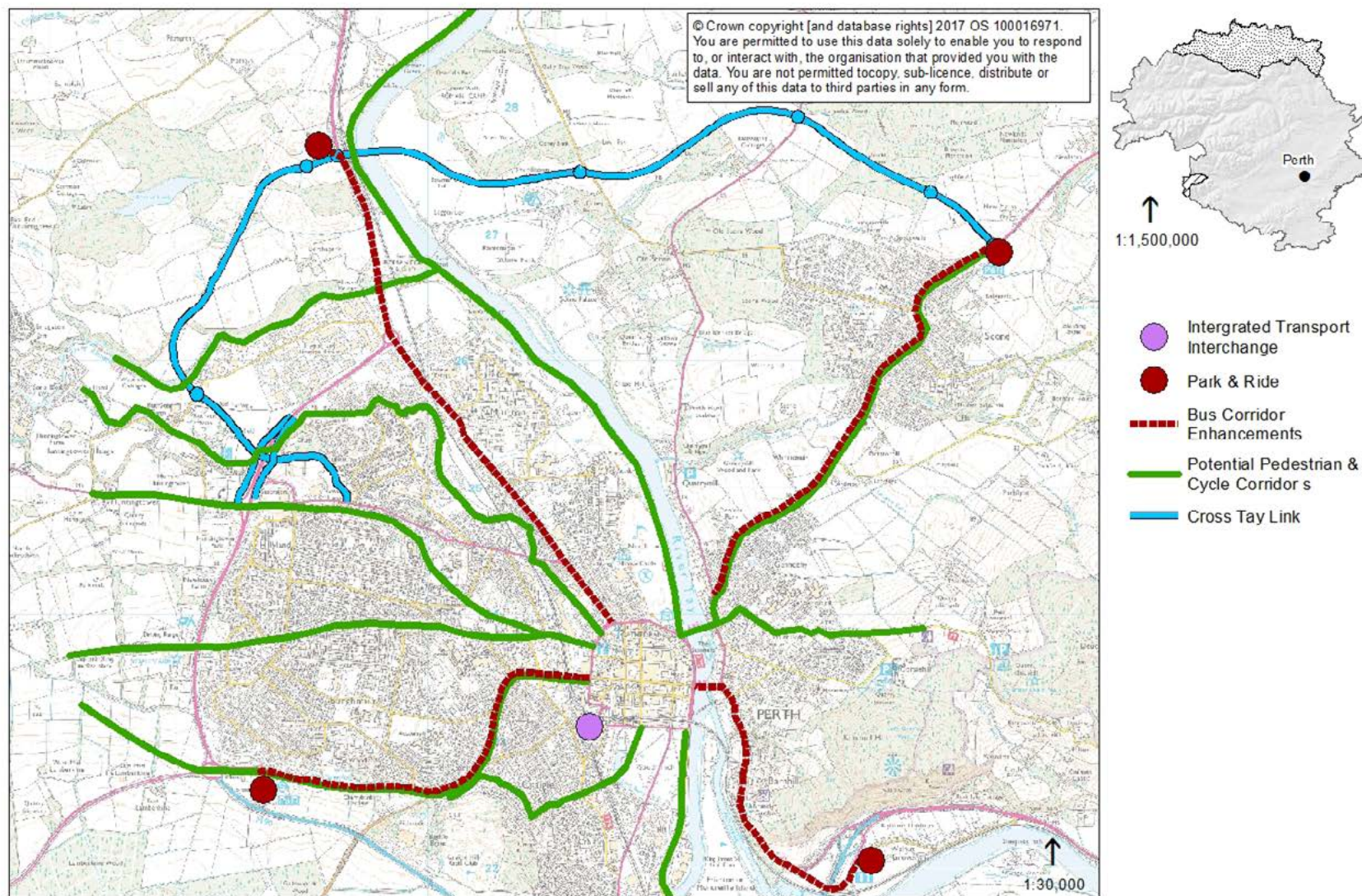
Policy 4: Perth City Transport and Active Travel

The Council, working with TACTRAN, will review city centre bus hub areas and improve key transport routes and corridors and support multimodal transport choices with greater priority being given to public transport, walking and cycling on key routes linking with:

- *rail/bus interchange;*
- *peripheral park and ride sites;*
- *key employment areas;*
- *the city centre and cultural venues.*



Policy Map A: Perth City Transport and Active Travel



Policy 5: Infrastructure Contributions

Where the cumulative impact of new developments will exacerbate a current or generate a future need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the Council will look at the cumulative long-term effect of new development. Contributions will be sought for:

- (a) *the provision of on-site facilities necessary in the interests of comprehensive planning; and/or*
- (b) *the provision, or improvement of, off-site facilities and infrastructure where existing facilities or infrastructure will be placed under additional pressure.*

Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation such as the Local Government (Scotland) Act 1973 will be considered. Only where successors in title need to be bound will a planning obligation be required. In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.

Note: *Further information explaining how Developer Contributions will be implemented is contained within the Developer Contributions and Affordable Housing Supplementary Guidance. Proposals which increase the number of residential dwellinghouses within settlements by over 10% with identified deficiencies in community infrastructure may be subject to a proportionate community facilities contribution.*



Policy 6: Settlement Boundaries

For those settlements which have a boundary defined in the Plan, built development will be contained within that boundary. Development directly adjoining these settlement boundaries will only be permitted where the proposal is:

- (a) in accordance with *Policy 8: Rural Business and Diversification* and is not adjacent to a principal settlement;
- (b) justifiable on the basis of a specific operational and locational need and it can be demonstrated that there are no suitable sites available within the settlement boundary; or
- (c) required to address a shortfall in housing land supply in line with *Policy 24: Maintaining an Effective Housing Land Supply*.

Where there is no defined boundary, or for proposals not directly adjoining a settlement boundary, *Policy 19: Housing in the Countryside*, or *Policy 8: Rural Business and Diversification* will apply.

Notes:

- 1 Principal settlements are those defined in TAYplan.
- 2 Specific operational and locational need is where it is demonstrated that the development must be located on a particular site. It may include essential infrastructure works, and single houses where these are required on a particular site for a local or key worker associated with either a consented or an established economic activity. The need for the house must be demonstrated. Proposals for houses which are not directly linked to an economic activity will not be permitted adjacent to settlement boundaries.



Economic Development

Policy 7: Employment and Mixed Use Areas

Policy 7A: Business and Industrial

For all business and industrial areas the following criteria apply.

Any proposed development must be compatible with surrounding land uses. In addition, all the following criteria will be applied to development proposals in these areas (individual sites may also have specific requirements):

- (a) *Proposals should not detract from the amenity of adjoining, especially residential areas.*
- (b) *The local road network must be suitable for the traffic generated by the proposals.*
- (c) *There should be good walking, cycling and public transport links to new employment generating uses.*
- (d) *Proposals for retail uses in employment areas will not be acceptable unless they are ancillary to an acceptable use on the site.*
- (e) *Proposals for service facilities (should exclude retail and commercial facilities over 100 m²) and should serve the business and industrial area rather than draw outside trade and cumulatively should not equal more than 15% of the allocated employment area.*
- (f) *Proposals for waste management facilities can be considered to be acceptable subject to detailed site-specific considerations.*
- (g) *Proposals should not result in adverse impacts, either individually or in combination, on the integrity of any European designated sites.*

Note: *Non-Statutory Guidance prepared in relation to Policy 58: Transport and Accessibility will explain when a travel and transport assessment is required.*

Areas identified as core business and industrial land should be retained for Class 4, 5 and 6 uses (unless criteria (d), (e) or (f) of 7A apply).

For areas identified as general business and industrial areas with potential for mixed uses, the preference remains to protect these areas for Class 4, 5 and 6 uses. However, proposals outwith these classes (but excluding residential or retail that is principally for visiting members of the public) will be considered with regard to:

- (a) *impact on local availability of serviced land and buildings for business, industry or storage and distribution uses;*
- (b) *the degree to which these types of uses are already present in the locality;*
- (c) *the availability of other locations for the proposed use (for Class 2 and leisure uses any proposal must meet the sequential test, and proof through a sequential assessment report is required).*

(continued)



Policy 7: Employment and Mixed Use Areas *(continued)*

Policy 7B: Mixed Use Sites

Areas identified for mixed use are intended to promote the integration of employment generating opportunities with housing, thereby reducing the potential need to commute between home and employment.

Within these areas a range of uses such as housing, offices, light industry, surgeries and leisure will be acceptable, providing they are compatible with the amenity of adjoining uses and meet criteria (a)-(e) of 7A above. Proposals for a mixed use site that comprises predominantly one use will not be acceptable.

Policy 7C: Motor Mile

In Perth, within the area of Dunkeld Road identified as 'motor mile', encouragement will be given to motor vehicle sales/servicing and associated uses. There will be a presumption against any change of use to Class 1 retailing. The Council will encourage improvements to make motor mile more attractive for motor vehicle sales. The trees and verges along the road frontage will be retained.

Policy 8: Rural Business and Diversification

The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business, or are related to an existing site-specific resource or opportunity.

Proposals for new tourism-related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism-related developments must be justified through a business plan.

Proposals for rural businesses outwith identified settlements whose viability requires some mainstream residential development will only be supported where this fits with **Policy 19: Housing in the Countryside**.

All proposals will be expected to meet all the following criteria:

- (a) *The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also **Policy 9**), additional tourism or recreational facilities, or the re-use of existing buildings.*
- (b) *The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns.*

(continued)



Policy 8: Rural Business and Diversification *(continued)*

- (c) *The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site.*
- (d) *The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site.*
- (e) *The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.*
- (f) *Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings.*
- (g) *The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland.*
- (h) *Outwith settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements.*
- (i) *Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on-site staff accommodation.*

Note: *For the avoidance of doubt, Policy 8 only applies to those settlements which are not listed as principal settlements in TAYplan.*



Policy 9: Caravan Sites, Chalets and Timeshare Developments

Policy 9A: Existing Caravan Sites

Encouragement will be given to the retention and improvement of existing caravan and camping sites for holiday-related uses provided the improvements are compatible with adjoining land uses and the site makes a positive contribution to the local economy.

Policy 9B: New or Expanded Touring Caravan, Motorhome/Campervan, and Camping Sites

Proposals for new or expanded sites for holiday-related uses will be supported where the proposals are compatible with [Policy 1](#).

Policy 9C: Chalets, Timeshare and Fractional Ownership

The Council will give favourable consideration to new chalet and timeshare/fractional ownership developments where it is clear these cannot be used as permanent residences. Such developments must also:

- (a) *involve the expansion of an existing hotel, guest house, chalet park, caravan park or timeshare or fractional ownership development where the development does not constitute either overdevelopment of the site or its setting; or*
- (b) *replace static caravans with more permanent structures; or*
- (c) *meet a specific need by virtue of its quality or location in relation to existing tourism facilities.*

Proposals for new chalets or timeshare/fractional ownership developments which are intended as permanent residences will be required to be built to the same standards, particularly in terms of drainage and utility services, and make the same developer contributions as permanent housing developments. Proposals for such developments which are outwith a settlement boundary will be required to comply with [Policy 19: Housing in the Countryside](#).

In All Cases

In the event of land ceasing to be used as a caravan and camping, chalet or timeshare or fractional ownership development site, there shall be no presumption in favour of permanent residential development.

Development proposals will only be approved where they will not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation.

Where proposals are located close to a watercourse, which is part of or connects to the Special Area of Conservation, a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment, so as to ensure no adverse effects on the qualifying interests of the Special Area of Conservation. Other studies including an otter survey, Drainage Impact Assessment and species protection plan, where appropriate, may be required.



Retail and Commercial Development

Policy 10: City, Town and Neighbourhood Centres

Within the areas identified as City, Town and Neighbourhood Centres, the Council will encourage uses within Class 1 (retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Within defined City or Town Centres the Council will support development where larger and/or additional retail floor space are created. Within the areas identified as Neighbourhood Centres, the Council will support development which creates additional retail floor space of a scale which is commensurate with the role of the centre within the established retail hierarchy. Changes away from city centre uses such as employment uses, retail and community facilities towards residential will be resisted unless there is demonstrable market evidence that the city centre use is no longer viable.

The Council will also encourage ground floor uses within Classes 2 and 3 (building societies, estate agents, restaurants and cafés etc) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and leisure, entertainment, recreation, cultural and community facilities, provided that they contribute to the character, vitality and viability of the retail area and satisfy all of the following criteria:

- (a) *Ensure there is a high and continuous degree of public contact involved in the normal day-to-day running of the use.*
- (b) *An attractive shop frontage is provided which is appropriate to the prime retail location.*
- (c) *Residential amenity is protected.*
- (d) *Ensure there are no adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area.*

Changes of use away from the above uses on the ground floor will be discouraged unless it can be demonstrated that the proposal would not be detrimental to the character, vitality and viability of the centre and it can be demonstrated that there is no commercial demand for the existing use.

The use of pavement areas for restaurant/café/bar uses will also be acceptable in the prime retail area provided such uses do not adversely affect pedestrian flows and fit with design guidance and service access.

On the upper floors, particularly where property is underutilised, the Council will encourage the retention and development of housing and other uses complementary to city or town centres.

Where development proposals will affect a watercourse in Perth City Centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven Special Protection Area), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment.

Where the development of the site is within 30 metres of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay SAC.



Policy 11: Perth City Centre Secondary Uses Area

Within the area identified for City Centre Secondary Uses, the Council will encourage a mix of appropriate uses including shops, residential, offices, restaurants, pubs and clubs. The use of pavement areas for restaurant/café/bar uses will also be acceptable provided they do not adversely affect pedestrian flows and service access and subject to design.

Particular encouragement will be given to development that maintains or creates small specialist shopping units. Proposed uses must not adversely affect the amenity of existing surrounding property.

Development proposals should not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation; where retail and commercial proposals will affect a watercourse within Perth City Centre, a Construction Method Statement should be provided for all aspects of the development in order to protect the watercourse from the impact of pollution and sediment.

Policy 12: Commercial Centres and Retail Controls

Proposals for retail units will be promoted in the commercial centres shown on the proposals map. However, certain uses will be restricted in some of the commercial centres based on their planning consents and legal agreements for planning obligations. The Council supports improvements to the commercial centres including increased floor space provided parking provision and landscaping is not compromised.

Proposals to modify planning obligations and other planning controls that control floor space and/or the range of goods that can be sold from retail units must be justified by a health check, a retail impact assessment and where appropriate a transport assessment. Proposals will only be acceptable where:

- (a) *it can be demonstrated that there will be no significant impact (individual or cumulative) on any city or town centre;*
- (b) *it can be demonstrated that the proposal helps meet quantitative or qualitative deficiencies in existing provision;*
- (c) *it can be demonstrated that there will be no change to the role or function of the centre in the network of centres;*
- (d) *it is supported by a favourable sequential assessment, that demonstrates that no other suitable site in a sequentially preferable location is available or is likely to become available within the lifetime of the Plan;*
- (e) *it is of an appropriate scale;*
- (f) *any detrimental impacts identified in the transport assessment are mitigated.*



Policy 13: Retail and Commercial Leisure Proposals

The location for retail and commercial leisure facilities should follow a sequential approach in which locations for such development are considered in the following order:

- (a) *city or town centre;*
- (b) *edge of city or town centre;*
- (c) *other commercial centres identified in the development plan;*
- (d) *out of centre locations that are or can be made easily accessible by a choice of transport modes.*

Proposals for any retail and leisure development of 1,500 square metres or more gross floor space outwith a defined town centre boundary, and not in accordance with the development plan, will require a transport, retail or leisure impact assessment. Any detrimental effects identified in such an assessment will require mitigation. For smaller developments, the requirement for any impact assessment will be at the discretion of the Council.

Proposals in edge of city or town centre, other commercial centre or out of centre locations will only be acceptable where:

- (1) *it can be demonstrated that a proposal helps meet quantitative and qualitative deficiencies in existing provision;*
- (2) *it is supported by a favourable sequential assessment;*
- (3) *it is of an appropriate scale;*
- (4) *it provides improved distribution and accessibility of shopping provision;*
- (5) *it provides for accessibility to public transport and non-car modes of transport;*
- (6) *any detrimental effects identified in the transport assessment are mitigated;*
- (7) *it has been demonstrated that there will be no significant impact (individual or cumulative) on any of the centres within the network of centres.*

For all proposals outwith city or town centres, the Council will consider the need for restrictions to be imposed on the installation of mezzanine floors and, in the case of convenience shopping developments, on the amount of comparison goods floor space allowed.

