



Development Plan Scheme

Perth & Kinross Council - Housing & Environment

September 2018



Development Plan Scheme ▶ Main Issues Report ▶ Proposed Plan ▶

Modifications ▶ **Examination** ▶ Adoption



Contents

1.	What is a Development Plan?	1
•	1.1 Sustainable Development & Sustainable Economic Growth	2
•	1.2 Perth & Kinross Council's Development Plan	3
•	1.3 Supplementary Guidance	4
2.	How is the Plan Created?	6
•	2.1 Development Plan Scheme	6
•	2.2 Main Issues Report	6
•	2.3 Monitoring Statement	7
•	2.4 Main Issues Report	7
•	2.5 Proposed Plan	7
•	2.6 Examination	8
•	2.7 Action Programme	9
•	2.8 Supporting Documents	9
•	2.9 Supplementary Guidance	10
3.	What are the Stages and Timescales in Preparing the LDP?	11
4.	Participation Statement	12
•	4.1 How to get involved in the preparation of the Local Development Plan ...	12
•	4.2 Why do we consult?	12
•	4.3 Who do we consult?	12
•	4.4 How do We Consult? The Participation Statement	13
•	Contact Details	13



1. What is a Development Plan?

Development Plans are prepared for every local authority area in Scotland. They set out an authority's policies and proposals for the use and development of land in its area, including the appearance of cities, towns and rural areas. They are concerned mainly with the use of land and guide future development to the most appropriate locations. They must provide clear guidance on what development will or will not be allowed and where. They address a wide range of policy issues, including housing, shopping, business, industry, transport, recreation, built and natural heritage.



Key:

- The Development Plan consists of the Strategic Development Plan (SDP), and the Local Development Plan (LDP) and Statutory Supplementary Guidance. The LDP must be consistent with the SDP.
- The Development Plan needs to take into account the National Planning Framework (NPF). National developments are contained in the NPF and are projects which are essential elements for Scotland's long term development.
- The Development Plan needs to take into account Government Advice for Land Use Planning.
- The Development Plan needs to have regard to the other plans and strategies outlined.
- Non-Statutory Guidance can support the Development Plan



Decisions on planning applications must be in accordance with the Development Plan unless material considerations (i.e. significant issues relating to the use and development of land) indicate otherwise.

The Development Plan must be produced and reviewed at 5 yearly intervals to ensure that an up-to-date Plan is always in place that can guide the future development of the area. The Perth & Kinross Local Development Plan was adopted in February 2014 while the Proposed Plan is projected to be adopted in July 2019. See page 11 for a detailed timeline.

1.1 Sustainable Development & Sustainable Economic Growth

The Council has a statutory duty to carry out their development planning functions with the objective of contributing to sustainable development. Sustainable development is most commonly defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Scottish Government strongly believes in the value of forward-looking, visionary and ambitious Development Plans that will guide development. Scottish Planning Policy (2014) states that “ The planning system has a vital role to play in delivering high-quality places for Scotland and that planning will help create a successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.”



1.2 Perth & Kinross Council's Development Plan

The Development Plan for an area is made up of more than one Plan. In Perth and Kinross (excluding the National Parks) it comprises the following:-

- TAYplan Strategic Development Plan October 2017
www.tayplan-sdpa.gov.uk
- Perth & Kinross Local Development Plan February 2014
<http://www.pkc.gov.uk/developmentplan>
- Adopted Supplementary Guidance
<http://www.pkc.gov.uk/ldpsupplementaryguidance>

Map 1 – Local Development Plan Area for Perth and Kinross Council



Whilst part of the Loch Lomond and The Trossachs National Park and the Cairngorms National Park are within the Perth & Kinross Council boundary they are covered by their own Local Development Plans, these are:

- The Cairngorms National Park [Local Development Plan 2015](#)
- Loch Lomond & the Trossachs National Park [Local Development Plan 2017-2021](#)



1.3 Supplementary Guidance

Supplementary Guidance (SG) can cover a variety of issues and can be used to remove a wide range of detailed policy from the LDP. SG where specifically identified in the LDP, consulted upon as required by the Development Planning Regulations, and submitted to Scottish Ministers for their consideration forms part of the LDP.

The list below contains the Council's current adopted guidance. A number of supplementary guidance documents will become non-statutory following publication of LDP2. Guidance that is intended to become statutory supplementary guidance is being reviewed and following publication of LDP2 will be reconsulted on with a view to adoption.

