

Proposal

This pre-application consultation relates to an intended Application for Planning Permission in Principle to Perth & Kinross Council for the “Residential Development and Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space on Land at North Scone (LDP Residential Allocation H29)” by A & J Stephen Limited.

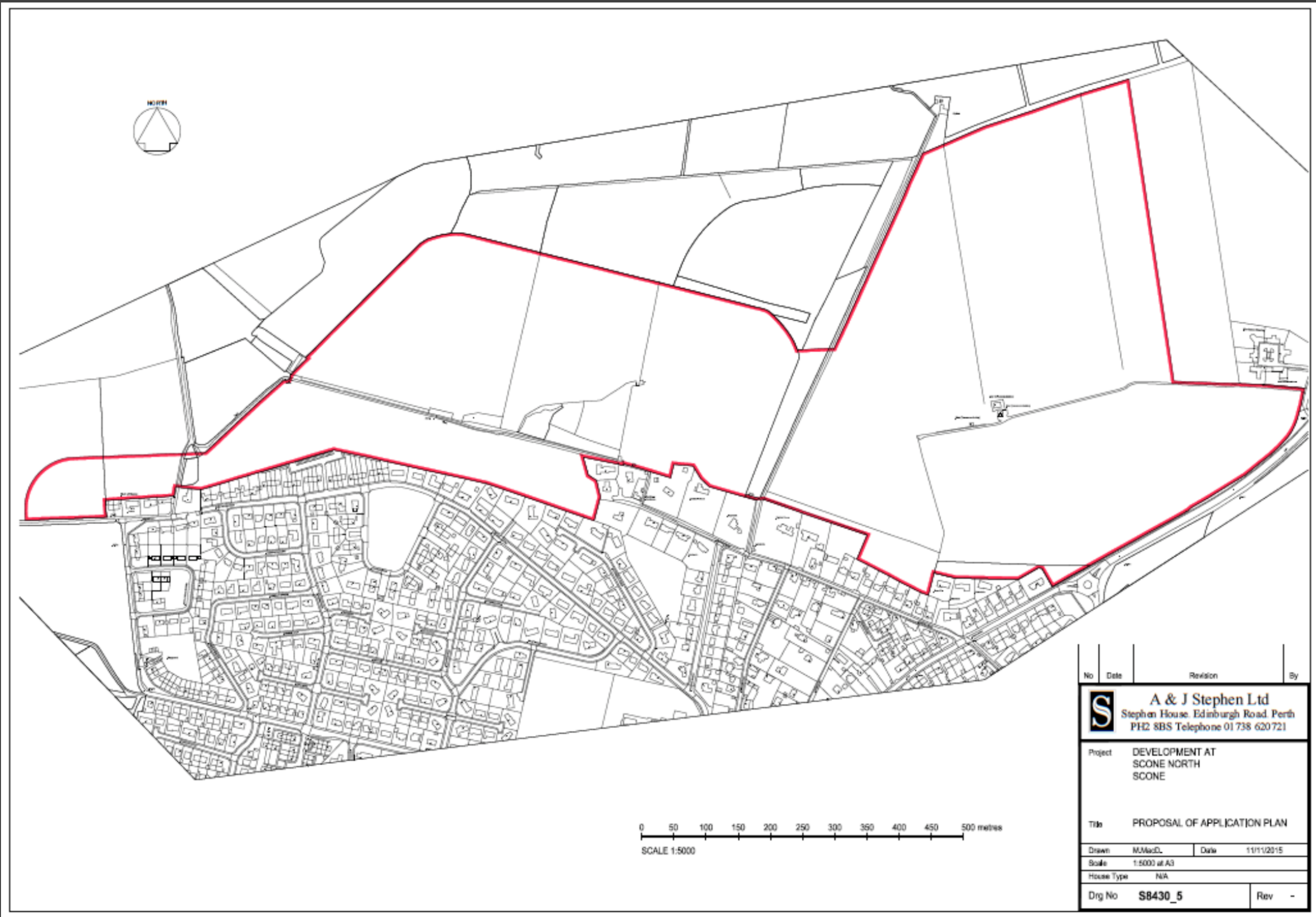
The purpose of this public event is to seek views on the proposal prior to evolving the Masterplan; holding a second public event, most likely to be held in early 2016; and the submission of the planning application.