Development proposals should not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area (SPA).

(continued)



Policy 13: Retail and Commercial Leisure Proposals *(continued)*

Where development will affect a watercourse in Perth City Centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven SPA), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment.

Where the development of the site is within 30 metres of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation.

Community Facilities, Sport and Recreation

Policy 14: Open Space Retention and Provision

Policy 14A: Existing Areas

Areas of open space, including sport pitches, parks, allotments/community growing areas, are areas of land which have value to the community for either recreational or amenity purposes. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply:

- (a) *Where the site is principally used as a recreation resource, the proposed development is ancillary to the principal use of the site as a recreational resource.*
- (b) *The proposed development involves a minor part of the site which would not affect its continued use as a recreational or amenity resource.*
- (c) *In the case of proposals involving the loss of a recreational facility, the facility which would be lost would be replaced by provision of one of comparable or greater benefit and in a location which is convenient for its users, or by the upgrading of an existing provision to provide a better quality facility, either within the same site, or at another location which is convenient for its users.*
- (d) *Where a proposal would involve the loss of a sports pitch, a playing field strategy prepared in consultation with **sportscotland** has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.*

(continued)



Policy 14: Open Space Retention and Provision *(continued)*

Policy 14B: Open Space within New Developments

The Council will seek the provision of appropriate areas of informal and formal open space that is accessible to all users as an integral part of any new development where existing provision is not adequate. Allotments should be incorporated where there is a proven demand in the local area.

Where it is physically impossible or inappropriate to meet the open space provision on-site, consideration will be given to the provision of a suitable alternative.

In areas where there is an adequate existing supply of accessible open space of an appropriate quality, a financial contribution towards improvement or management of existing open space may be considered an acceptable alternative.

Note: *Further information detailing open space provision in new developments will be provided in Supplementary Guidance.*



Policy 15: Public Access

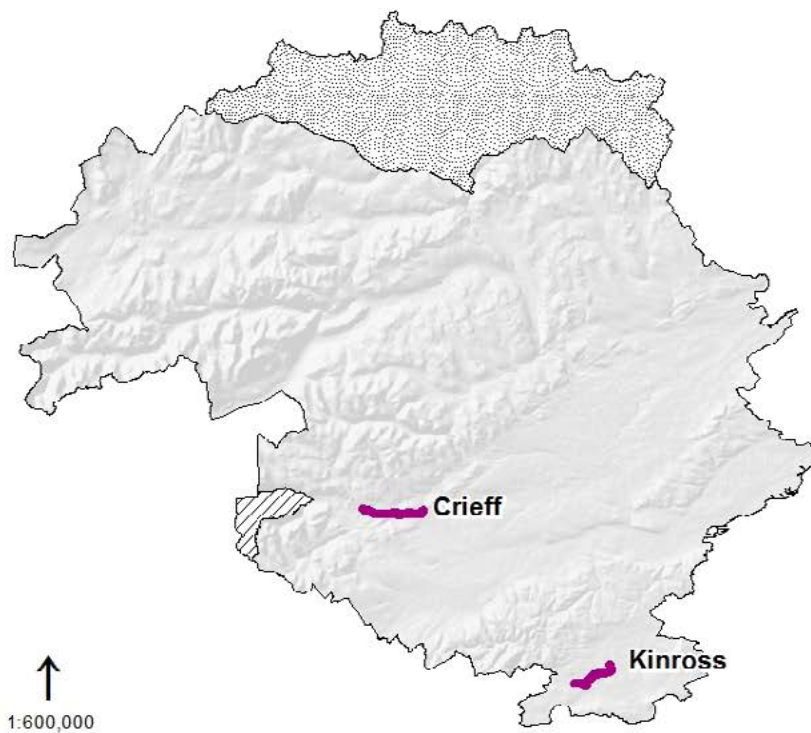
Development proposals that would have an adverse impact upon the integrity of any (proposed) core path, disused railway line, asserted right of way or other well-used route and connectivity proposals identified in the Regional Transport Strategy and Delivery Plan will not be permitted. Development proposals that would affect unreasonably public access rights to these features will not be permitted unless these adverse impacts are adequately addressed in the plans and suitable alternative provision is made.

Development that may have an adverse impact on either of the Long Distance Routes (Crook of Devon to Kinross and the Tyndrum to Crieff section of the Cross-Scotland Pilgrim Way) identified as national developments in National Planning Framework 3, will not be permitted.

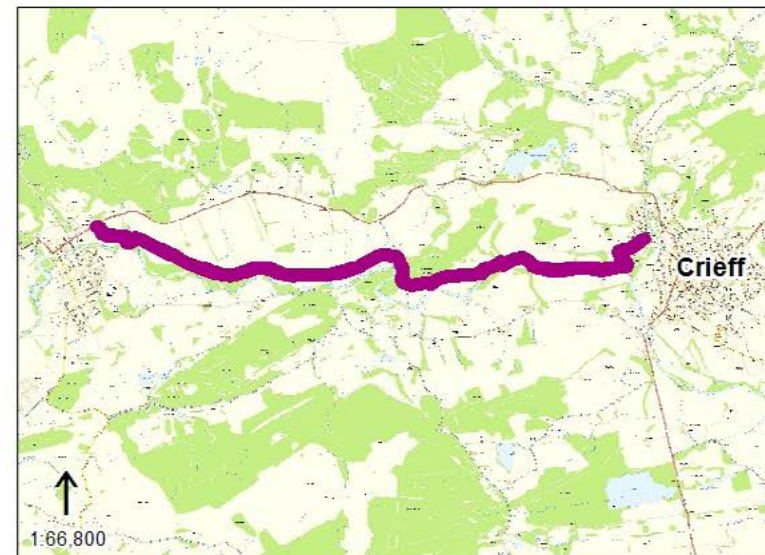


Policy Map B: Long-Distance Routes

-  Long Distance Routes
-  Cairngorms
-  Loch Lomond and the Trossachs



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Policy 16: Social and Community Facilities

Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where:

- (a) *it would not seriously affect the availability of community facilities in the locality; and*
- (b) *no suitable alternative community uses can be found for the land or buildings in question; or*
- (c) *the proposal would result in the provision of alternative facilities of equivalent community benefit.*

Residential Development

Policy 17: Residential Areas

The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise.

Generally, encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

- (a) *Infill residential development at a density which represents the most efficient use of the site while respecting its environs.*
- (b) *Improvements to shopping facilities where it can be shown that they would serve local needs of the area.*
- (c) *Proposals which will improve the character and environment of the area or village.*
- (d) *Business, homeworking, tourism or leisure activities.*
- (e) *Proposals for improvements to community and educational facilities.*



Policy 18: Pubs and Clubs in Residential Areas

Pubs, clubs and other leisure uses which support the evening economy are best located in town centres except where they serve a local market. There will be a general presumption against the siting of these below existing residential property, and there will be a presumption against the siting of these in the midst of other (particularly residential) uses where problems of noise or disturbance cannot be satisfactorily addressed.

Policy 19: Housing in the Countryside

The Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

- (1) *building groups;*
- (2) *infill sites;*
- (3) *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
- (4) *renovation or replacement of houses;*
- (5) *conversion or replacement of redundant non-domestic buildings;*
- (6) *development on rural brownfield land.*

The application of this policy is limited within the Green Belt to proven economic need, conversions or replacement buildings.

Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs.

Note: *For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.*



Policy 20: Affordable Housing

Residential development, including conversions, consisting of five or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed. Wherever practical, the affordable housing should be integrated with and indistinguishable from market housing.

If the provision of the affordable housing on-site is not possible following a viability assessment, the Council will seek off-site provision. Failing that, and in appropriate circumstances, a commuted sum will be required from developers.

The details of provision, including landlord, tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics. The Council will consider innovative and flexible approaches to the delivery of affordable housing and will take into account considerations that might affect deliverability such as development viability and the availability of funding.

Note: *Supplementary Guidance sets out how the Council aims to implement the above policy in line with the provisions of the SPP and PAN 02/2010. This Supplementary Guidance informs the amount and type of affordable housing appropriate to each case.*

Policy 21: Gypsy/Travellers' Sites

Policy 21A: Existing Sites

Existing authorised Gypsy/Travellers' sites will be protected and there will be a presumption against their conversion to other uses.

Policy 21B: New Sites

The Council will assess applications for permanent sites and temporary 'short stay' sites in small groupings; generally considered to be between 1-10 pitches. Proposals for the development of a site for Gypsy/Travellers' accommodation on unallocated land will be supported provided:

- (a) *the Council is satisfied the number and nature of the pitches provided on the site is appropriate to the site size and general area;*
- (b) *the site will not detract from the physical character, and there is no more than a minimal effect on the appearance of the wider area; the site is, or can be, adequately screened and landscaped;*
- (c) *the use of the site must be environmentally compatible with, and not negatively affect or be affected by, the neighbouring land uses;*

(continued)



Policy 21: Gypsy/Travellers' Sites *(continued)*

Policy 21B: New Sites *(continued)*

- (d) *the needs of the residents of the site, temporary or permanent, for essential services can be met appropriately by local facilities; these include rubbish collection, access to water and drainage;*
- (e) *there is satisfactory access and the site does not generate traffic of an amount or type inappropriate for the roads in the area;*
- (f) *the site can be adequately secured to provide a safe environment for the residents using the site;*
- (g) *there is an adequate separation distance from noise receptors where generators are a primary source of power and connection to the grid is not possible or intended.*

Note: *All authorised sites will require a caravan site licence from the Council, as per the Caravan Sites and Control of Development Act 1960; the licence deals with the management of the site so further detail on this has not been duplicated in the policy.*

Any non-domestic waste (ie commercial and industrial) will be the responsibility of the landowner to dispose of appropriately.

Additional Guidance will be prepared on Gypsy/Travellers' sites.

Policy 22: Particular Needs Housing Accommodation

The Council will support proposals for particular needs housing and accommodation which fall into one or more of the following categories:

- (a) *Residential developments supporting housing for particular needs (such as housing for frail or elderly people, people with additional support needs, and housing for varying needs) must be suitably located for both residents and visitors, providing both high-quality care and minimal impact on the environment. Such developments should be located in residential areas where residents have access to local services and facilities and are integrated within the local community.*
- (b) *Housing in Multiple Occupation (HMOs), including change of use and new build applications, where a need for such accommodation can be demonstrated and it does not affect the residential amenity of an area.*

In all cases development must be compatible with the nature of the surrounding area.



Policy 23: Delivery of Development Sites

For each site allocation in the LDP and residential windfall sites of 10+ dwellings, landowners and/or developers will produce a Delivery Strategy within one year of the LDP being adopted or prior to lodging a planning application if submitted earlier than one year from the adoption of the Plan. The Delivery Strategy will be updated on a six monthly basis to inform the Local Development Plan Action Programme. The Delivery Strategy should demonstrate a realistic programme of the delivery of all of the land within the site designation through the plan period and beyond.

On sites of 300 houses or more the Delivery Strategy should demonstrate how delivery will be maximised, including proposals for involving a range of developers and provision for self-build. Prior to commencement of the development the Delivery Strategy will be updated to include a detailed Delivery Plan confirming the phased delivery of the site.

Note: Guidance will set out how landowners/developers can comply with this policy.

Policy 24: Maintaining an Effective Housing Land Supply

The Council is committed to maintaining a five year supply of effective housing land at all times. Where a shortfall is identified through the annual housing land audit, the Council will firstly seek to work with landowners/developers to bring sites forward, and secondly, will consider whether compulsory purchase of sites is required. Only where it has been demonstrated that sites within the housing land audit cannot come forward will proposals on unallocated sites be considered. These will be assessed against the following criteria:

- (a) *The locational priorities set out in TAYplan Policy 1.*
- (b) *Impact on the delivery of existing committed sites (TAYplan Policy 4f).*
- (c) *Whether any additional infrastructure requirements arising from the proposal is already committed, has a commitment to funding from the infrastructure provider, or will be funded by the developer.*
- (d) *It can be demonstrated that the proposal will contribute to meeting the identified shortfall by delivering completions within five years.*
- (e) *It can be demonstrated that the proposal is able to bring forward both private and affordable housing.*



Policy 25: Housing Mix

For all proposals on sites with a total capacity of 20 or more homes, the market housing element should help address the range of Housing Needs and Demand Assessment needs and assist with community integration by providing an appropriate mix of house types and sizes. These proposals should meet the needs of smaller households, including older people and lower income households, and address part of this need by providing at least 10% of their homes as one or two bedroom homes. For avoidance of doubt this requirement is in addition to any on-site affordable housing units.

Where there are identified clusters of households with specific housing needs within the settlement, such as housing for wheelchair users, there may be a requirement for up to 10% of the development to be designed to meet these specific identified needs or for the developer to demonstrate that the house is capable of adaption.

The Historic Environment

Policy 26: Scheduled Monuments and Non-Designated Archaeology

Policy 26A: Scheduled Monuments

There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, unless there are exceptional circumstances.

Note: *Where a proposal would have a direct impact on a scheduled monument, the prior written consent of Historic Environment Scotland via a separate process (Scheduled Monument Consent) is required in addition to any other consents required for the development.*

Policy 26B: Archaeology

The Council will seek to protect areas or sites of known archaeological interest and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ. Where, in exceptional circumstances, preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to the granting of planning permission, will be required to make provision for the survey, excavation, recording and analysis of threatened features prior to development commencing.

If discoveries are made during any development, work should be suspended, the local Planning Authority should be informed immediately and mitigation measures should be agreed.

There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, historical woodlands and routes which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and the Council will seek to protect and preserve significant resources as far as possible, in situ wherever feasible.



Policy 27: Listed Buildings

Policy 27A: Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.

Enabling development may be acceptable where it can be shown to be the only means of retaining a listed building. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

Policy 27B: Demolition of Listed Buildings

There is a presumption against the demolition of listed buildings. Where the application proposes the demolition of a listed building, applicants will be expected to provide evidence to show that:

- (a) *the building is not of special interest; or*
- (b) *the building is incapable of repair; or*
- (c) *the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or*
- (d) *the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.*



Policy 28: Conservation Areas

Policy 28A: New Development

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate and sympathetic to its appearance, character and setting.

Where a Conservation Area Appraisal has been undertaken for the area, the details contained in that appraisal should be used to guide the form and design of new development proposals.

Applications for Planning Permission in Principle in Conservation Areas will not be considered acceptable without detailed plans, including elevations, which show the development in its setting.

Policy 28B: Demolition within Conservation Areas

When assessing applications for the demolition of unlisted buildings in Conservation Areas, the Council will give careful consideration to the merits of the building and its contribution to the character and appearance of the Conservation Area. Where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use.

In those exceptional circumstances where demolition is considered acceptable and is to be followed by the redevelopment of the site, the application for proposed demolition should be accompanied by a detailed application for the replacement development. This is to allow for their consideration in parallel, and to ensure that the replacement scheme will enhance or preserve the character of the area and avoid the formation of gap sites.

Note: *The Council has produced a series of Conservation Area Appraisals for a number of the Conservation Areas within Perth and Kinross which are available on our website: www.pkc.gov.uk/conservationareas*



Policy 29: Gardens and Designed Landscapes

Gardens and designed landscapes make a significant contribution to the character and quality of the landscape in Perth and Kinross. The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current Inventory of Gardens and Designed Landscapes. The Council may require the submission of a management plan with any application for development within areas included in the current Inventory.

As resources permit, the Council will continue with the process of identification of non-Inventory sites in Perth and Kinross and the associated task of devising an approach to their future management.