SUPPLEMENTARY GUIDANCE	LDP1	LDP2
Policy Guidance		
Airfield Safeguarding	Statutory	Statutory
Delivering Zero Waste in Perth & Kinross	Statutory	Statutory
Developer Contributions and Affordable Housing Guide	Statutory	Statutory
Employment and Mixed Use Areas	Statutory	Deleted
Flood Risk and Flood Risk Assessments	Statutory	Statutory
Forestry and Woodland	Statutory	Statutory
Green Infrastructure	Statutory	Statutory
Housing in the Countryside	Statutory	Statutory
Landscape Guidance	Statutory	Statutory
Loch Leven Special Protection Area and Ramsar Site Advice to planning applicants for phosphorus and foul drainage in the catchment	Statutory	Non-Statutory
Dunkeld-Blairgowrie Lochs SAC	Statutory	Non-Statutory
River Tay SAC Advice for Developers	Statutory	Non-Statutory
Sustainable Design and Zero Carbon Development (content in Placemaking, Renewable & Low Carbon Energy, Sustainable Heating & Cooling)	Statutory	Deleted
Design Guidance		
Conservation Area Appraisals		
Aberfeldy Conservation Area Appraisal	Statutory	Non-Statutory
Abernethy Conservation Area Appraisal	Statutory	Non-Statutory
Blair Atholl Conservation Area Appraisal	Statutory	Non-Statutory
Blairgowrie Conservation Area Appraisal	Statutory	Non-Statutory
Cleish Conservation Area Appraisal	Statutory	Non-Statutory
Comrie Conservation Area Appraisal	Statutory	Non-Statutory



SUPPLEMENTARY GUIDANCE	LDP1	LDP2
Coupar Angus Conservation Area Appraisal	Statutory	Non-Statutory
Crieff Conservation Area Appraisal	Statutory	Non-Statutory
Dunkeld Conservation Area Appraisal	Statutory	Non-Statutory
Dunning Conservation Area Appraisal	Statutory	Non-Statutory
Errol Conservation Area Appraisal	Statutory	Non-Statutory
Grandtully and Strathtay Conservation Area	Statutory	Non-Statutory
Kenmore Conservation Area Appraisal	Statutory	Non-Statutory
Kinross Conservation Area Appraisal	Statutory	Non-Statutory
Longforgan Conservation Area Appraisal	Statutory	Non-Statutory
Muthill Conservation Area Appraisal	Statutory	Non-Statutory
Perth Central Conservation Area Appraisal	Statutory	Non-Statutory
Perth Kinnoull Conservation Area Appraisal	Statutory	Non-Statutory
Pitlochry Conservation Area Appraisal	Statutory	Non-Statutory
Rait Conservation Area Appraisal	Statutory	Non-Statutory
Scotlandwell Conservation Area Appraisal	Statutory	Non-Statutory
Masterplans/Development Briefs/Development Frameworks		
Auchterarder expansion Townhead and North East Development Framework	Statutory	Non-Statutory
West/North West Perth Strategic Development Framework	Non-Statutory	Statutory

All of the current supplementary guidance is available on the Council's website at:- <http://www.pkc.gov.uk/ldpsupplementaryguidance>

The following is a list of Supplementary Guidance which is currently being prepared. Any guidance that is adopted prior to LDP2 will be reviewed and reconsulted on for adoption alongside LDP2.

- Air Quality Management Areas
- Open Space Provision & Developer Contributions
- Placemaking
- Renewable and Low Carbon Energy
- Sustainable Heating and Cooling

For information the following non-statutory guidance is also being prepared, or is complete and being revised to ensure compatibility with LDP2

- A Guide to Incorporating Biodiversity into Development
- Householders' Guide to Biodiversity
- Biodiversity: A Developer's Guide (to be replaced by Planning for Nature)
- Planning for Nature (replacing Biodiversity: A Developer's Guide)
- Transport Standards Guide
- Gypsy/Travellers' Site Guidance
- Delivery of Development Sites



2. How is the Plan Created?

2.1 Development Plan Scheme

The first stage in preparing the LDP is to publish a **DEVELOPMENT PLAN SCHEME (DPS)**. It sets out the programme for preparing and reviewing the Local Development Plan and includes the following:

- *A programme and timetable for preparing and publishing the Plan;*
- *Sets out what is involved at each stage of preparing the Plan;*
- *Includes a Participation Statement, which indicates the involvement of all parties in the Plan, i.e. when, how and with whom consultation will take place.*

The DPS is reviewed at least annually to provide an up-to-date picture of how we are progressing with preparing the Plan. It is made widely available on the Council's website, in Council Offices and in public libraries.