The Site: Immediate Context

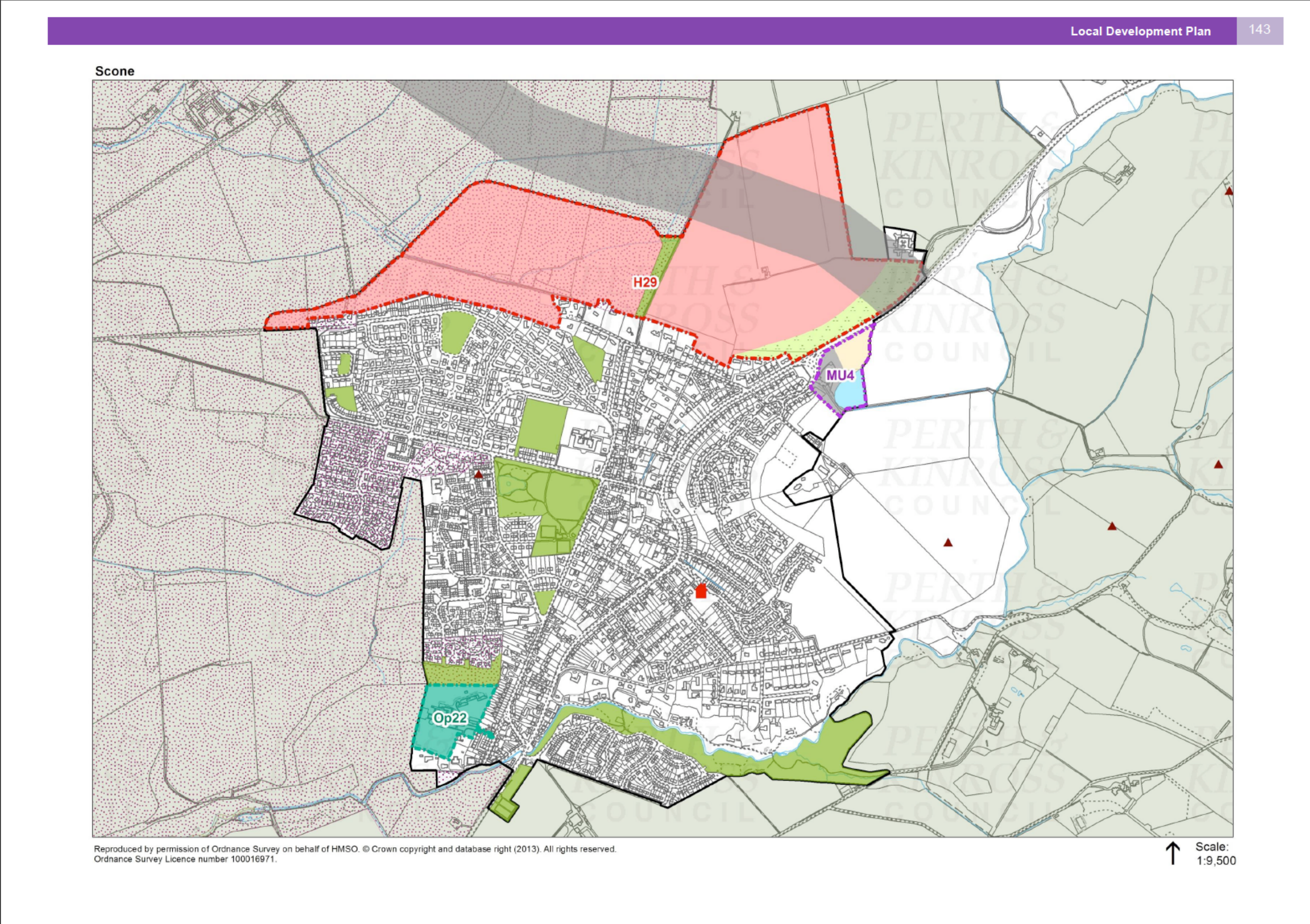
The site is divided into two areas by an existing woodland strip, running north to south. The eastern area of land is predominantly level on the northern section and the balance has a slope, also running from north to south. The western area of land has a gentle slope running from northeast to southwest.

The Site: Wider Context

Surrounding countryside is characterised by the Muirward Wood to the north and gently sloping hills with large arable fields, interspersed with extensive woodland, hedgerows and occasional trees.



Planning



TAYPlan 2012:

Scone is identified as a Principal Settlement (Tier 1) within the Perth Core Area. Tier 1 settlements are identified as having the potential to accommodate the majority of the region's additional development and make a major contribution to the regions economy.

TAYplan indicates the Green Belt will sustain the identity of Scone and the boundary is drawn around the settlement with sufficient areas for expansion to the north and east.

The Perth & Kinross Local Development Plan (LDP) 2012:

The settlement is recognised as having a very good range of community facilities and excellent public transport links to Perth.

The subject land is allocated within the LDP as H29, Scone North for 700 houses. The allocation allows for 100 houses in advance of the Cross Tay Link Road becoming a committed project with a Masterplan required for the entire site to establish broad land use and placemaking principles.