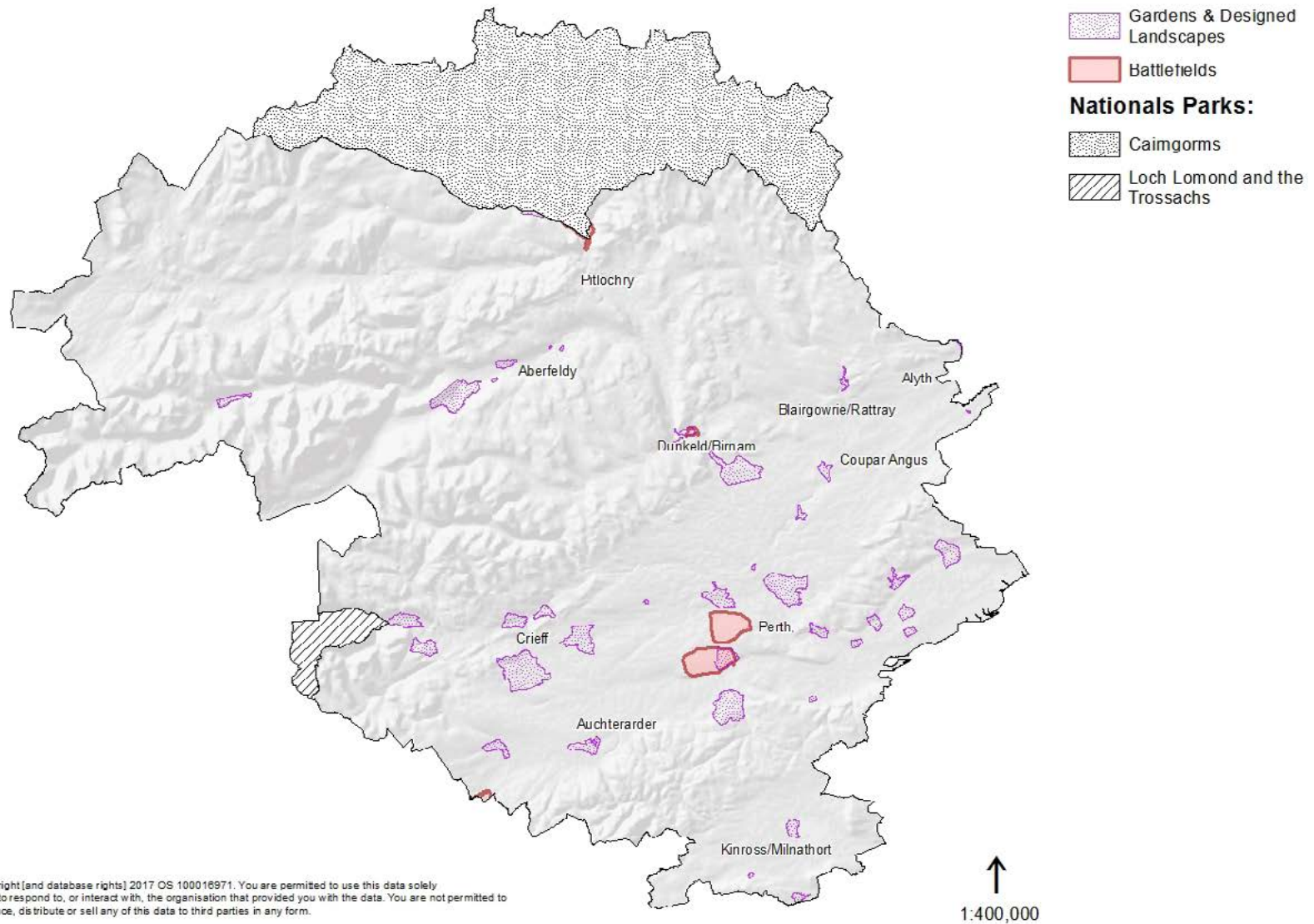
Policy 30: Protection, Promotion and Interpretation of Historic Battlefields

The Council will seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of those battlefields listed on the Inventory of Historic Battlefields.

The Council encourages the creation of a Conservation Plan for historic battlefield sites as a means of developing an overall vision and strategy for protecting, conserving and enhancing public awareness of battlefields through a partnership approach.



Policy Map C: Gardens & Designed Landscapes and Historic Battlefields



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3.2 A Low-Carbon Place

Policies in this section cover:

- *Energy, Heat and Electricity*
- *Waste Management*



Climate change is a real and serious threat to the environment, the economy and society as a whole. We all have an obligation to act now to mitigate the impacts on our natural and built environments through the reduction of greenhouse gases and adopting the principles of sustainable development.

Increasing the amount of energy from renewable and low-carbon technologies will help to make sure that Scotland has a secure energy supply, reduce greenhouse gas emissions to slow down the effects of climate change, help improve air quality and stimulate investment in new jobs and businesses. The planning system has a crucial role in the delivery of new and re-powered renewable and low-carbon energy sources and infrastructure in locations where environmental impact is acceptable. In particular, SPP requires the preparation of a spatial framework to identify those areas where wind farms are likely to be acceptable, subject to detailed site consideration.

The deployment of energy efficient heat networks will also help to reduce carbon emissions, improve fuel security, address issues of fuel poverty, provide more affordable forms of heating, and offer local economic opportunities. Reducing heat demand of new development through improving energy efficiency and decarbonising heat provision will also help to mitigate the effects of climate change.

The design and siting of waste management infrastructure and the management of waste resources is also an important consideration of the planning system to ensure that any new and existing proposals contribute to sustainable development principles, including recycling as much as possible and

recognising that every item and material we use, either natural or manufactured, is a resource which has value to the economy.

Vision for A Low-Carbon Place

We attach significance to environmental concerns and wish to reduce our impact on our local and global environment. In particular, we want to put a Plan in place that will allow us to adapt and prepare for future changes to our climate, and that recognises our area which is highly valued for the beauty of its natural and built environment and strong identity as a popular place to live, work and visit. We want our Plan to ensure that development does not place an unsustainable burden on future generations and which will enable us to live a Zero Waste lifestyle, maximising the value from waste resources.

Key Objectives

- *Improve the long-term resilience and robustness of the natural and built environment to climate change.*
- *Ensure that development and land uses make a positive contribution to helping to minimise the causes of climate change and adapting to its impacts.*
- *Protect the natural and built environment, and ensure that new development embraces the principles of sustainable design and construction, energy efficiency and heat decarbonisation.*
- *Protect and enhance the character, diversity and special qualities of the area's landscapes to ensure that new development does not exceed the capacity of the landscape in which it lies.*
- *Conserve and enhance habitats and species of international, national and local importance.*



Spatial Strategy for A Low-Carbon Place

Through the Local Development Plan, we are committed to helping reduce, mitigate against, and adapt to, the effects of climate change. Supporting the shift from fossil-fuels to renewable and low-carbon energy sources is a significant step in ensuring we are playing our part in the wider sustainability agenda. As a Council, we have a strong obligation to optimise the potential for renewable and low-carbon energy across the Perth and Kinross area, whilst at the same time ensuring that suitable environmental protection is in place.

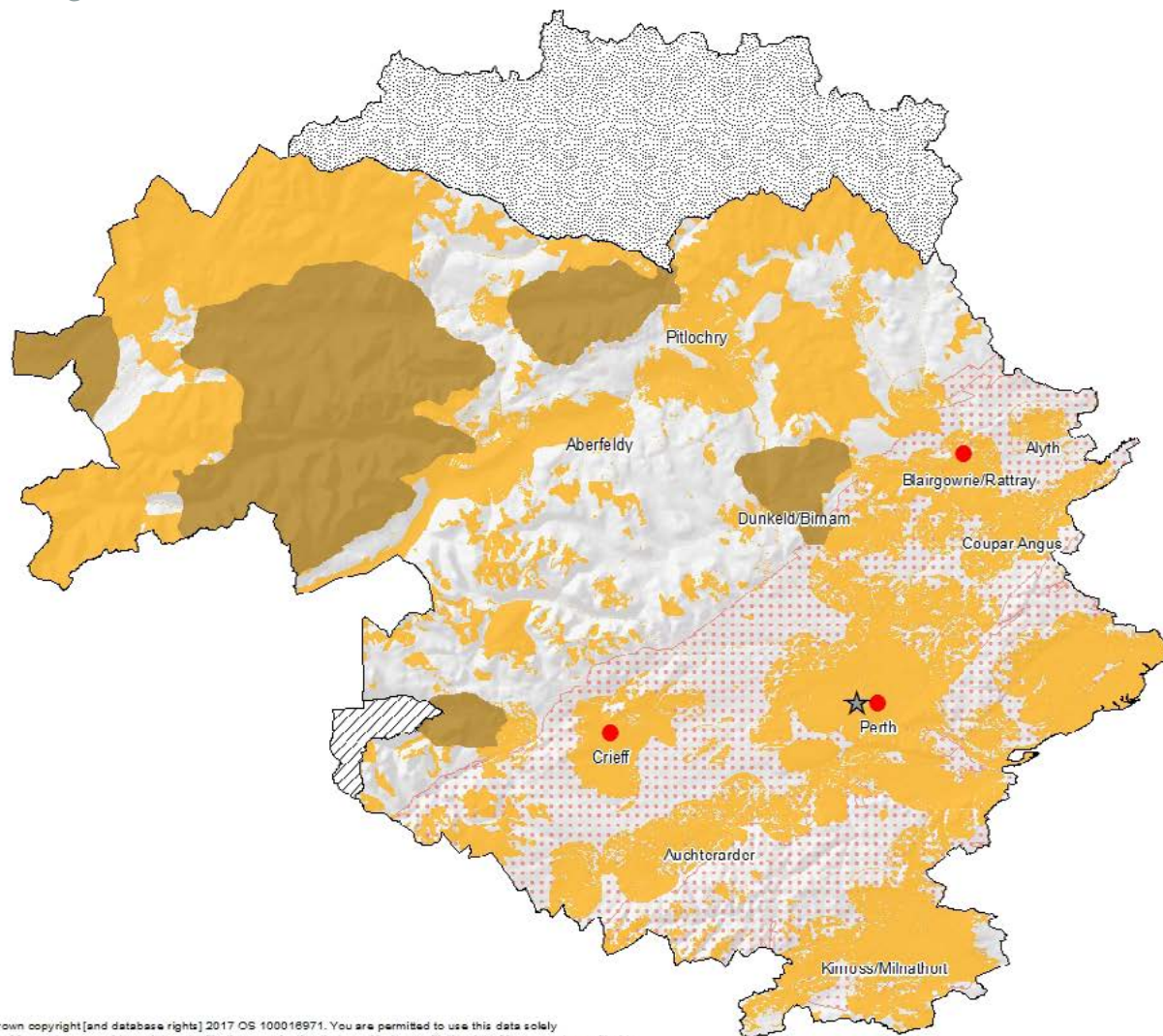
The Low-Carbon Spatial Strategy shows the key opportunities where future sources of renewable and low-carbon transport fuel, electricity, and heat may be identified. The Spatial Strategy includes:

- *Spatial Framework for Wind (identifying where wind farms are likely to be acceptable subject to detailed site consideration);*
- *areas where there is potential for Deep Geothermal energy sources, based on Hot Sedimentary Aquifer geological conditions;*
- *Strategic District Heating opportunities, as identified in Policy 7 (Energy, Waste & Resources) of TAYplan (2016-2036);*
- *proposal for a Low-Carbon Hub at Broxden (Perth) where the Council is seeking to showcase the latest low-carbon energy and fuel sources.*

Generally, the Council supports a wide range of sources of renewable and low-carbon transport fuel, electricity, and heat; each proposal will be assessed on its own merits against the provisions of the Local Development Plan and any other material considerations.



Strategy Map 3: A Low-Carbon Place



- ★ Broxden Low Carbon Proposal
- Strategic District Heating Focus
- Spatial Framework for Wind: Group 1 - National Scenic Areas (National Parks also included in this category)
- Spatial Framework for Wind: Group 2 - Areas of Significant Protection
- Spatial Framework for Wind: Group 3 - Areas with Potential for Windfarm Development (Unshaded)
- Geothermal Potential (Hot Sediment Aquifer)

National Parks:

- Cairngorms National Park
- Loch Lomond and the Trossachs National Park

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Policy 31: Renewable and Low-Carbon Energy

Policy 31A: New Proposals for Renewable and Low-Carbon Energy

Proposals for the utilisation, distribution and development of renewable and low-carbon sources of energy will be supported subject to the following factors being taken into account:

- (a) *The individual or cumulative effects of developments and associated transport/electricity infrastructure on:*
- *biodiversity and natural heritage;*
 - *woodland and forestry;*
 - *landscape character, Local Landscape Areas and Wild Land Areas;*
 - *visual amenity;*
 - *the historic environment and cultural heritage;*
 - *tranquil and wildness qualities;*
 - *hydrology, the water environment and flood risk;*
 - *air quality;*
 - *aviation, defence and seismological recording;*
 - *telecommunications and broadcasting infrastructure; and,*
 - *residential amenity of the surrounding area (including noise and shadow flicker).*
- (b) *The contribution of the proposed development towards meeting carbon reduction and renewable energy generation targets.*
- (c) *The net economic impact of the proposal, including local and community socio-economic benefits such as employment and supply chain opportunities.*
- (d) *The transport implications, and in particular the scale and nature of traffic likely to be generated, and its implications for site access, road capacity, road safety, and the environment generally. (Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement with Transport Scotland).*

(continued)



Policy 31: Renewable and Low-Carbon Energy *(continued)*

Policy 31A: New Proposals for Renewable and Low-Carbon Energy *(continued)*

- (e) *Construction and service tracks and borrow pits associated with any development.*
- (f) *Effects on soils including:*
 - *carbon rich soils, deep peat and priority peatland habitats; or*
 - *prime agricultural land;*
- (g) *The effects on public access, recreation and tourism interests including core paths, scenic corridors (the A9 trunk road as identified in NPF3) and other established routes for public walking, riding or cycling.*
- (h) *Decommissioning including any conditions/bonds considered necessary for site restoration.*
- (i) *Opportunities for energy storage.*
- (j) *Cross-boundary impacts including any impacts on the qualities of the Cairngorms and Loch Lomond & The Trossachs National Parks.*

Note: *Ownership of renewable energy proposals is not a material consideration, but proposals with local, community or shared ownership may be able to demonstrate certainty that net economic benefit will be delivered.*

Note: *Proposals should avoid any disturbance of carbon rich soils, deep peat and priority peatland habitat; where this is not possible effects should be minimised through appropriate mitigation measures, in agreement with the Council and SNH.*

Policy 31B: Repowering and Extending Existing Facilities

Proposals for the repowering (including life extensions) of existing renewable and low-carbon energy facilities will be encouraged, subject to detailed assessment against the same factors and material considerations as apply to proposals for new facilities. The current use of the site will be a material consideration in any such proposals.

Geographical extension of existing facilities will also be assessed against criteria (a) to (k) above and any other material considerations, with particular emphasis on any potential cumulative impacts arising as a result of the proposed development. Further guidance on the key considerations when dealing with proposals for repowering and extending existing facilities will be provided in Supplementary Guidance to this Policy.

(continued)



Policy 31: Renewable and Low-Carbon Energy *(continued)*

Policy 31C: Decommissioning and Restoration of Existing Facilities

In cases where the permission expires or the project ceases to operate for a specific period, the removal of the development and associated equipment and the restoration of the site will be required to a standard agreed with the Council. Appropriate financial bonds or other financial mechanism(s) for site restoration may be required.

Policy 31D: Spatial Framework for Wind Energy

The spatial framework set out below will apply to all onshore wind energy proposals in Perth and Kinross that meet one of the following criteria:

- *Individual turbines with a height of 50 metres and above to blade tip.*
- *Developments with more than one turbine with a height of 30 metres and above to blade tip.*

The above thresholds are considered to be of a size and scale suitable for inclusion within the spatial framework and include proposals for repowering and/or geographical extension where the above thresholds are met. Table 1 (Spatial Frameworks) of SPP requires the Spatial Framework to identify areas into various categories.