2.2 Main Issues Report

In the preparation of the **MAIN ISSUES REPORT (MIR)** we worked with local communities, Key Agencies and others to identify what the local planning issues are within the area. We also invited the public and private sector developers and landowners to submit site proposals for consideration within the MIR.

This information was used to produce the MIR. **The MIR is not a draft Plan** but has enough detail in it to ensure that people are able to comment on the key issues that are changing from the adopted Local Development Plan 2014. It set out the following:

- *Perth & Kinross Council's general proposals for development in the area and in particular proposals as to where development should and should not occur. The proposals will be explained sufficiently in a clear and precise way to help people to understand what is proposed and to make meaningful comments;*
- *Contain one or more reasonable alternative sets of proposals; and*
- *Draw attention to the ways in which the favoured and alternative proposals differ from the spatial strategy of the existing adopted Plan.*



2.3 Monitoring Statement

A **MONITORING STATEMENT** for the adopted Local Development Plan was published at the same time as the Main Issues Report. This focused on changes since the adoption of the existing LDP; for example, the extent to which the key assumptions made in the Plan are still realistic, whether land allocations have proved viable and that the necessary investment in infrastructure has occurred. Monitoring is one of the methods that were used to help identify the issues for discussion in the Main Issues Report.

2.4 Main Issues Report

The content of the Main Issues Report focused on the key issues and changes from the adopted LDP. The MIR is seen as the most important consultative stage in the plan-making process as it is when everyone can become effectively involved in shaping the final content of the LDP. We consulted on the Main Issues Report between 23 December 2015 and 16 March 2016. Consultation was carried out through events, email, mail and online resulting in 350 representations.

The consultation on the Environmental Report took place at the same time as the MIR. The purpose of the Environmental Report is to identify, describe and evaluate the likely significant effects on the environment of implementing the LDP and if necessary identify ways to mitigate those effects.

The consultation responses from the Main Issues Report have been used to help compile the **PROPOSED PLAN**.

2.5 Proposed Plan

The Proposed Plan contains the following: -

- A **vision statement** – *this is a broad statement of how the development of Perth and Kinross could and should occur and what the area might look like in the future.*
- **Policies** – *detailed policies to guide future development*
- A **spatial strategy** – *this is a detailed statement of the development proposals which will help achieve the vision.*

The LDP Proposed Plan is the settled view of the Council and includes all the relevant strategies, policies and development proposals to enable representations to be made on them. It includes maps and other illustrative material in order to explain the proposals in more detail and aid understanding.



An important part of the Plan is to address any investments in infrastructure that may be required as a consequence of planned growth within the area, for example; schools, public transport, drainage etc. Proposals for new development are assessed in terms of their impact on existing community facilities. Where appropriate 'developer contributions' that might be required to mitigate this impact are identified.

The production of the Proposed Plan was delayed due to a delay in Tayplan with which the Proposed Plan must be consistent. Tayplan was approved by Scottish Ministers on 11 October 2017. The Proposed Plan was approved by Council on 22 November 2017. The Proposed Plan was published and the period of representation commenced on 1 December 2017.

The period of representation is required to be carried out for at least 6 weeks to allow key agencies, developers, landowners, members of the public and other interested parties to make representations on the content of the Plan. A nine week period of representation was held between 1 December 2017 and 2 February 2018. In addition to the statutory requirements, this consisted of working closely with community councils, holding public information events throughout Perth and Kinross, and an interactive online summary (Storymap) of the Proposed Plan.

2.6 Examination

Following the period of representation on the Proposed Plan the Council assessed and considered the representations made. The Council approved the responses to the representations at a special Council meeting on 29 August 2018. The Proposed Plan was submitted to Scottish Ministers for examination on 14 September 2018. The following documents are provided to inform the examination:

- The Proposed Plan
- Associated Documents including the Strategic Environmental Assessment Environmental Report and Addendums, and Habitats Regulations Appraisal
- All the Representations received
- The Councils response to the representations
- Statement of Conformity with the Participation Statement.

