

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

11 OCTOBER 2001

SUBJECT: DRAFT PERTH & KINROSS STRUCTURE PLAN

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report advises the Committee of the publication of the Draft Perth & Kinross Structure Plan together with implications for strategic planning policy in Angus.

1 RECOMMENDATION

It is recommended that the Committee –

1. note the publication of the first Draft Structure Plan for Perth & Kinross;
2. agree to advise Perth & Kinross Council that Angus Council:-
 - (a) notes at this stage the terms of Sustainability Proposal 1 of the Draft Perth & Kinross Structure Plan, regarding the establishment of a new village at Errol Airfield; and
 - (b) will keep under review cross boundary issues of potential concern arising from this proposal in the course of the further work to be undertaken by the respective authorities in finalising both the Dundee and Angus Structure Plan and the Perth & Kinross Structure Plan for submission to the Scottish Ministers.

2 INTRODUCTION

- 2.1 Perth & Kinross Council has published for public consultation their first Draft Structure Plan. Comments and responses on the Consultative Draft Plan are requested by 12 October 2001.
- 2.2 This report summarises key points from the Draft Perth & Kinross Structure Plan and highlights areas of strategic planning interest for Angus as an adjoining authority and partner in the Dundee and Angus Structure Plan.
- 2.3 A copy of the Perth & Kinross Draft Structure Plan is available for reference at Planning & Transport, St. James House, Forfar.

3 PERTH & KINROSS DRAFT STRUCTURE PLAN

- 3.1 The Draft Structure Plan seeks to provide a longer term development strategy and strategic guidance for Perth & Kinross in the period to 2020. Detailed land use policies and proposals will emerge through Local Plans and implementation of the strategy will also rely on partnership with other agencies and the community. When approved by Scottish Ministers, the new Structure Plan will repeal and replace that

part of the Tayside Structure Plan 1993 (approved in 1997) as it relates to Perth & Kinross.

3.2 The strategy seeks to provide sufficient housing, promote a wider range of job opportunities and sustain communities whilst still protecting the quality of the environment of the Perth & Kinross area. The Draft Plan has been developed around three key themes:-

- building sustainable communities;
- creating a sustainable economy;
- managing the environment and the resources.

3.3 In recognition that Perth & Kinross is a diverse area including a city and a range of small towns and villages, together with a mix of accessible and remote rural areas, the Draft Structure Plan promotes a range of scales and locations for development within three distinct areas:-

- Perth core area;
- lowland area;
- upland area.

3.4 The strategy aims to reinforce Perth's role as the main housing and business market in the area, sub-regional shopping centre and the main provider of leisure and services. Growth is also directed towards key local centres primarily the former burghs and small towns within the area. Stronger transport links from these centres to Perth are promoted along with rural transport links to their catchments. Strengthening and diversifying the rural economy while protecting the environmental and cultural resources are also important aims of policies in the Plan.

3.5 A key issue addressed by the Draft Structure Plan is the housing land requirement for the Perth core area, and future growth of Perth City. In addition to the existing housing land supply, there is a forecast requirement for some 2600 additional houses over the Plan period to 2020. Given the constraints to Perth's physical growth, identified by a capacity study, new housing will be met mainly by other sites in close proximity to the City. A green belt is also proposed to control the longer term growth of Perth. Supporting this approach, and a key longer term proposal of the Draft Structure Plan is the creation of a new village at Errol providing land for housing and the growth point for new technology business in Perth & Kinross, viz.:-

“Sustainable Community Proposal 1:

The Council will support the establishment of a new village at Errol airfield on the basis that it offers a unique economic development opportunity for high technology and IT based business development. Consent will be linked to evidence that substantial economic development benefits for Perth & Kinross will be delivered. “

3.6 This proposal together with development at Oudenarde (Bridge of Earn) and Almondvalley would meet the bulk of the medium to longer term housing requirements for Perth.