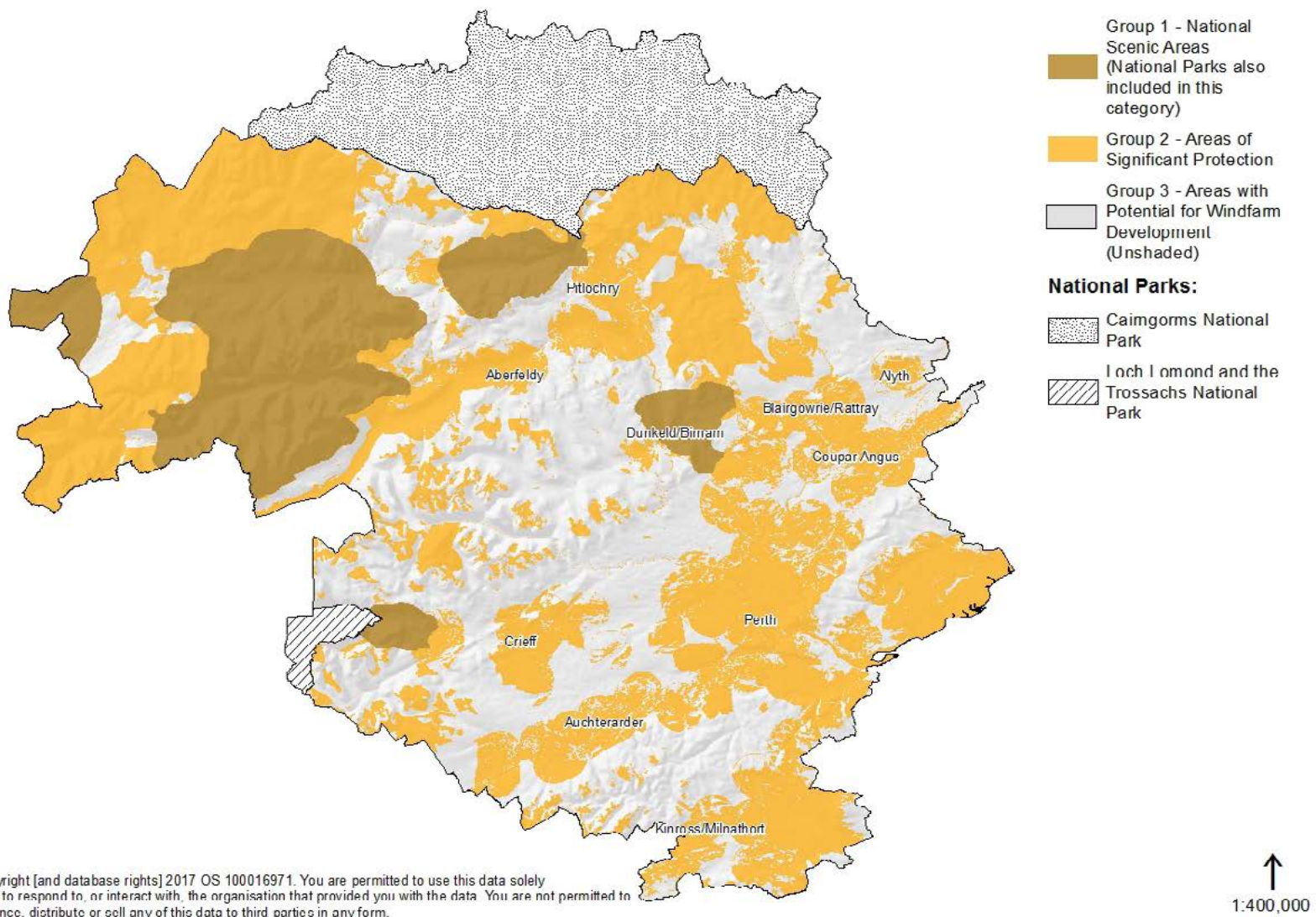
Using the categories identified in Table 1 (Spatial Framework) of SPP, the Policy Map D: Spatial Framework for Wind Energy is shown on the next page.

Proposals will be assessed against the spatial framework and all other relevant LDP policies and material considerations.

Note: *Supplementary Guidance will provide further advice explaining the locational, technological, environmental, and design requirements for developers to consider in making their applications for a range of renewable and low-carbon energy proposals and to provide further detailed guidance to inform decision-making.*



Policy Map D: Spatial Framework for Wind Energy



Policy 32: Sustainable Heating and Cooling

Heat networks using renewable or low-carbon energy generating technologies play an important role in helping to reduce greenhouse gas emissions and to support more de-centralised energy solutions for communities. The Council will support proposals to develop heating and/or cooling networks based on renewable and/or low-carbon energy sources, or that facilitate the more efficient use of heat from existing and/or new developments.

In line with Scottish Planning Policy (SPP) the Council supports energy use based on reducing the demand for energy and it's more efficient use (for example through heat networks) and supporting its generation through Low and Zero-Carbon Generating Technologies (LZCGT).

Where a development can prove it will achieve significant energy savings to a standard equivalent to Passive House or BREEAM Outstanding, the requirement to consider the provision of a heat network will not apply. For all other developments (as specified below), this policy will apply.

Policy 32A: Heat Network Zones, Major Developments and LDP Site Allocations

The following development proposals which have heating requirements will be required to comply with this policy:

- *All development proposals¹ located wholly or partly within an identified heat network zone.*
- *Proposals with an identified significant heating requirement that are subject to a Major planning application, or would cumulatively exceed the major application threshold.*
- *Site allocations contained within the Local Development Plan where there is an identified requirement for further investigation for district heating.*

Developments should:

- connect to an existing heat network where available; or*
- provide as part of the development an independent heat network and energy source capable of connecting to a wider planned network at a future date; or*
- where it has been demonstrated that it is not currently feasible to connect to an existing or planned network or to establish a new network but there is potential in the future, proposals may be required to provide a network of soft routes through the development for the future provision of a heat network.*

¹ The following development types will not be required to undertake a feasibility study in the heat network zones: householder development; proposals for change of use (where there is no proposal to alter or replace an existing heating/hot water system); refurbishment/conversion under 500sqm (where there is no proposal to alter or replace an existing heating/hot water system).

(continued)



Policy 32: Sustainable Heating and Cooling *(continued)*

Policy 32A: Heat Network Zones, Major Developments and LDP Site Allocations *(continued)*

Heat network zones will be identified as areas where it is considered there are viable opportunities for heating networks to be implemented. To connect these zones, proposed strategic heat network routes will also be identified in the SG. Developments within or in close proximity to the strategic heat network routes will be expected to safeguard soft routes within the site layout for potential future connection and will have to ensure that they do not constrain the development of these strategic routes.

Policy 32B: Co-Location of Heat and Cooling Users/Producers

Heat Demand

Any development with an expected high heat demand that is to be located adjacent, or in close proximity, to an existing or planned significant heat generating source (including existing/planned waste heat sources), the Council will require applicants to investigate the feasibility of connecting to an existing, or establishing a new, heat network.

Excess Heat

Any development with an expected high capacity for generating heat (including proposals which produce excess heat) that is to be located adjacent, or in close proximity, to an existing and/or planned development where there is a high heat demand, the Council will require applicants to investigate the feasibility of connecting to an existing, or establishing a new heat network.

Policy 32C: Energy Sources/Storage

A range of energy sources can be utilised to directly or indirectly serve heat/cooling networks, and the Council strongly encourages the use of renewable and low-carbon sources of energy in line with Policy 31 (Renewable and Low-Carbon Energy). Fossil fuel powered sources of energy will only be supported where it is justified through the submission of an energy statement and it is proposed to replace the technology at the end of its operational life with a new source using renewable or low-carbon forms of energy. Where appropriate, major developments will be required to consider the provision of an energy centre which may be suitable to serve a future heat network.

The Council will encourage the use of heat storage technologies as part of connecting to, or creating new, heat and cooling networks, subject to detailed consideration of the proposal, application site and any impacts on the surrounding area. In addition, the Council will support microgeneration and heat recovery technologies associated with individual properties where connection to an existing/new heat network is not currently feasible or in the future.

(continued)



Policy 32: Sustainable Heating and Cooling *(continued)*

Policy 32D: Energy Statements/Feasibility Study

Feasibility of connecting to existing or planned networks, or establishing new heat networks, will be assessed as part of an energy statement. A template energy statement is available to download from the Council's website. Further information on the use and assessment of energy statements will be included in Supplementary Guidance to this policy.

Note: *Supplementary Guidance will be prepared providing further detailed guidance on the following:*

- *Heat Network Zones/Heat Mapping*
- *Co-Location of Heat Users and Producers*
- *Energy Sources and Storage*
- *Energy Statements*
- *Locational, technological, environmental and design considerations that will be taken in to account when assessing proposals for heat networks or that may require connection to a heat network.*

Policy 33: Electricity Transmission Infrastructure

Proposals for electricity transmission infrastructure (including lines, towers/pylons/poles, substations, transformers, switches and other plant) will be supported. In locations that are sensitive, mitigation may help address concerns and should be considered as a part of the preparation of proposals. This may include, where appropriate, underground alternatives to overground route proposals. Where new infrastructure provision will result in existing infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.



Policy 34: Waste Management Infrastructure

Policy 34A: Existing Waste Management Infrastructure

There will be a presumption in favour of retention of the waste management sites identified in the Plan which support the delivery of zero waste and the circular economy in line with the waste hierarchy. There is an upward shift towards the circular economy and this requires higher value treatment-related infrastructure.

Facilities for research and development of new technologies and processes relating to zero waste and the circular economy will be supported at waste management sites identified in the plan. Expansion or intensification of existing waste management facilities for proposals that have a locational need for materials arising from current or planned waste management processes; or that require co-location with other facilities to bring significant synergistic benefits will be supported.

This policy is intended to support employment and economic growth through clustering of waste industries and downstream industries.

Policy 34B: New Waste Management Infrastructure

The development of waste management infrastructure, including any activity ancillary to any industrial or commercial process, will be supported by the Plan where:

- (a) *the proposal accords with the principles of the Zero Waste Plan, prioritises development in line with the waste hierarchy and makes a positive contribution to the provision of a network of waste management installations;*
- (b) *an outline of the main alternatives available in terms of location, technology and design and an indication of the main reasons for the applicant's choice, taking into account the environmental, social and economic effects is supplied;*
- (c) *the developer, in considering alternative site locations, takes account of potential impacts of alternative project options in respect of any adverse environmental effects;*
- (d) *potential impacts on pollution and noise in respect of any adverse effects on the community are taken into account;*
- (e) *applicants demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Applicants should set out the reasons why the favoured choice has been selected;*
- (f) *the proposal takes account of waste arisings, current and planned waste or other distribution or access infrastructure and identifies need;*

(continued)



Policy 34: Waste Management Infrastructure *(continued)*

Policy 34B: New Waste Management Infrastructure *(continued)*

- (g) *the location offers a good standard of accessibility;*
- (h) *the proposal provides a sufficient statutory safety exclusion zone or landscaped buffer and screening, where appropriate;*
- (i) *the proposal is located close to an existing waste management installation and/or within an area identified within the Plan for existing or new employment uses;*
- (j) *proposals must be compatible with surrounding development and the underlying land allocation where this is not employment;*
- (k) *the proposal demonstrates satisfactory mitigation measures for any unacceptable impacts arising from the construction and operation of the development with respect to emissions including:*
 - *air quality;*
 - *carbon emissions;*
 - *noise and vibration levels;*
 - *odour;*
 - *dust;*
 - *litter;*
 - *vermin;*
 - *birds;*
 - *insects;*
 - *drainage including leachate and surface and ground water;*
 - *leakage of hazardous substances;*
 - *radar installations, navigation aids and aviation landing paths.*

It will also be necessary to mitigate any landscape and visual impact, traffic impact, impact on the natural or built heritage, and the water environment, biodiversity, geo-diversity, habitats, tourism, recreational interests and listed buildings, scheduled monuments and conservation areas. Cumulative impacts will also be considered; and

(continued)



Policy 34: Waste Management Infrastructure *(continued)*

Policy 34B: New Waste Management Infrastructure *(continued)*

- (l) *the potential for heat and/or electricity generation (which may include local or district heating schemes and co-location of industrial processes where the heat could be utilised) has been fully explored, and utilised where it is demonstrated to be viable.*

The Environmental Statement (ES) for each project should address the above criteria. The applicant should provide environmental information proportionate to the infrastructure where EIA is not required.

Where appropriate, restoration, aftercare and after-use proposals should be agreed in advance of operations. In some cases it may be that restoration bonds will be required to be lodged.

Note: *Supplementary Guidance has been prepared to give further guidance on the above.*

Policy 35: Management of Inert and Construction Waste

Applications for the recycling and processing of inert and construction waste which are environmentally acceptable will be supported where:

- (a) *they are located in an appropriate industrial area or on appropriate brownfield land;*
- (b) *they are located at an existing active mineral or landfill site and the facility will be removed on the completion of the landfill or mineral extraction operation;*
- (c) *on operational mineral and landfill sites the operations would not prejudice or delay the approved restoration of the site;*
- (d) *they are accompanied by a revised scheme for the restoration of the whole site with appropriate phasing; and*
- (e) *they will not result in adverse impacts, either individually or in combination, on the integrity of a European designated site(s).*





3.3 A Natural, Resilient Place

Policies in this section cover:

- *The Natural Environment*
- *Environmental Resources*
- *Building Resilience*



Perth & Kinross Council has a wealth of natural assets. Scenic landscapes, protected wildlife and key habitats all create an area of outstanding value in terms of recreation, climate change and quality of place and life. The Natural Environment provides the essential elements of life and other important benefits such as climate regulation, flood protection, energy sources, and brings significant cultural and recreational benefits.

Ensuring the natural environment is adequately valued in policy and decision-making is crucial to the continuation of these essential services. Government policy and legislation has established the foundation for environmental policies on matters as diverse as pollution and mineral extraction, planning and land use, wildlife and protected areas, and climate change. Everyone has a responsibility to manage these in a more integrated way ensuring stewardship of farmland, biodiversity and the scenic beauty of our landscapes.

Whilst it is sometimes thought that the management of our natural environment imposes a cost on development, which need not be the case, with careful planning and design the value of attractiveness of development can be enhanced for the benefit of the developer, the wider community and the natural environment. Consequently, the following suite of policies seeks to ensure that resources are used and managed in a sustainable way for the benefit of current and future generations.

In line with TAYplan SDP (2016-2036), the potential for the nomination of a UNESCO Biosphere Reserve on the Lower Tay will be further explored with the relevant parties.

Vision for A Natural, Resilient Place

We recognise the high quality of our natural heritage and aim to ensure that policy reflects this. Our plan for Perth and Kinross will conserve and enhance the natural environment, with particular focus on areas where habitats and landscape are important locally, nationally and internationally. We mitigate the effects of climate change, and promote the long-term resilience of both natural and built environments. New development will be sympathetic to the landscape in which it is set, and will not place unnecessary burden on the environment. We want our Plan to ensure that development is sustainable and the environment of Perth and Kinross remains resilient to climate change.