Following submission the Ministers appoint independent Reporter(s) to conduct the examination. The examination starts following the Reporter's consideration of the Statement of Conformity. This statement is examined to ensure that the Council has conformed to its Participation Statement (below) and to the legislative requirements in relation to engagement.

The Reporter examines the issues which remain unresolved from the representations. How these will be resolved is at the discretion of the Reporter according to the complexity and issues being dealt. This can be through written submission, hearings or public local inquiries.

Upon completion of the examination the Reporter will prepare a report indicating the findings and outcome of the examination. Examination reports are largely



binding on planning authorities, and at this stage the Council will amend the LDP in line with the Reporter's recommendations unless there are reasonable and justifiable grounds for not accepting some of the recommendations given. Following amendment of the LDP in line with the Reporter's recommendations, the Council will adopt LDP2. This is anticipated to be July 2019.

2.7 Action Programme

The Council has worked with Key Agencies and Stakeholders to develop the Action Programme for the LDP as a means of delivering the Plan's objectives. It sets out how the Plan is to be implemented, in particular what should happen following the adoption of the Plan. It includes: -

- *A list of actions required to deliver each of the Plan's policies and proposals;*
- *Who is to carry out the action; and*
- *The timescale for carrying out each action.*

There is a statutory requirement for it to be reviewed and updated every two years, however, Perth & Kinross Council has regularly provided 6 monthly updates. The last Action Programme for LDP1 was published in May 2017. A Draft Action Programme for LDP2 was then published for comment alongside the Proposed Plan in December 2017. Several comments were received and the Action Plan updated to take account of the comments received. The Proposed Action Plan was approved by Council in August 2018 and submitted to Ministers alongside the Proposed Plan. An update to the action programme for LDP1 will be produced and published by the end of 2018, and will continue to be updated until superseded by the Action Programme for LDP2.

2.8 Supporting Documents

HABITATS REGULATIONS APPRAISAL

As required under Article 6 of the European Council Directive on the Conservation of natural habitats and of wild fauna and flora (normally referred to as the Habitats Directive) the Council carried out a Habitats Regulations Appraisal (HRA) of the LDP to determine whether the Plan would be likely to have any significant effects on European designated sites within the area, such as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). This has now been carried out for the Proposed LDP2 and has been submitted to Scottish Ministers alongside the Proposed Plan.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

In addition to the Planning etc. (Scotland) Act 2006 requirements, a separate piece of legislation: the Environmental Assessment (Scotland) Act 2005 requires the Council to undertake Strategic Environmental Assessment (SEA) and prepare an **ENVIRONMENTAL REPORT** alongside the LDP. The purpose of the Environmental



Report is to identify, describe and evaluate the likely significant effects on the environment of implementing the LDP and if necessary identify ways to mitigate those effects. Consultation on the Environmental Report took place at the same time as the Proposed Plan. The Environmental Report and the results of the consultation have been submitted to Scottish Ministers alongside Proposed LDP2.

EQUALITIES IMPACT ASSESSMENT

The law requires that we carry out an Equality Impact Assessment (EQIA) to ensure that the Proposed Plan considers and addresses potential impacts on all sections of the community, including disadvantaged groups. The EQIA helps to identify how various groups of people may be affected by policies or proposals contained in the Plan and what actions may need to be taken to mitigate any perceived negative outcomes.

The Equalities Impact Assessment has been carried out using the Council's Integrated Appraisal Toolkit which is an online tool designed to help assess proposals for likely economic, environmental and social impacts. The Integrated Appraisal Toolkit is designed to incorporate the Equality Impact Assessment, pre-screening requirement for Strategic Environmental Assessment and Sustainability Assessment into a single process.

2.9 Supplementary Guidance

Supplementary Guidance can cover a variety of issues and removes detailed policy from the LDP. Existing Supplementary Guidance (SG) will be reviewed against any new or emerging policy and strategic issues and if appropriate revised and consulted on. A full list of existing and emerging Supplementary Guidance can be viewed in Section 1 of this document.



3. What are the Stages and Timescales in Preparing the LDP?

This table sets out the main stages in the LDP process and also provides an approximate timetable for when each of the key stages is likely to take place. Please note this timetable should be read alongside the Participation Statement in Section 4.