4 DISCUSSION

- 4.1 In the main the policies and proposals contained in the Draft Structure Plan for Perth & Kinross are compatible with the strategic approach for Angus contained in the Draft Dundee and Angus Structure Plan and the adopted Angus Local Plan. The Draft Perth & Kinross Plan proposes allocating less housing land in the eastern area (Blairgowrie, Alyth, Coupar Angus and landward area) than indicated by analysis of needs and demand, in order to reduce the dependence on commuting to employment in the Perth and Dundee areas. It is proposed that 15% of housing need be met in the Perth planning area, and a further 15% in the Dundee/Angus area, the latter to support the strategy of development on the west side of Dundee.
- 4.2 One area of potential concern is the proposal to create a new settlement containing both housing and employment land at The Grange, near Errol. The proposal is unlikely to have a direct impact on the local housing market areas within Angus. However, development of employment land together with a substantial number of houses in the Errol area may impact on proposals for the Dundee Western Gateway as set out in the Consultative Draft Dundee and Angus Structure Plan. It is also relevant that the development of a new village at Errol Airfield is promoted in the Draft Perth & Kinross Structure Plan primarily for economic reasons. The opportunity for innovative employment creation is understood to be the main basis underpinning this proposal rather than meeting housing need.
- 4.3 Members may wish to note that Dundee City Council has responded to the invitation to comment on the Perth & Kinross Consultative Draft Structure Plan indicating “strong opposition to this proposal” and “advising that a formal objection will be lodged if this proposal is incorporated in the finalised plan”.
- 4.4 A Structure Plan liaison meeting was held on 18 September 2001 involving members of the Dundee & Angus Structure Plan Panel and members from Perth & Kinross Council. This provided an informal forum for the discussion of matters of mutual interest arising from the Consultative Draft Structure Plans for Dundee and Angus and for Perth & Kinross. In particular it afforded a useful opportunity to clarify the current position on major development proposals at Errol Airfield, including the rationale behind the development concept and links between employment and housing.
- 4.5 It was confirmed that Perth & Kinross Council would be applying a number of key economic tests to establish the potential viability and acceptability of this development concept at Errol Airfield. The results of these tests and accompanying information, together with consideration of comments received on the Draft Structure Plan, would be assessed by Perth & Kinross Council before a decision was taken on whether or how to retain this concept as part of the Finalised Perth & Kinross Structure Plan for submission to Scottish Ministers.
- 4.6 In these circumstances, Angus Council as a partner in the Dundee and Angus Structure Plan may wish to note the current position and await the finalised Structure Plan published by Perth & Kinross Council. At that stage there will, of course, be the opportunity for Angus Council to further consider the position on development at Errol Airfield if taken forward, and to formally object to the Finalised Plan if that were considered necessary.

5 FINANCIAL IMPLICATIONS

5.1 There are no financial implications arising from this report.

6 HUMAN RIGHTS IMPLICATIONS

6.1 There are no human rights issues arising from this report.

7 CONSULTATION

7.1 The Chief Executive, Director of Law & Administration and Director of Finance have been consulted in the preparation of this report.

8 CONCLUSION

8.1 The first Draft Perth & Kinross Structure Plan has recently been published for consultation purposes. The draft strategy proposed for Perth & Kinross is in the main compatible with the approach adopted for Angus. However, a significant cross boundary strategic issue for the Dundee and Angus area is the proposal for a new village at Errol which may have longer term implications for the Dundee Western Gateway proposal put forward in the Draft Dundee and Angus Structure Plan. At this stage the position with regard to Errol should be noted and kept under review for further consideration as part of the work to be undertaken by the respective Councils in finalising both the Dundee and Angus Structure Plan and the Perth & Kinross Structure Plan for submission to the Scottish Ministers.

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

- The Draft Perth & Kinross Structure Plan – August 2001
- Dundee City Council, Planning and Transportation Committee, Report 471/2001;
- Dundee and Angus Structure Plan – Consultative Draft, February 2001.

AA/GDP/IAL
2 October 2001

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