Key Objectives

- *Conserve and enhance habitats and species of international, national and local importance.*
- *Identify and promote green networks where these will add value to active travel, the provision, protection and enhancement, and connectivity of habitats, recreational land, and landscapes in and around settlements.*
- *Improve the long-term resilience and robustness of the natural and built environment to climate change.*
- *Ensure that development and land uses make a positive contribution to helping minimise the causes of climate change and adapting to its impacts.*
- *Protect and enhance the character, diversity, and special qualities of the area's landscapes to ensure that new development does not exceed the capacity of the landscape in which it lies.*

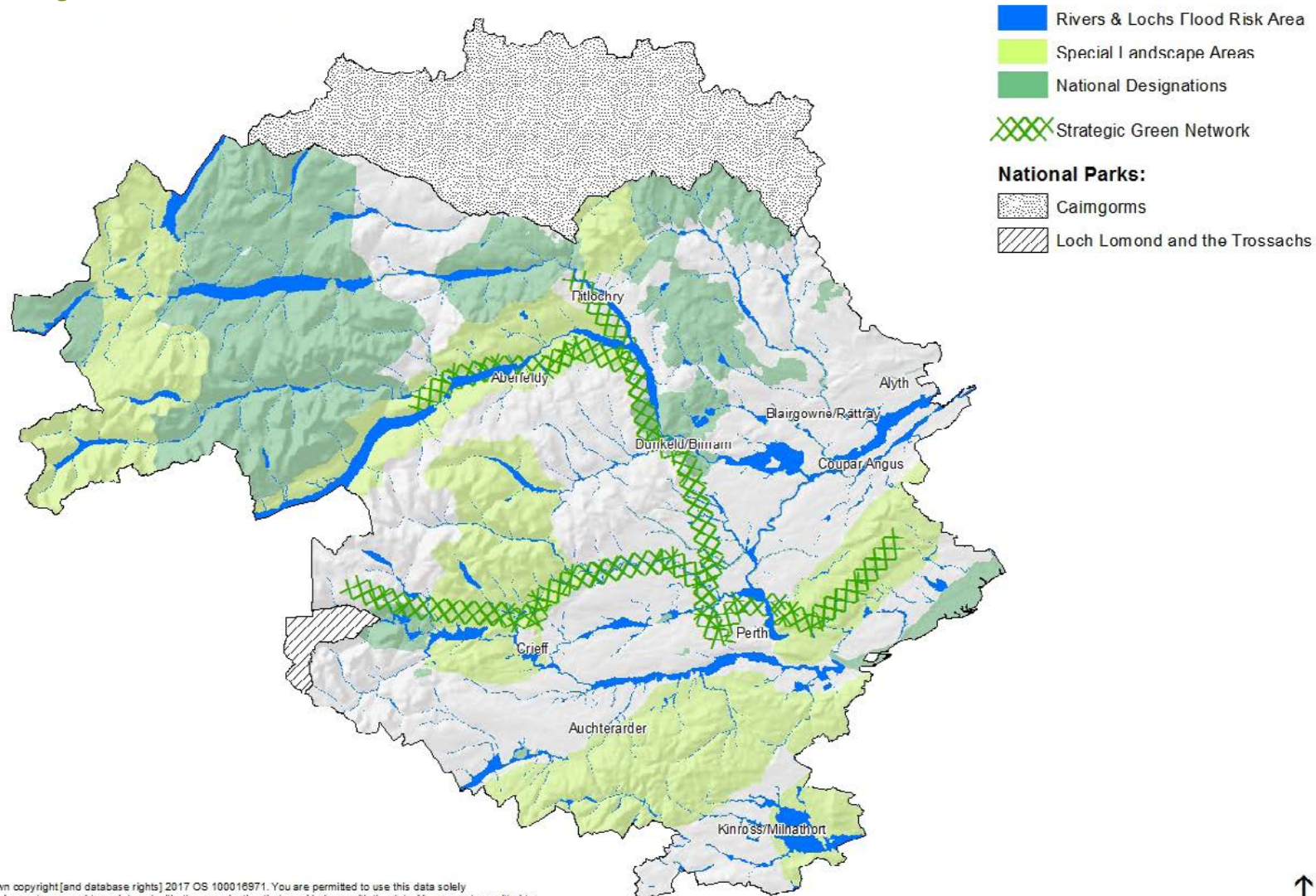


Spatial Strategy for A Natural, Resilient Place

The spatial strategy aims to protect and enhance these unique attributes, to ensure that we allow future generations to enjoy the same benefits as us. The map on the following page demonstrates the key natural assets that we have and areas we intend to protect through national and local policy. This policy grouping aims to build the resilience of our city and towns. Planning plays an important part in reducing the vulnerability of existing and future development and can help improve resilience by controlling the output of pollutants, encouraging sustainable development and reducing the areas vulnerability to flooding.



Strategy Map 4: A Natural, Resilient Place



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The Natural Environment

Policy 36: Environment and Conservation

Policy 36A: International Nature Conservation Sites

Development which could have a significant effect on a site designated or proposed under the Habitats or Birds Directive (Special Areas of Conservation and Special Protection Areas) or Ramsar site, will only be permitted where:

- (a) *an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site; or*
- (b) *there are no alternative solutions; and*
- (c) *there are imperative reasons of overriding public interest, including those of social or economic nature.*

Policy 36B: National Designations

Development which would affect a National Park, National Scenic Area, Site of Special Scientific Interest or National Nature Reserve, will only be permitted where the Council as Planning Authority is satisfied that:

- (a) *the proposed development will not adversely affect the integrity of the area or the qualities for which it has been designated; or*
- (b) *any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.*

Policy 36C: Local Designations

Local Landscape Areas (LLAs) are the local landscape designation. Development should only be permitted where it will not have a significant adverse impact on their special character or qualities, or where these impacts are clearly outweighed by social and economic benefits that are more than of local significance to Perth and Kinross.

Note: *Reference should be made to Landscape Supplementary Guidance, and the individual statements of significance for each LLA should be used to consider potential impacts on their special qualities and objectives.*



Policy 37: Landscape

All Landscapes

Development and land use change, including the creation of new hill tracks, should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes; which requires reference to the Tayside Landscape Character Assessment. Accordingly, development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. They will need to demonstrate that either in the case of individual developments, or when cumulatively considered alongside other existing or proposed developments:

- (a) *they do not erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character areas, the historic and cultural dimension of the area's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;*
- (b) *they safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;*
- (c) *they safeguard the tranquil qualities of the area's landscapes;*
- (d) *they safeguard the relative wildness of the area's landscapes including, in particular, the areas identified on the 2014 SNH Wild Land Areas map;*
- (e) *they provide high-quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on a landscape's qualities;*
- (f) *they incorporate measures for protecting and enhancing the ecological, geological, geomorphological, archaeological, historic, cultural and visual amenity elements of the landscape; and*
- (g) *they conserve the experience of the night sky in less developed areas of Perth and Kinross through design solutions with low light impact.*

Development which would affect a Wild Land Area will only be permitted where the Council as Planning Authority is satisfied that:

- (a) *the proposed development will not adversely affect the integrity of the area or the qualities for which it has been designated; or*
- (b) *any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.*



Policy 38: Forestry, Woodland and Trees

Policy 38A: Forest and Woodland Strategy

The Council will support proposals which:

- (a) *deliver woodlands that meet local priorities as well as maximising benefits for the local economy, communities, sport and recreation and environment;*
- (b) *protect existing trees/woodland, especially those with high natural, historic and cultural heritage value;*
- (c) *seek to expand woodland cover in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy Supplementary Guidance;*
- (d) *encourage the protection and good management of amenity trees, or groups of trees, important for visual amenity, sport and recreation or because of their cultural or heritage interest;*
- (e) *ensure the protection and good management of amenity trees, safeguard trees in Conservation Areas and trees on development sites in accordance with BS5837 'Trees in Relation to Construction';*
- (f) *seek to secure establishment of new woodland in advance of major developments where practicable and secure new tree planting in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy.*

Policy 38B: Trees, Woodland and Development

Tree surveys, undertaken by a suitably qualified arboricultural consultant, should accompany all applications for planning permission where there are existing trees on a site. The scope and nature of such surveys will reflect the known or potential amenity, nature conservation and/or recreational value of the trees in question and should be agreed in advance with the Council.

The Council will follow the principles of the Scottish Government Policy on Woodland Removal and developers are expected to fully accord with its requirements. In accordance with that document, there will be a presumption in favour of protecting woodland resources except where the works proposed involve the temporary removal of tree cover in a plantation, which is associated with clear felling and restocking.

Woodland removal should only be allowed where it would achieve significant and clearly defined additional public benefits. In appropriate cases a proposal for compensatory planting may form part of this balance. In exceptional cases where the loss of individual trees or woodland cover is unavoidable, the Council will require mitigation measures to be provided.

It should be noted that there is a strong presumption against removing ancient semi-natural woodland, woodland integral to the value of designated or special sites, and woodland where its removal would lead to fragmentation or disconnection of important forest habitat networks. To aid interpretation of this policy the mapping below shows woodland of high nature conservation value (the Native Woodland Survey of Scotland native and nearly native woodland and planted ancient woodland).

(continued)



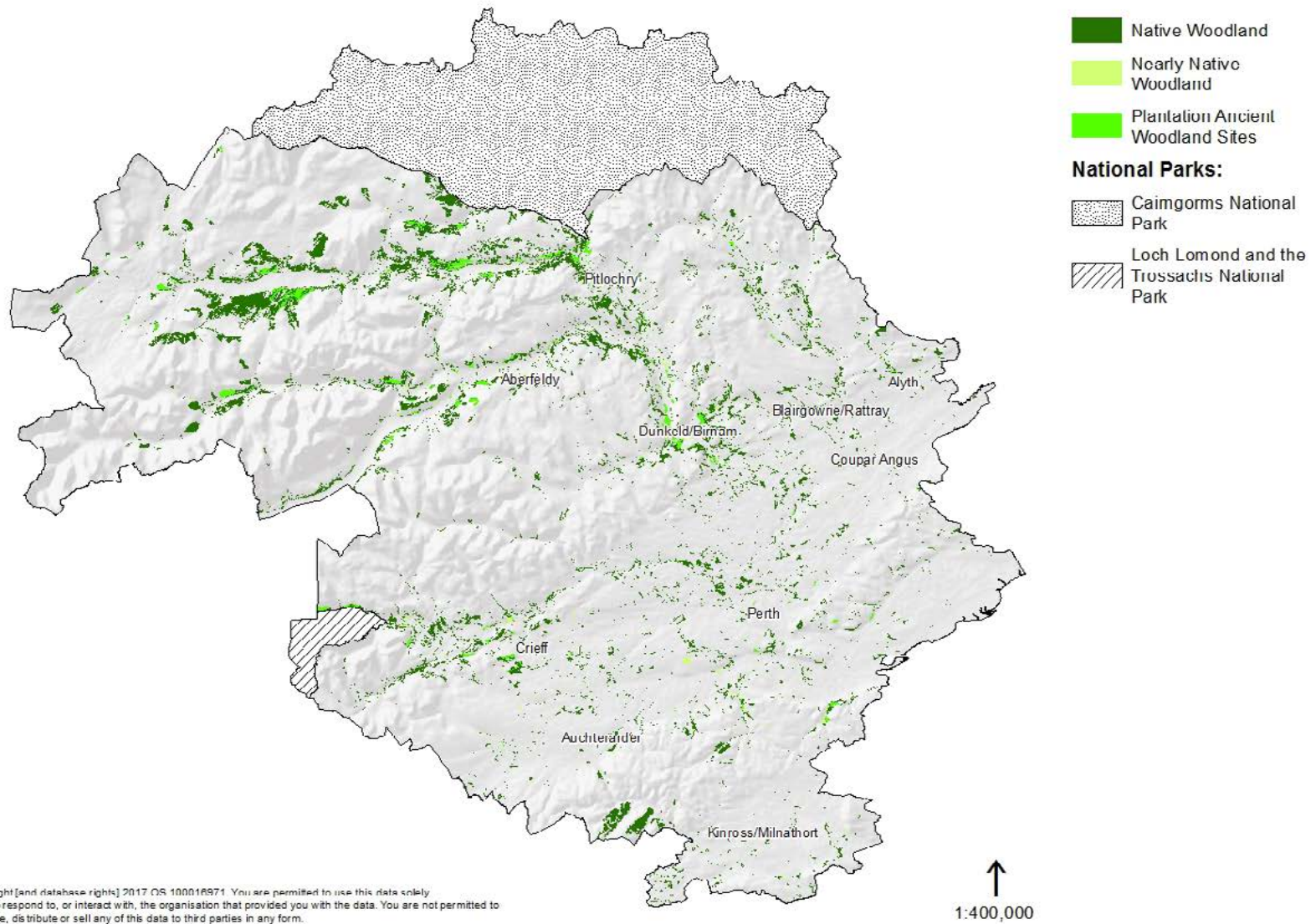
Policy 38: Forestry, Woodland and Trees *(continued)*

Note: The Council prepared Supplementary Guidance Forest and Woodland Strategy which provides locational guidance and seeks to:

- promote multi-objective woodland management that delivers environmental, economic and social benefits;
- enhance the condition of existing woodland cover and expand them to develop habitat networks that complement the landscape character and other land uses;
- enhance landscapes through sensitive restructuring or removal of inappropriately sited and commercially unviable forest blocks;
- encourage sustainable forestry that contributes to adaptation and mitigation of a changing climate;
- enhance habitat connectivity both within and between river catchments using the most appropriate species and or land management options;
- conserves and expands riparian woodlands using appropriate species for the benefit of biodiversity and flood alleviation purposes;
- promote community participation in woodland planning and management;
- promote the value of trees and woodlands as a sustainable tourism asset;
- apply the guidance and advice in the Scottish Government's Control of Woodland Removal Policy when considering proposals for tree removal;
- identify trees and woodlands in the Perth and Kinross area where nature conservation is of primary importance.



Policy Map E: High Nature Conservation Woodland



Policy 39: Biodiversity

The Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area.

The Council will apply the principles of the Planning for Nature: Development Management and Wildlife Guide (2017) and will take account of the Tayside Local Biodiversity Action Plan (LBAP) and relevant national and European legislation relating to protected species when making decisions about applications for development.

Proposals that have a detrimental impact on the ability to achieve the guidelines and actions identified in these documents will not be supported unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated. In particular, developers may be required to:

- (a) *ensure a detailed survey is undertaken by a qualified specialist where one or more protected or priority species is known or suspected. Large developments that will have an impact on the environment may require an Environmental Impact Assessment;*
- (b) *demonstrate all adverse effects on species and habitats have been avoided wherever possible. A Landscape Plan may be required to demonstrate the impact of the development and how good design and site layout can enhance the existing biodiversity;*
- (c) *include mitigation measures and implementation strategies where adverse effects are unavoidable;*
- (d) *enter into a Planning Obligation or similar to secure the preparation and implementation of a suitable long-term management plan or a site Biodiversity Action Plan, together with long-term monitoring.*

European Protected Species

Planning permission will not be granted for development that would, either individually or cumulatively, be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)) unless the Council as Planning Authority is satisfied that:

- (a) *there is no satisfactory alternative; and*
- (b) *the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

In no circumstances can a development be approved which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.

(continued)



Policy 39: Biodiversity *(continued)*

Other Protected Species

Planning permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation (Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992)).

Policy 40: Green Infrastructure

The Council will require all new development to contribute to green infrastructure by:

- (a) *creating new multifunctional green infrastructure, particularly where it can be used to mitigate any negative environmental impacts of the development, or create linkages to wider green and blue networks;*
- (b) *incorporating high standards of environmental design;*
- (c) *ensuring that development does not lead to the fragmentation of existing green and blue networks;*
- (d) *the protection, enhancement and management of existing green infrastructure within and linked to the site and the incorporation of these into development proposals:*
 - (i) *open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside and the provision of new connections where required;*
 - (ii) *existing species and habitats and the creation of new habitats and wildlife corridors, including trees, hedgerows and woodlands where appropriate;*
 - (iii) *the water environment which is an important contributor to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community.*

The temporary use of unused or underused land as green infrastructure will be encouraged. The use of a site for temporary green infrastructure will not prevent it from being developed in the longer term.