	Plan Process	Assessment Processes	Timescale
Stage 1	Monitoring and Plan Review		January 2014
	Development Plan Scheme (including Participation Scheme)		April 2014
Stage 2	Pre-MIR Consultation (as per participation statement)	SEA Scoping Report Equality Impact Assessment	January 2015
Stage 3	↓ Publish Main Issues Report and Monitoring Statement	↔ ↓ SEA Draft Environmental Report	December 2015
	↓ MIR Consultation	↔ ↓ Draft Environmental Report Consultation	December 2015
Stage 4	↓ Publish Proposed Plan	↔ ↓ SEA Final Environmental Report	December 2017
	↓ Plan Consultation	↓ Appropriate Assessment Equality Impact Assessment	December 2017
Stage 5	↓ Submit Proposed Plan to Scottish Ministers for Examination	↓ Submit SEA with proposed plan	September 2018
	↓ Modifications to Proposed Plan	↔ ↓ Amend Environmental Report Update HRA	April 2019
Stage 6	↓ Adoption	↔ ↓ Finalised Environmental Report Post Adoption Statement	July 2019
	↓ Action Programme		September 2019
Stage 7	↓ Monitoring and Review of Plan	↔ ↓ Monitoring and Review of SEA Equality Impact Assessment Review	Ongoing 2019-2023

Return to Stage 1 to begin the next LDP Review

We are here



4. Participation Statement

4.1 How to get involved in the preparation of the Local Development Plan

This Participation Statement is prepared in order to ensure that interested parties and residents within the Perth & Kinross Council area have an opportunity to engage and participate in the future planning of the area. It has been developed using the principles and techniques set out in "SP=EED: Successful Planning = Effective Engagement and Delivery". The SP=EED process, designed by PAS, formerly Planning Aid for Scotland, reflects the National Standards for Community Engagement and are used as a practical guide to engage with the public and communities.

An Equality Impact Assessment (EQIA) is undertaken at the start of the process to ensure that any positive or potential negative impacts on all sections of the community are identified.

4.2 Why do we consult?

The Local Development Plan is a document which affects all within the Perth and Kinross area. It may affect where you live, where you shop, where you work and how you get there. It is therefore vital that all those who are affected by the Plan such as local residents, landowners, developers etc. have a say in how this Plan will shape future development as well as protect an area in Scotland which is renowned for its quality of life and natural and historic importance.

4.3 Who do we consult?

During preparation of the Plan, residents, local businesses, Key Agencies, developers and landowners are given the opportunity to get involved in the process. The EQIA is used to identify those who may be most affected and the Council uses this information to help inform how it carries out consultation. The Council is aware that certain groups in society have not traditionally been involved in the Development Planning process and has employed a variety of new methods of engagement in an attempt to involve such groups.



4.4 How do We Consult? The Participation Statement

The Participation Statement divides the Local Development Plan (LDP) into different stages of its preparation and the proposed level and type of consultation to enable you to identify where in the process you can get involved and how your involvement can help shape the content of the Plan.

The following table provides at a glance a breakdown of the stages in preparing the LDP, when they are intended to take place, who we will seek to engage in the process and how we propose to do this. Please note the following table should be read alongside the LDP Timetable on Page 11.

LDP Stage	When	Who	How	Why
Stage 1: Development Plan Scheme and Participation Statement	April 2014	Stakeholders and Key Agencies	Written correspondence to advise of publication of the Development Plan Scheme and to seek commitment to timely engagement in the LDP process	To enable effective engagement in particular with those agencies and stakeholders whose remit will affect the future development of PKC e.g. flooding, drainage etc.



LDP Stage	When	Who	How	Why
Stage 2: Preparation of Main Issues Report	January 2015	Stakeholders, Key Agencies, Community Councils and wider public.	<p>Issued press release to local press and published an article in community newsletters The Atholl Quair, The Comrie and Crieff Quair and The Breadalbane Quair and Perth and Kinross News to raise awareness of the Call for Sites and Issues consultation.</p> <p>LDP and PKC webpages provide relevant information, including links to the interactive submission form, links and updates throughout process.</p> <p>Posts were made on the Perth and Kinross Facebook Page.</p> <p>Letters were sent to Stakeholders, Key Agencies, Community Councils, Local Members and members of the public who had requested to be made aware of the progress of the LDP.</p> <p>Surgery sessions for Community Councils to discuss Key Issues.</p>	<p>Opportunity to invite interested parties and landowners to bring forward potential issues and sites for consideration</p> <p>Update consultation database with details of those who wish to be kept informed on the Plan's progress</p> <p>Assess constraints and issues within the area to feed into the MIR</p>