Note: *The Green Infrastructure Supplementary Guidance gives further information on how development can comply with this policy.*



Policy 41: Green Belt

Within the area designated as Green Belt, development will only be permitted where it meets one of the following criteria:

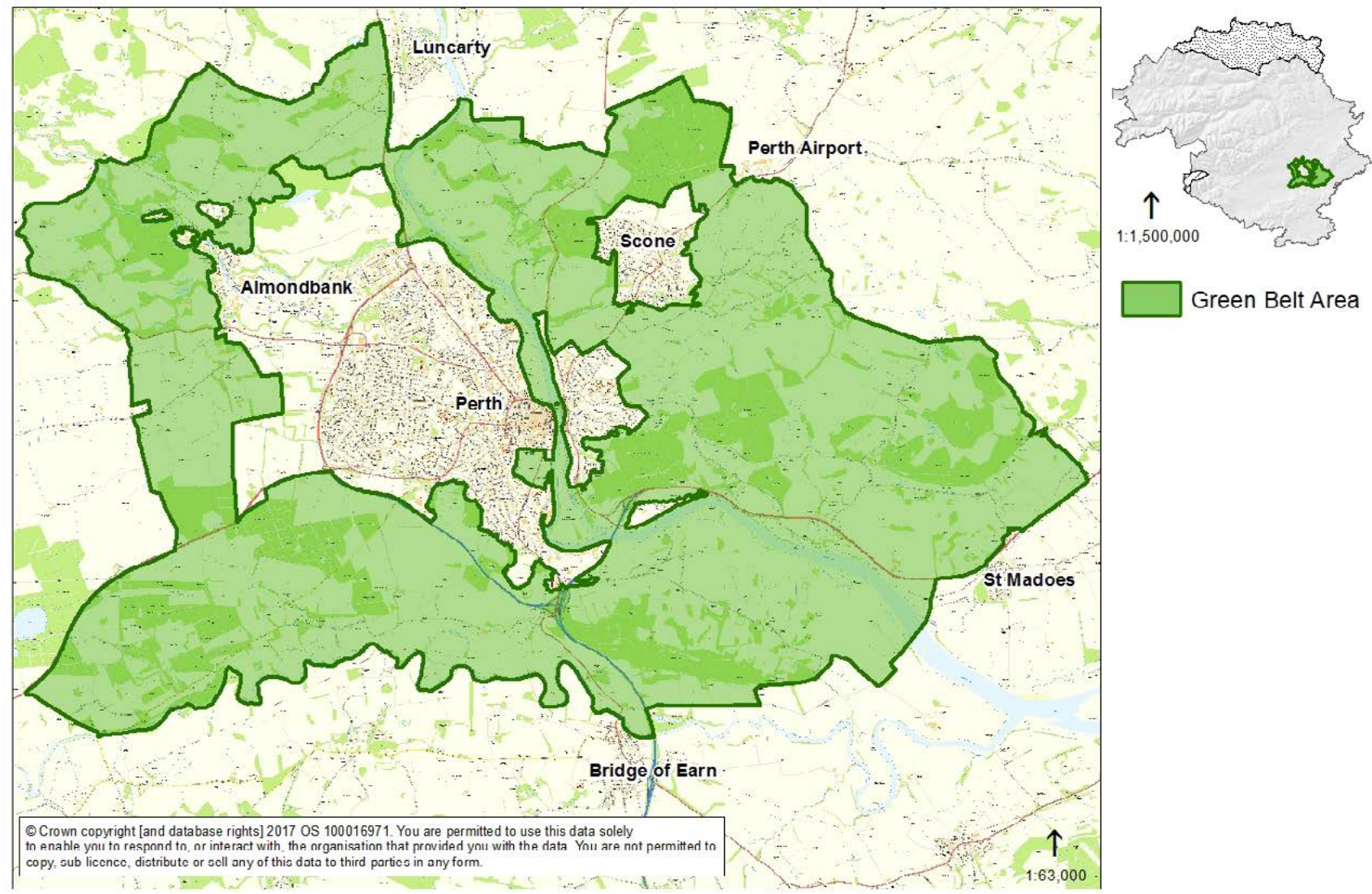
- (a) *it can be demonstrated that the development either supports an established use, or develops a new business within the Green Belt which has a direct relationship to the land; or*
- (b) *it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations; or*
- (c) *it constitutes woodlands or forestry, including community woodlands; or*
- (d) *it constitutes uses which advance the Council's aims of improving public access to the countryside around Perth, including recreational, educational and outdoor sports; or*
- (e) *it complies with criteria (4) or (5) of the **Policy 19: Housing in the Countryside** and associated Supplementary Guidance, and a positive benefit to the Green Belt can be demonstrated; or*
- (f) *it constitutes essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment, renewable energy developments, or new cemetery provision. The primary consideration will be whether the infrastructure could instead be located on an alternative site which is outwith the Green Belt and a statement may be required identifying the search area and the site options assessed, and the reasons as to why a Green Belt location is essential.*

For all proposals development must be appropriate to the overall objectives of the Green Belt to protect and enhance the character, landscape setting and identity of settlements. All proposals for new buildings or extensions to existing buildings must be of a suitable scale and form, located and designed in such a way so as not to detract from the character and landscape setting of the Green Belt. Appropriate measures may be required to mitigate any adverse impact on the character, setting and identity of the locality.

Note: *Within the Green Belt the application of **Policy 19: Housing in the Countryside** is limited to proven economic need, conversion or replacement buildings.*



Policy Map F: Green Belt



Policy 42: Perth Lade Green Corridor

The Council will seek to protect and enhance the Perth Lade Green Corridor. Development that is likely to have an adverse effect on its connectivity, biodiversity or amenity value will not be supported.

The Council will support the creation of new links and improvements to the Perth Lade Green Corridor through the granting of planning consents. The Council will also promote and encourage development which complies with the Lade Management Plan 2011-2031.

Policy 43: Lunan Lochs Catchment Area

Policy 43A

Total phosphorus from built development must not exceed the current level permitted by the existing discharge consents and the current contribution from built development within the rural area of the catchment. Where improvements reduce the phosphorus total from the built development, there will be a presumption in favour of retaining such gains to the benefit of the ecological recovery of the Lunan Lochs.

All applicants will be required to submit details of the proposed method of drainage, and details of phosphorus mitigation, where applicable, with their application for planning permission and adopt the principles of best available technology, not entailing excessive costs, to the satisfaction of the Planning Authority in conjunction with SEPA.

Policy 43B

The following criteria will also apply to development proposals at Butterstone, Concraigie, Craigie and Kinloch so as to ensure no adverse effects on the Dunkeld-Blairgowrie Special Area of Conservation:

- (a) *Drainage from all development should ensure no reduction in water quality.*
- (b) *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- (c) *Where the development site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required.*

Note: *Development within the catchment must comply with the general drainage policies as well as policies relating to the catchment area. To ensure there are no adverse effects, either individually or in combination, on water quality within the Dunkeld-Blairgowrie Special Area of Conservation. Planning Guidance details the procedures to be adopted for drainage from development in the Lunan Lochs Catchment area (produced by SEPA, SNH and the Council).*

Note: *The 'River Tay Special Area of Conservation' Guidance provides detailed advice to developers on the types of appropriate information and safeguards to be provided in support of planning applications for new projects which may affect the River Tay Special Area of Conservation.*



Policy 44: Loch Leven Catchment Area

Policy 44A

Total phosphorus from built development must not exceed the current level permitted by the discharge consents for Kinross and Milnathort waste water treatment works together with the current contribution from built development within the rural area of the catchment. Where improvements reduce the phosphorus total from the built development, there will be a presumption in favour of retaining such gains to the benefit of the ecological recovery of Loch Leven.

All applicants will be required to submit details of the proposed method of drainage, and details of phosphorus mitigation, where applicable, with their application for planning permission and adopt the principles of best available technology, not entailing excessive costs, to the satisfaction of the Planning Authority in conjunction with SEPA.

Policy 44B

Developments within the Loch Leven catchment area will be required to connect to a publicly maintained drainage system incorporating phosphorus reduction measures. Exceptions will only be permitted where one of the following criteria can be met:

- (a) *where drainage can be diverted outwith the catchment; or*
- (b) *where the developer is able to implement acceptable mitigation measures consistent with the Council's published Guidance.*

Applications for planning consent not connecting to the Kinross or Milnathort waste water treatment works will be required to provide an assessment of phosphorus input for the development. Evidence of phosphorus impact of the development will be required from a suitably qualified person. In cases of great complexity or uncertainty the Precautionary Principle will be adopted.

Policy 44C

For proposed developments which are likely to breach policies 44A and 44B, unless mitigation measures can be implemented that are capable of removing 125% of the phosphorus likely to be generated by the development from the catchment; and the proposed development is otherwise acceptable in terms of Council policy, then they will not be permitted. The requirements of this policy may be secured by means of legal agreements and planning conditions to deliver planning obligations concluded between the applicant and the Council, prior to the issue of planning permission. The delivery of agreed phosphorus mitigation will be required before the occupation of any new dwelling.

Mitigation measures should not include measures which are already committed in a spending programme and likely to be implemented by a statutory body within three years of the determination of the application.

Note: *Development within the catchment must comply with the general drainage policies as well as policies relating to the catchment area to ensure there are no adverse impacts, either individually or in combination, on water quality in Loch Leven SPA. Planning Guidance details the procedures to be adopted for drainage from development in the Loch Leven area (produced by SEPA, SNH and the Council).*



Policy 45: River Tay Catchment Area

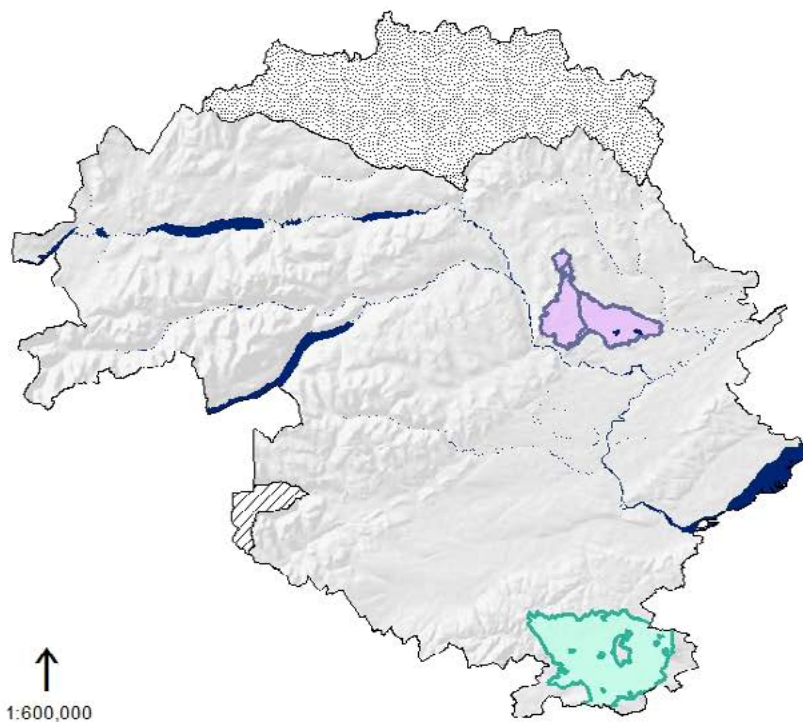
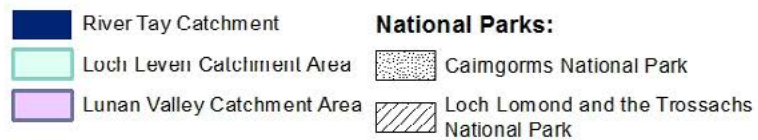
The Council will seek to protect and enhance the nature conservation interests within the River Tay Catchment area. In order to ensure no adverse effects on the River Tay Special Area of Conservation, all of the following criteria will apply to development proposals at Acharn, Balnaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathtay/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.

- (a) *Drainage from all development should ensure no reduction in water quality.*
- (b) *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- (c) *Where the development site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required.*

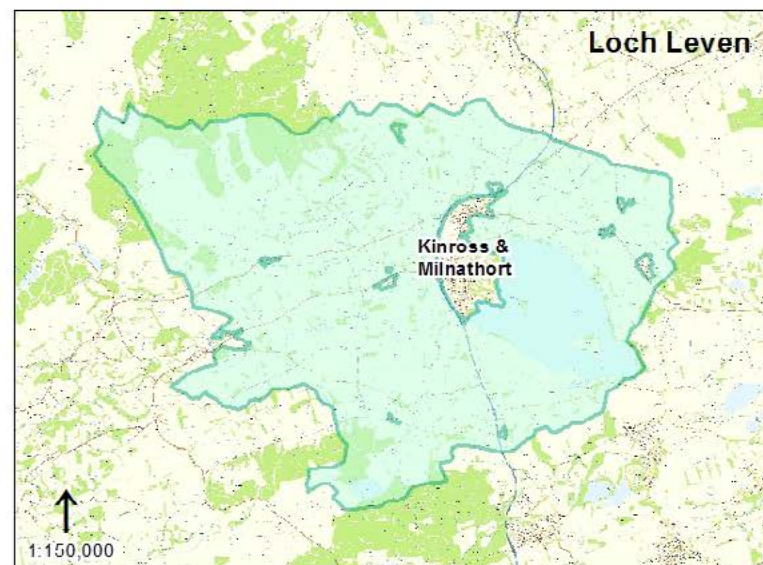
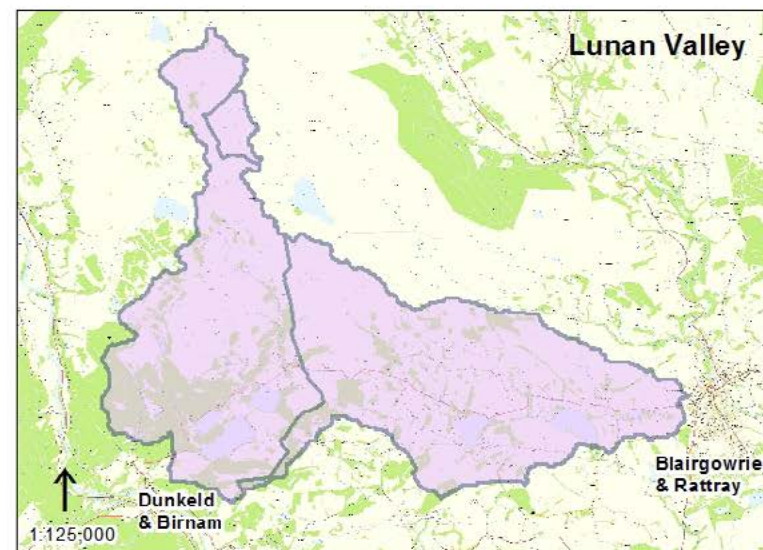
Note: *Planning Guidance 'River Tay Special Area of Conservation' (produced by SEPA, SNH, Angus Council and the Council) provides detailed advice to developers on the types of appropriate information and safeguards to be provided in support of planning applications for new projects which may affect the River Tay Special Area of Conservation.*



Policy Map G: Water Catchment Areas



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Environmental Resources

Policy 46: Minerals and Other Extractive Activities – Safeguarding

Policy 46A: Sterilisation of Mineral Deposits

Planning permission will not be granted for development which would sterilise important economically workable mineral deposits unless:

- (a) *there is an overriding need for the development and prior extraction of the mineral cannot reasonably be undertaken; or*
- (b) *extraction of the mineral is unlikely to be practicable or environmentally acceptable.*

The deposits must not be included by the British Geological Survey's Critical List as nationally important.

Policy 46B: Advance Extraction

The extraction of proven mineral deposits in advance of other planned development will be permitted provided that:

- (a) *prior extraction would not unduly prejudice the timing and viability of the proposed development;*
- (b) *a significant part of the extraction site would be sterilised by development;*
- (c) *there would not be a significant adverse effect on local communities or the environment.*



Policy 47: Minerals and Other Extractive Activities - Supply

Policy 47A: Extraction

Favourable consideration will be given to proposals for the extraction of minerals, where:

- (a) *it can be demonstrated that there are local, regional and/or national market requirements for the mineral that cannot be satisfied by greater efficiency at existing workings or other alternative sources; or*
- (b) *it would assist in maintaining, as a minimum, a ten-year landbank of permitted reserves for aggregates within a recognised market area.*

And in all cases, their impact on local communities and the environment has been assessed and does not have an adverse residual effect after appropriate mitigation having regard to:

- (i) *the effect on local communities, individual houses, sensitive receptors and neighbouring land uses by reason of disturbance, noise, dust, blasting, vibration or other pollution or disturbance;*
- (ii) *the effect on landscape and visual impact of the proposals;*
- (iii) *the transport implications (including the strategic trunk road and rail network), and in particular the scale and nature of traffic likely to be generated, and its implications for site access, road capacity, road safety, and the environment generally;*
- (iv) *the effect on the quality and quantity of water environment including the ecology of water courses and wetlands, and on water supply and flood protection interests;*
- (v) *the effect on natural heritage, habitats and the historic environment;*
- (vi) *ensuring there are no unacceptable adverse cumulative impacts arising from development proposals; and*
- (vii) *ensuring there are no adverse effects on the integrity of a European designated site(s).*

Note: *A Waste Management Plan must be submitted as part of any application for planning permission.*

Policy 47B: Restoration

Restoration, after-use and aftercare proposals will require to be agreed in advance of operations. Operators are encouraged to consider after-uses that would add to the cultural, recreational and environmental assets of the area. After excavation ceases, restoration will be completed in the shortest time practicable. Appropriate 'on demand' financial bonds for restoration will be required.



Policy 48: Prime Agricultural Land

Outside the identified settlements, development on prime agricultural land will not be permitted, unless it is necessary to meet a specific established need, such as a major infrastructure proposal and only when there is no other suitable site available on non-prime land. Small-scale development directly linked to rural business, including housing, may also be acceptable on prime agricultural land, providing it is compatible with all other aspects of the policy framework of the Plan and there are no other suitable non-prime land sites available, and it does not adversely affect the viability of the agricultural unit.

Note: *Small-scale is generally single buildings.*

Policy 49: Soils

The Council seeks to protect soils from damage such as erosion or compaction. Developments located on areas of good quality agricultural soils* will only be supported where they:

- (a) *minimise impact on soil resources;*
- (b) *implement appropriate soil management measures, particularly for valuable soils such as good-quality agricultural soils*, and soils with a high organic content;*
- (c) *adopt best practice when moving, storing and reinstating soils (see Natural Scotland Regulatory Guidance 'Promoting the sustainable reuse of greenfield soils in construction');*
- (d) *consider opportunities to re-use soils necessarily excavated from the site.*

** Defined for the purposes of this policy as Land Capability for Agriculture (LCA) Classification 1, 2, 3.1 and 3.2.*

The Council is also committed to ensuring that development avoids disturbance to, and the loss of, carbon rich soils, including peatland, which are of value as carbon stores.

Reference should be made to the Carbon and Peatland Maps (SNH). Development will only be permitted on areas of carbon-rich soils, including peatland, where it has been clearly demonstrated that there is no viable alternative, or where the economic and social benefits of the development outweigh any potential detrimental effect on the environment.

Where exceptions allow for development that would disturb carbon rich soils, development should be informed by:

- *an appropriate peat survey and management plan;*

(continued)



Policy 49: Soils *(continued)*

- any disturbance or excavation be minimised; and
- suitable mitigation measures implemented to abate carbon emissions.

Note: Reference should be made to the Carbon and Peatland Maps (SNH). Carbon rich soils are considered to be Class 1, 2 and 5 soils contained in the Carbon and Peatland Map.

Building Resilience

Policy 50: New Development and Flooding

Within the parameters as defined by this policy the Council supports the delivery of the actions and objectives to avoid an overall increase, reduce overall, and manage flood risk as set out within the relevant SEPA Flood Risk Management Strategies and the Local Flood Risk Management Plans.

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a medium to high risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. In addition, built development should avoid areas at significant risk from landslip, coastal erosion, wave overtopping and storm surges.

Where a risk of fluvial/coastal flooding is known or suspected the Council will use the flood risk framework shown in the diagram overleaf and considers that areas of:

- (1) medium to high flood risk are not suitable for civil infrastructure;
- (2) low to medium flood risk are suitable for most forms of development; and
- (3) little or no flood risk shown present no flood related constraints on development.

All development within areas of low to high flood risk must incorporate a 'freeboard' allowance and the use of water resistant materials and forms of construction appropriate to its function, location, and planned lifetime relative to the anticipated changes in flood risk arising from climate change.

To allow for adaption to increased flood risk associated with climate change, development should not:

- (1) increase the rate of surface water run-off from any site (taking account of rain falling on the site and run off from adjacent areas);

(continued)



Policy 50: New Development and Flooding *(continued)*

- (2) reduce the naturalness of the river;*
- (3) add to the area of land requiring flood protection measures;*
- (4) affect the flood attenuation capability of the functional flood plain; nor*
- (5) compromise major options for future shoreline or river management.*

Infrastructure and buildings should generally be designed to be free from surface water flooding in greater than 0.5% rainfall events. A Drainage Impact Assessment (DIA) will be required to consider pluvial flooding for any proposed development greater than 1,000m².

Note: *Further detailed guidance is set out in the Flood Risk and Flood Risk Assessment Supplementary Guidance.*

Category 1 - Medium to High Flood Risk

(Annual probability of watercourse, tidal or coastal flooding greater than 0.5% or 1:200)

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas at medium to high flood risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Exceptions may be made where publicly maintained flood protection measures for an event with a 0.5% annual probability already exist, are under construction or are planned measures in a current flood risk management plan. Development within the built-up area or any important component of the development plan settlement strategies may be acceptable for residential, institutional, commercial and industrial development (including access roads/paths, parking and waste storage areas) provided:

- (1) no homes or premises are occupied before the flood protection measures are in place;*
- (2) a Flood Risk Assessment is undertaken in accordance with the Flood Risk and Flood Risk Assessments Supplementary Guidance (in addition a Drainage Impact Assessment will usually be required); and*
- (3) development within undeveloped or sparsely populated areas should be located outwith the functional 0.5% (1:200) flood plain unless this location is essential for operational reasons, and an alternative lower risk location is not available;*
- (4) flood resilient materials and construction methods are used where appropriate;*
- (5) any loss of flood plain storage capacity mitigated to achieve a neutral or better outcome;*
- (6) a flood action plan is prepared;*
- (7) civil infrastructure is designed and constructed to remain operational during floods and not impede water flow.*

(continued)



Policy 50: New Development and Flooding *(continued)*

Category 2 - Low to Medium Flood Risk

(Annual probability of watercourse, tidal or coastal flooding in the range 0.1% - 0.5% or 1:1000 - 1:200)

Suitable for most forms of development but may be subject to a Flood Risk Assessment (in accordance with our Flood Risk and Flood Risk Assessments Supplementary Guidance). They are not appropriate locations, however, for civil infrastructure. If the Council is satisfied that there is no viable alternative location, or that such facilities already exist and are proposed to be extended, the facilities (including access roads/paths, parking and waste storage areas) must be capable of remaining operational and accessible during extreme flooding events.

Flood resilient materials and construction methods will be encouraged particularly where adjacent to medium and high-risk areas.

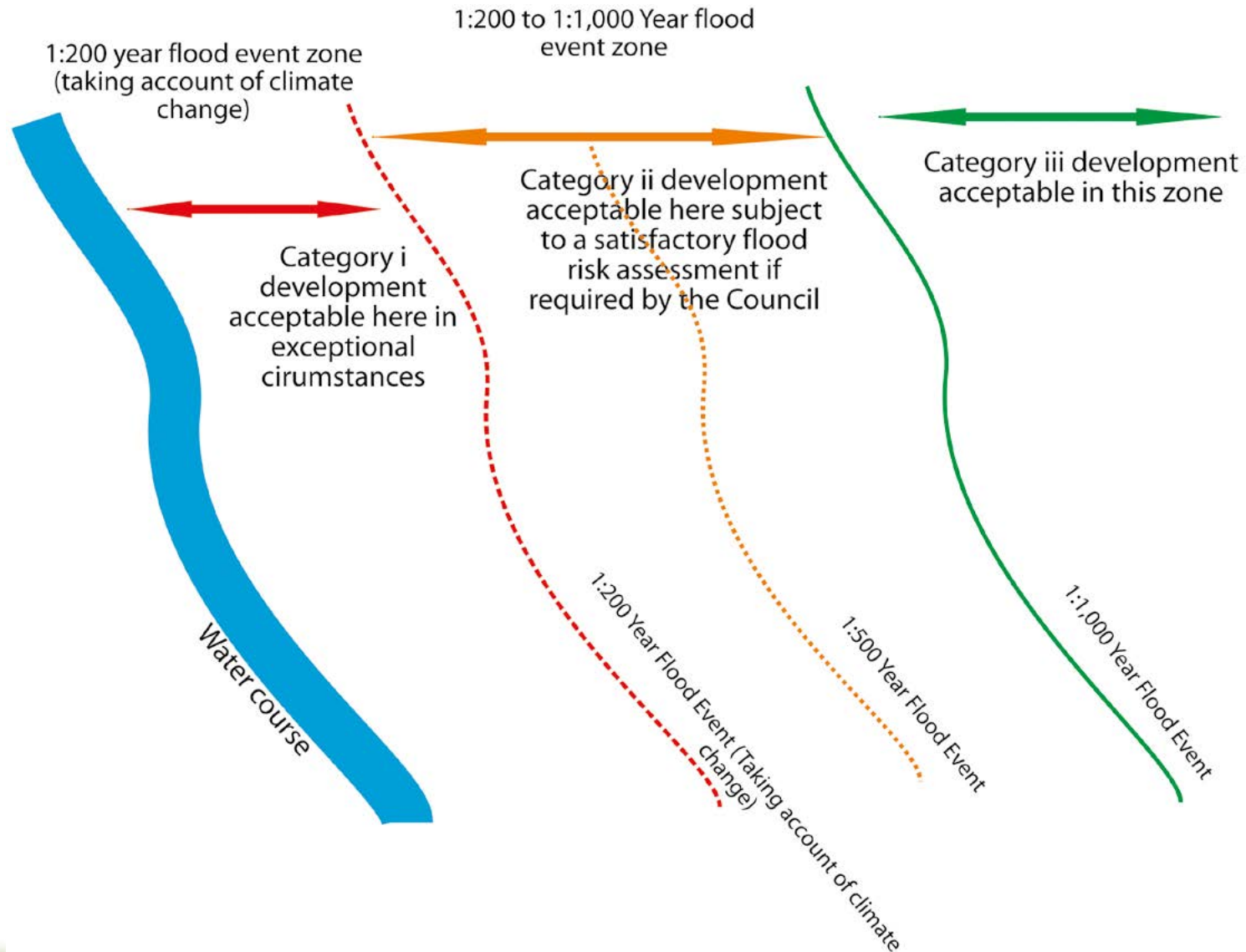
Category 3 - No Flood Risk

(Annual probability of watercourse, tidal or coastal flooding of less than 0.1% or 1:1000)

No flood-related constraints on development.



Coastal/Fluvial Flood Risk Framework



Policy 51: Water Environment and Drainage

Policy 51A: Water Environment

Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water) in accordance with Water Framework Directive 2000/60/EC. The Scottish River Basin Management Plan has protection and improvement objectives which aim to ensure that there is no deterioration of water body status and where possible secure long-term enhancements to water body status.

Proposals for development which do not accord with the Scotland River Basin Management Plan and any relevant associated Area Management Plans will not be permitted unless the development is judged by the Council to be of significant specified benefit to society and/or the wider environment. The only situation where culverting for land gain may be permissible is where a development is of overriding public interest. A minimum buffer between a development and a watercourse should be applied in keeping with the flood risk supplementary guidance.

Policy 51B: Foul Drainage

Foul drainage from all developments within and close to settlements that have public sewerage systems will require connection to the public sewer. In settlements where there is little or no public sewerage system, a private system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area. For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems.

Policy 51C: Surface Water Drainage

All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures. SUDS will be encouraged to achieve multiple benefits, such as floodwater management, landscape, green infrastructure, biodiversity and opportunities to experience nature near where people live. Ecological solutions to SUDs will be sought and SUDS integration with green/blue networks wherever possible.

Policy 51D: Reinstatement of Natural Watercourses

The Council will not support development over an existing culvert or the culverting of watercourses as part of a new development unless there is no practical alternative. Where deemed necessary it will be essential to provide adequate access for maintenance. Existing culverts should be opened and redundant water engineering structures removed whenever possible to benefit wildlife and improve amenity and a suitable riparian buffer zone between development and the watercourse should be provided.

(continued)



Policy 51: Water Environment and Drainage *(continued)*

Policy 51E: Water Supply

All new development must be served either by a satisfactory mains or private water supply complying with the Water (Scotland) Act 1980 and associated Private Water Regulations, without prejudicing existing users. It will be the responsibility of the developer to demonstrate that any new supply is suitable and is safe to be consumed as drinking water in line with the above act and regulations.

Policy 52: Health and Safety Consultation Zones

In determining planning applications for development within the Pipeline Consultation Zones identified on the proposals, inset maps and Appendix 3, the Council will seek and take full account of the advice from the Health and Safety Executive and the facility's operators and owners. The Council will also seek the advice of the Health and Safety Executive and the facility's operators and owners on the suitability of any proposals for a new notifiable installation within the Plan area or any proposal within the consultation zone of any other notifiable installation.

Policy 53: Nuisance from Artificial Light and Light Pollution

Consent will not be granted for proposals where the lighting would result in obtrusive and/or intrusive effects. The Council may secure the regulation of lighting installations and their maintenance through the use of conditions attached to the granting of planning permission.

Policy 54: Noise Pollution

There will be a presumption against the siting of development proposals which will generate high levels of noise in the locality of existing or proposed noise sensitive land uses and similarly against the locating of noise sensitive uses near to sources of noise generation.

In exceptional circumstances, where it is not feasible or is undesirable to separate noisy land uses from noise sensitive uses, or to mitigate the adverse effects of the noise through the negotiation of design solutions, the Council may use conditions attached to the granting of planning consent, or if necessary planning agreements, in order to control noise levels. A Noise Impact Assessment will be required for those development proposals where it is anticipated that a noise problem is likely to occur.



Policy 55: Air Quality Management Areas

The Council has a responsibility to improve air quality. The LDP does this by seeking to prevent the creation of new pollution hotspots, and to prevent introduction of new human exposure where there could be existing poor air quality.

The LDP extends support to low emission technologies for both transport and energy production.

As well as aspiring to improve air quality, the policy also aspires to eliminate the gradual worsening in air quality that is caused by the cumulative impact of many small developments.

Within or adjacent to designated Air Quality Management Areas, where pollutant concentration are in excess of the national air quality objectives and may pose a risk to human health, development proposals that would adversely affect air quality may not be permitted. There is a presumption against locating development catering for sensitive receptors in areas where they may be exposed to elevated pollution levels.

Any proposed development that could have a detrimental effect on air quality, through exacerbation of existing air quality issues or introduction of new sources of pollution (including dust and/or odour), must provide appropriate mitigation measures. The LDP expects that some type of mitigation of air quality impacts will be required for all but the smallest developments. Best practice design measures should therefore be considered early in the design and place-making process.

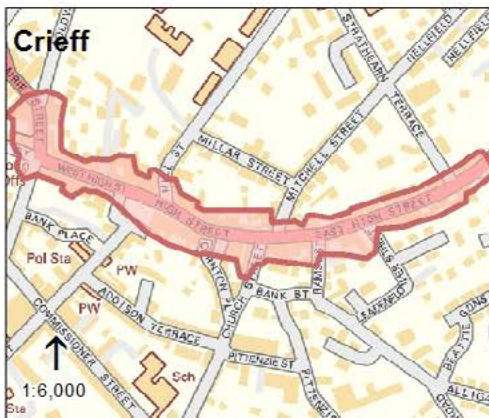
Proposals and mitigation measures must not conflict with the actions proposed in Air Quality Action Plans.

Supplementary guidance will set out how air quality will be considered when determining planning applications, and when the need for an air quality assessment is likely to be triggered.

The Council keeps an evidence base of air quality and has developed a high-resolution dispersion model for the LDP area.