LDP Stage	When	Who	How	Why
Stage 3: Publish Main Issues Report	December 2015	Stakeholders, Key Agencies, Community Councils and wider public.	<p>Posts on Perth and Kinross Facebook page and the Planning and Development Twitter account.</p> <p>Press release to local press and publish an article in community newsletters The Atholl Quair, The Comrie and Crieff Quair and The Breadalbane Quair and Perth and Kinross News to raise awareness of the Main Issues Report consultation.</p> <p>Letters to Stakeholders, Key Agencies, Community Councils, Local Members and members of the public who had requested to be made aware of the progress of the LDP.</p> <p>Update in the Planning and Development Newsletter</p> <p>LDP webpages update to provide relevant information, including links to the Main Issues Report and supporting documents.</p> <p>10 Drop in sessions and 1 topic workshop across P&K during the consultation period. Events at different times of day and including Saturdays</p> <p>Two online question and answer surgery session through twitter.</p> <p>2 PAS led workshops to engage with Schools</p> <p>Staff available to answer telephone and respond to email queries during office hours.</p>	<p>Opportunity for discussion on main issues (10 week consultation period)</p> <p>Provide facts and figures on what needs to be provided within the PKC area</p> <p>All involved in the process will be able to access the document on line and submit comments</p> <p>Engage "hard to reach" groups</p>



LDP Stage	When	Who	How	Why
Stage 4: Proposed Local Development Plan	December 2017	Those who commented on the MIR as well as wider public Stakeholders, Key Agencies and Community Councils Owners, occupiers and neighbours Public	<p>A 9 week period for consultation.</p> <p>Formally Advertise in local press and on the internet</p> <p>Post on website and send e- bulletin/letter to all interested parties</p> <p>Formal consultation with Key Agencies, community councils</p> <p>Provision of copies of the Proposed Plan provided to community councils, key agencies, libraries and Council offices.</p> <p>An online storymap summary of the Proposed LDP with provision for submitting comments online.</p> <p>Formal notification of publication of Proposed Plan to owner, lessee or occupier on a site or on neighbouring land to a proposal.</p> <p>10 Drop in Sessions across Perth and Kinross covering weekends and weekdays, throughout the representation period.</p> <p>Pre-consultation awareness briefings for community councils, action partnerships and community learning and development partners.</p>	<p>Provide an opportunity for formal consultation on the Proposed LDP (6 week minimum period to submit representations)</p> <p>Provide an opportunity to comment through a variety of media to help reach all groups.</p> <p>Those immediately affected by designated sites will be made aware of proposed sites and adequate opportunity to respond</p> <p>Provide an opportunity to discuss content with officers to help ensure effective representations.</p>



LDP Stage	When	Who	How	Why
Modified Plan (Optional)	Council considered representations received in relation to the Proposed Plan and whether to modify the Proposed Plan or to submit to Ministers. Modifications can cause significant delays and should not be undertaken as a matter of course but only if significant changes are proposed. If modifications are required the same process of consultation will be taken as the Proposed Plan above in approximately March 2018. The Council considered that a modified plan was not required.			
Stage 5: Examination/ Post Examination	Sep-Oct 2018 / July 2019	Stakeholders and Key Agencies, those who made representations on Proposed Plan and wider public.	<p>Update website with documents submitted to examination.</p> <p>Notify that the Plan has been submitted for Examination and the name of the Reporter. Also advertised in a local newspaper, in libraries and online.</p> <p>Following Reporter's recommendations and subsequent modifications if any, advertise in local press and online.</p>	<p>Inform of submission of the Plan for Examination</p> <p>Inform of changes to the Plan as a result of Examination.</p>

Contact Details

The Local Development Plan Team of Perth & Kinross Council prepares and monitors the Local Development Plan. They can be contacted by:

Phone: 01738 475300

Email: **developmentplan@pkc.gov.uk**

Write to: Local Development Plan Team
The Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

All the information relating to the LDP is available to view at our offices above, local libraries or online on our website at:

<http://www.pkc.gov.uk/developmentplan>

Information relating to the SDP can be viewed on their website at:

<http://www.tayplan-sdpa.gov.uk>

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