Policy Map H: Air Quality Management Area

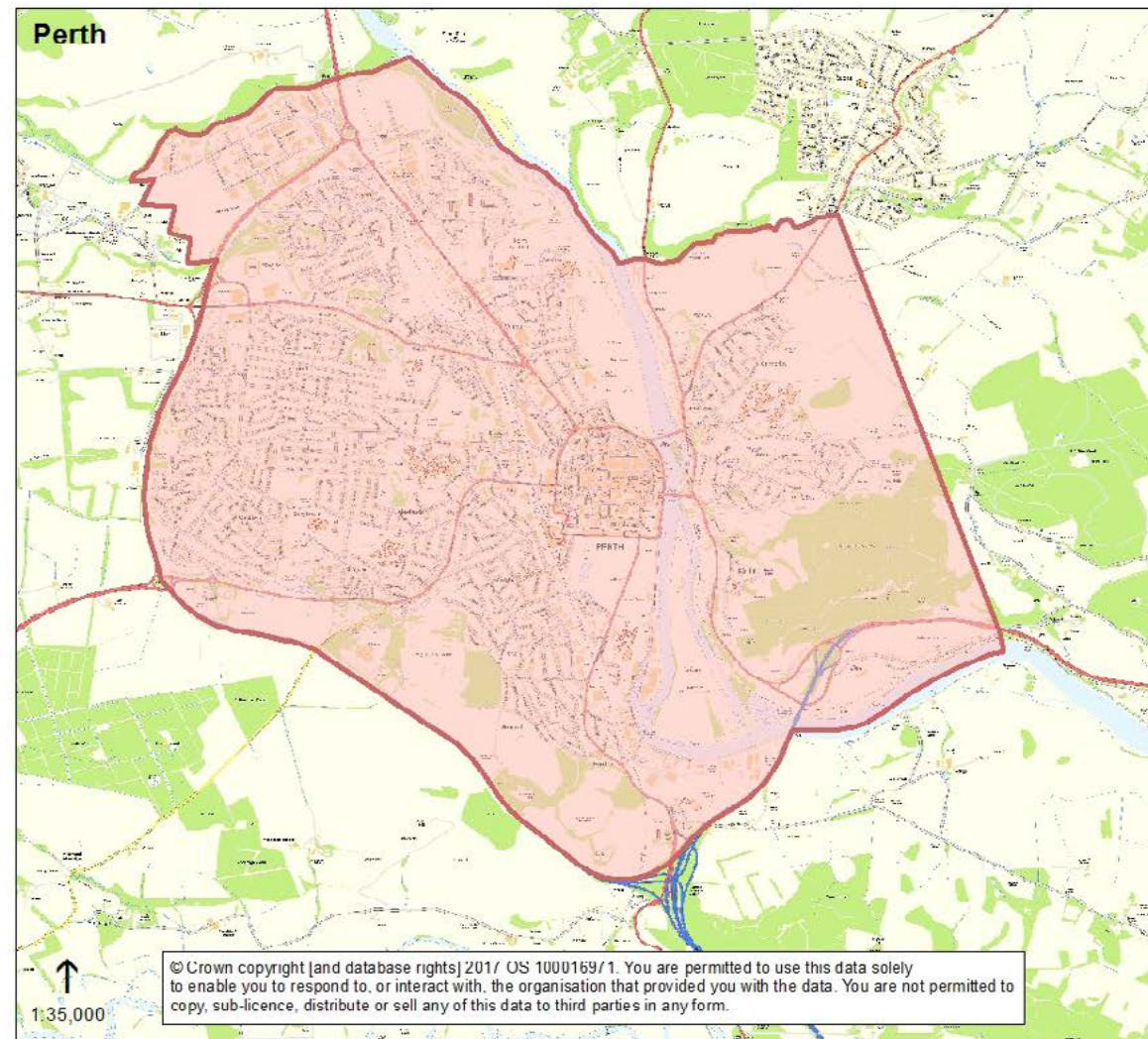


 Air Quality Management Area

National Parks:

 Cairngorms National Park

 Loch Lomond and the Trossachs National Park



Policy 56: Contaminated Land

The Council's first priority will be to prevent the creation of new contamination.

Consideration will be given to proposals for the development of contaminated land, as defined under Part IIA, Section 78A(2) of the Environmental Protection Act 1990, where it can be demonstrated to the satisfaction of the Council that appropriate remediation measures can be incorporated in order to ensure the site/land is suitable for the proposed use and in order to ensure that contamination does not adversely affect the integrity of a European designated site(s).

Informal pre-application discussions should take place at the earliest opportunity between the Council, the developer and any other interested parties in order to help identify the nature, extent and type(s) of contamination on the site (including any source, pathways, receptor links) and the most appropriate means of remediation. The Council may attach conditions to the granting of planning consent to ensure that these remediation measures have been completed prior to the commencement of any works on site and/or the occupation of any new units. The Council will adopt the '*suitable for use*' approach as advocated by Scottish Government Statutory Guidance when dealing with proposals for the development of contaminated land.





3.4 A Connected Place

Policies in this section cover:

- *Digital Connectivity*
- *Transport and Accessibility*



Connected Places make the best use of existing infrastructure; reduce the need to travel; and provide opportunities for walking and cycling for both active travel and recreation. Better connections within settlements and between places, including by public transport, helps grow the economy and makes society more inclusive. The sustainable movement of freight is also prioritised, including by rail or water.

Ensuring that both local and national transport infrastructure is in place to support the sustainable development of Perth and Kinross is critical to the success of the Plan strategy.

For the local and strategic road network the Local Development Plan seeks to strategically improve connectivity, building upon the Strategic Transport Projects Review; Regional Transport Strategy; and Perth Transport Futures Project supported by the Tay Cities Deal. Improvements include the Cross Tay Link Road; Park & Ride sites; A9 trunk road dualling from Perth to Inverness; and junction improvements at Broxden, Inveralmond and at key locations within the city centre.

The major strategic rail improvements shown on the map include Highland Main Line and Aberdeen to Central Belt rail improvements project; further rail improvements between Edinburgh and Perth; rail electrification northwards from the central belt; and improvements at Perth Station. Note also that a strategic transport and economic appraisal for a potential railway station at Oudenarde will be required. See Strategy Map 5.

The National Planning Framework (NPF3) identifies a series of routes as part of a national network of long-distance cycling and walking paths. Much of the route is already in existence but two sections requiring upgrading pass through the Plan area. These sections from Comrie to Crieff; and Crook of Devon to Kinross are shown in Policy Map B. These routes require further work to establish their exact alignment and the required improvements. Development that may have an adverse impact on the delivery of these long distance routes will not be permitted (see Policy 15: Public Access).

Improvements to connectivity are also proposed in digital infrastructure. While these are not shown on the map, the Local Development Plan will help facilitate expansion of the area's digital fibre and mobile networks, which will support growth in the local economy and make the most of smart technology opportunities in our settlements.

Vision for A Connected Place

We recognise that the Local Development Plan area has experienced significant population growth and is likely to continue to do so. We have a good mix of rural and urban environments and it is important that we make best use of the infrastructure already in place to support growth in employment opportunities and help deliver accessible cultural, retail and leisure facilities.

The Green Network can function as an active travel route and we particularly want to facilitate infrastructure that connects places in a sustainable way. Whether this means paths for walking and cycling, or facilitating strategic improvements to the transport and digital network, our vision is that the plan's proposals for A Connected Place will support economic growth.



Key Objectives

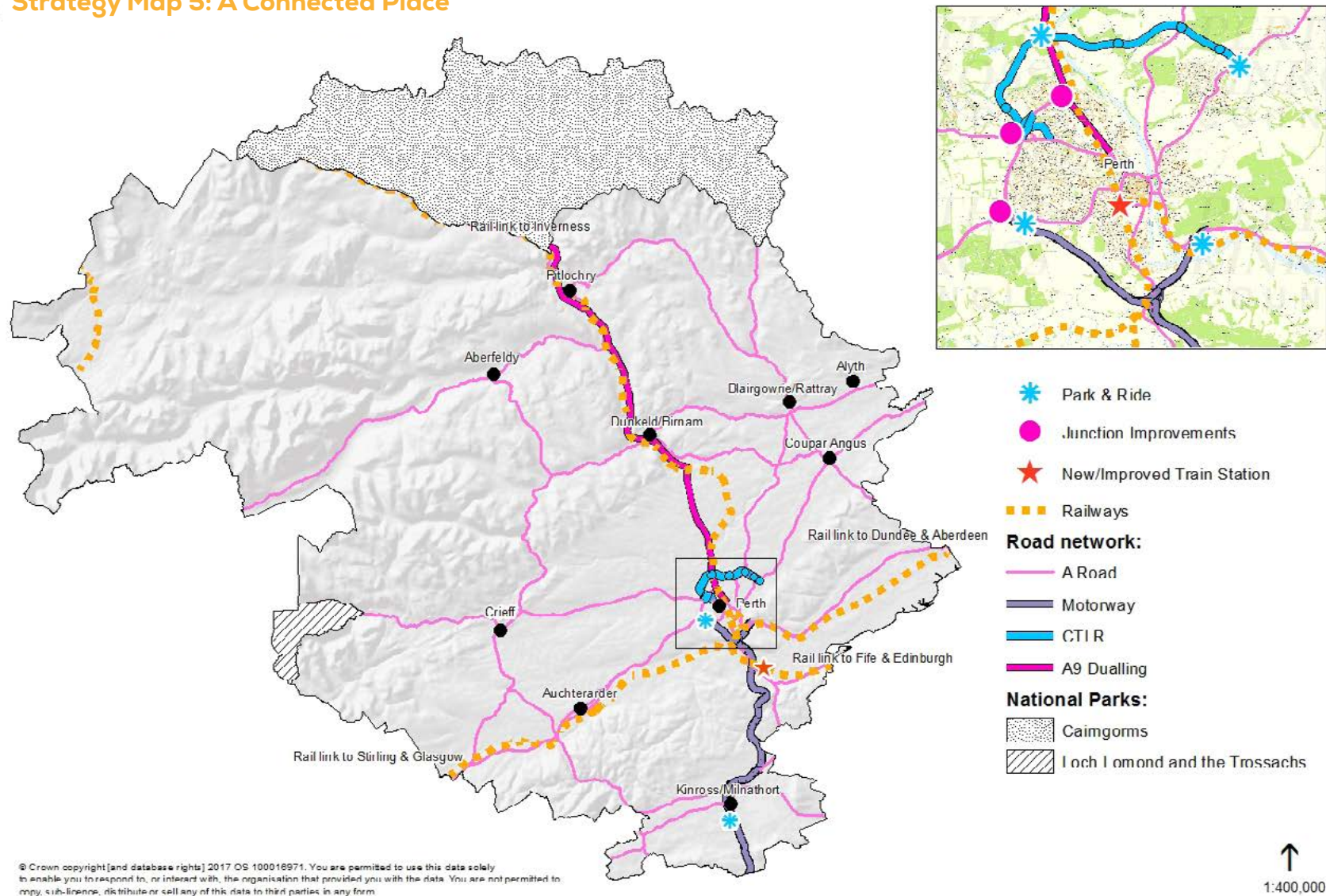
- *Identify and provide for new and improved social and physical infrastructure to support an expanding and changing population.*
- *Establish clear priorities to ensure stakeholders and agencies work in partnership so that investment is co-ordinated and best use is made of limited resources to enable the delivery of the strategy, supporting the aims and objectives of the Strategic Transport Projects Review, the Regional Transport Strategy, and the Tay Cities Deal.*
- *Ensure investment in the renewal and enhancement of existing infrastructure is consistent with the strategy of the Plan in order to make best use of the investment embedded in our existing settlements.*
- *Provide a flexible policy framework to respond to changing economic circumstances and developing technology.*

Spatial Strategy for A Connected Place

The spatial strategy aims to make Perth and Kinross one of the best connected areas in Scotland, by building upon our excellent transport links and working in partnership with key stakeholders and agencies. The map on the following page demonstrates the existing transport connections that we have and areas we intend to improve to make Perth and Kinross even more connected. This policy grouping aims to make settlements across Perth and Kinross better connected to transport links. Planning plays an important part in ensuring that such connections are made, and such development is key to the development of the region as a whole, particularly economically.



Strategy Map 5: A Connected Place



Policy 57: Digital Infrastructure

The Council will support development that provides digital and mobile communications infrastructure to homes and businesses and improves quality of life for residents and workers provided the environmental impacts on the natural and built environment are minimised. The plan is particularly supportive of the expansion of broadband and mobile communications services in rural areas.

The Digital Economy Act 2017 enables everyone in the UK to request a broadband download speed of at least 10Mbps by 2020 under a Universal Service Obligation. This will mainly affect rural areas but also some urban areas.

Developers should therefore make provision for digital infrastructure in all new-built development in urban and rural areas as an integral part of the development.

Equipment should be designed and positioned as sensitively as possible although some technical requirements may limit this. The visual impact of communications infrastructure will play a significant part in the determination of planning applications.

The siting and design of communication infrastructure should consider all the following series of options when selecting sites:

- (a) *installation of smallest suitable equipment;*
- (b) *concealing/disguising masts, antennas, equipment houses;*
- (c) *site/mast sharing;*
- (d) *installation on existing building and structures; and*
- (e) *installation of ground-based masts.*

Planning applications for communications infrastructure should address the following matters:

- (a) *an explanation of how the proposed equipment fits into the wider network;*
- (b) *a description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution;*
- (c) *details of the design, including height, materials and all components of the proposal;*
- (d) *details of any proposed landscaping and screen planting, where appropriate;*



Policy 57: Digital Infrastructure *(continued)*

- (e) *an assessment of the cumulative effects of the proposed development in combination with existing equipment in the area;*
- (f) *a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines that give recommendations for limiting exposure to and absorption of the high-frequency energy fields emitted by mobile phone communication base stations;*
- (g) *an assessment of visual impact, if relevant; and*
- (h) *ancillary associated works associated with the development, including but not limited to access tracks and security fencing.*

In all cases the Council will require the removal of the development and associated equipment and the restoration of the site whenever the consent expires or the project ceases to operate for a specific period.

Transport and Accessibility

Policy 58: Transport Standards and Accessibility Requirements

Policy 58A: Existing Infrastructure

The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible with adjoining land uses.

Policy 58B: New Development Proposals

All development proposals that involve significant travel generation should be well-served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, prior to private car journeys. The aim of all development should be to reduce travel demand by car, and ensure a realistic choice of access and travel modes is available, including opportunities for active travel and green networks.

All development proposals (including small-scale proposals) should:

- (a) *be designed for the safety and convenience of all potential users;*
- (b) *incorporate appropriate mitigation on-site and/or off-site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;*

(continued)



Policy 58 *(continued)*

Policy 58B: New Development Proposals *(continued)*

- (c) *incorporate appropriate levels of parking provision not exceeding the maximum parking standards laid out in SPP, including application of maximum on-site parking standards to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport;*
- (d) *fit with the strategic aims and objectives of the Regional Transport Strategy and the Tay Cities Deal;*
- (e) *support the provision of infrastructure necessary to support positive changes in Low and Ultra Low Emission Vehicle transport technologies, such as charging points for electric vehicles and hydrogen refuelling facilities.*

In certain circumstances developers may be required to:

- (a) *prepare and implement travel plans to support all significant travel generating developments;*
- (b) *prepare a Transport Assessment and implement appropriate mitigation measures where required.*

Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:

- (a) *direct links to the core paths networks are or can be made available;*
- (b) *access to local bus routes with an appropriate frequency of service which involve walking no more than 400m are available;*
- (c) *it would not have a detrimental effect on the safe and efficient operation of the strategic road and/or rail network including level crossings;*
- (d) *the transport assessment identifies satisfactory mechanisms for meeting sustainable transport requirements, including the implementation of a site travel plan.*

Developers should include consideration of the impact of proposals on the core paths network and local and strategic transport network.

Cycling and Walking

Development proposals which take into account and promote cycling and walking will be supported. Particular attention must be paid to access arrangements and cycle parking facilities.

(continued)



Policy 58 (continued)

Policy 58B: New Development Proposals (continued)

Car Parking

Development proposals should not exceed maximum on-site parking standards, including disabled parking, to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport.

Where an area is well served by sustainable transport modes, more restrictive standards may be considered appropriate. In rural areas where public transport is infrequent, less restrictive standards may be applied.

Developers of town centre sites will be required to contribute to the overall parking requirement for the centre in lieu of individual parking provision.

Note: *Non-statutory Guidance for Transport will give guidance on sustainable and active travel; requirements for public transport availability in new developments; provision of infrastructure to support low and ultra-low emission vehicles; provision of infrastructure for shared vehicle use (such as car clubs); and low car or no car developments in highly accessible areas. It will also provide information about when transport assessment or statement is required and provide guidance on travel plans.*

Policy 59: Airfield Safeguarding

Planning permission will be refused for developments likely to have an unacceptable impact on the safe operation of aircraft from the following airfields:

- Dundee Airport;
- Perth Airport; and
- unlicensed airfields, as defined in Supplementary Guidance.

Applicants for planning consents within the safeguarding zones of these airfields may be required to provide an independent assessment of the impact on the safe operation of the existing facility, prepared by a suitably qualified person.

Note: *Licensed airfields are safeguarded in line with CAA document CAP 168 'Licensing of Aerodromes'. Unlicensed airfields are safeguarded in line with CAA document CAP 793 'Safe Operating Practices at Unlicensed Aerodromes', Supplementary Guidance defines the areas where consultations will take place and considers prejudicial developments including incompatible activities and navigational obstructions.*

