

## **PERTH AND KINROSS COUNCIL**

### **LOCAL DEVELOPMENT PLAN 3 – CALL FOR SITES**

This document summarises the questions included in the online survey used during the Call for Sites stage of the upcoming Local Development Plan. It includes all the key information requested but may omit some of the secondary queries. The list below is created to guide interested parties through the completion of the survey, but does not supersede the content shown in the online version. Mandatory questions are marked with an asterisk (\*).

Please note only sites submitted through the online questionnaire will be considered.

The deadline for submissions is Friday 20<sup>th</sup> of June 2025.

## Call for Sites questionnaire

Perth and Kinross Council (PKC) is carrying out a Call for Sites between April and June 2025 to support the content of the Local Development Plan 3 (LDP3). This new plan will cover the 10 year period from 2028 to 2038 and will be the first prepared by the Council under the planning reforms introduced by the Planning (Scotland) Act 2019. LDP3 will set out PKC's long-term vision through a spatial strategy that aims to unlock growth and deliver positive change to local communities.

This Call for Sites questionnaire provides an opportunity for communities, developers, landowners and their agents to suggest sites they would like to be considered for future allocation in LDP3. It allows for a variety of uses to be suggested, including housing, employment, retail, leisure, tourism, community infrastructure and other types of development. You can also suggest for a site to be protected for existing uses. The allocated sites to be featured in LDP3 might come from communities, through responses to this survey or via Perth and Kinross Council's own consideration. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 4 units as the Local Development Plan does not identify sites of this scale.

You do not need to own a site to make a submission, but you should inform the landowner of your proposals before a site is submitted. Submissions to the Call for Sites should have regard to the Perth and Kinross LDP3 Evidence Report and Scotland's National Planning Framework 4 (NPF4). Both are key reference documents for your submission. The Evidence Report is a compilation of relevant evidence for the content of LDP3, helping inform the priorities and objectives of the spatial strategy and other policies and proposals. NPF4 includes national planning policies, and associated outcomes that must be observed by the content of LDP3 and the site allocations within it.

NPF4 emphasises the importance of deliverability of the proposed sites. It is essential that a suggested location is demonstrated to be deliverable, regardless of the presence of constraints. Only those submissions that show an acceptable level of deliverability will be considered for allocation. Please note an existing allocation of the site in LDP2 does not imply the site will be considered suitable for allocation in LDP3.

The assessment of sites suggested through this questionnaire requires information that is complete, accurate, timely and proportional to the size and complexity of the proposed development. Providing information that meets these requirements is essential for the consideration of the site during the site assessment process.

This form asks for information about the site including contact details, an accurate location, a map of the site boundaries, current uses, proposed uses, technical assessments and information on the site's benefits, phasing and deliverability. We will only be able to take into account documents submitted as part of this form. Perth and Kinross Council reserves the right to request further information regarding a submission.

If you have any difficulty completing the submission, you can contact us on [developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk).

Only sites proposed through this questionnaire, Local Place Plans and Community Action Plans will be considered for the Proposed Plan stage. Sites that have been included in a registered Local Place Plan or Community Action Plan do not need to be submitted again.

The deadline for site submissions is Friday 20th of June 2025.

## Privacy and personal information

### How we use your personal information\*

The information provided by you will be used by Perth and Kinross Council to register proposals for development, and gather further information when necessary. The information will not be disclosed to third parties except as described below.

The Council may check information provided by you, or information about you provided by a third party, with other information held by us. We may also get information from certain third parties or share your information with them in order to verify its accuracy, prevent or detect crime, protect public funds or where required by law.

For further information, please look at our website [www.pkc.gov.uk/dataprotection](http://www.pkc.gov.uk/dataprotection), email [DataProtection@pkc.gov.uk](mailto:DataProtection@pkc.gov.uk) or telephone 01738 477933.

For more information on privacy and data management, you can check out the Council's [Privacy Notice](#).

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000. You can also send us a text message on 07824 498145. All Council Services can offer a telephone translation facility. BSL users can contact us via Contact Scotland BSL, the online British Sign Language video relay interpreting service. Find out more on the Contact Scotland BSL website <https://contactscotland-bsl.org>.

Choice: I / We do consent – I / We do NOT consent

### Contact details

- Full name\*
- Name of company or organisation
- Correspondence address
- Email address
- Contact telephone number

Please select the option that best describes your role or interest in the proposal\*

- Landowner of the site
- Prospective developer of the site
- Land agent
- Planning consultant
- Community group
- Other (if selected, please specify)

Are you representing a developer, landowner or other organisation?\* **Yes/No**

If so, participants will be asked to provide some contact details of the third party.

## Landowner engagement

Have you notified the landowner(s) of your intent to submit a proposal to the Call for Sites stage of LDP3?\* **Yes/No**

Please provide details of any formal agreement in place to sell or develop the land (inc. expiry date and the name of the developer involved, if applicable).

## What can be suggested through this questionnaire?

The questionnaire is open to all suggestions. Sites with the most potential to be successful are those that can be shown to be deliverable, sustainable and supported by the content of NPF4.

For example, your suggestion could include the following:

- Housing
- Employment
- Tourism
- Renewable energy production and/or storage
- Community uses, such as food growing and open space
- Cemetery
- Gypsy / Traveller sites
- Retail

Proposals can include the re-use or redevelopment of a vacant or derelict building or site.

## Site details

Please select the settlement in which your site is located\*

If the site is not within the listed settlements, describe the location.

Site address\*

If available, indicate grid reference for the site

Estimated area of the site in hectares

Please draw the boundary of your site (online map plotting tool or file upload option in .zip, .geojson or .gpkg format)

Summary of relevant planning history of the site (if applicable)

## Current site use

Select the current uses of the site. Multiple selection from:

- Applicable use classes
- Vacant (greenfield or brownfield)
- Agricultural land
- Open space
- Woodland
- Other (to be described)

If the site is not currently in use, describe its current state

## Proposed uses

Select the proposed land use(s) of the site. Multiple selection from:

- Applicable use classes
- Other (to be described)

Does the proposed development involve the re-use of existing buildings? Provide details

If the site is proposed for housing, indicate the tenure mix and number of units for each type.

Does the proposed development include non-residential use(s)? Please specify these uses and approximate gross external floorspace

## Masterplanning

Proposals for major residential developments (50 or more homes or in sites of over 2 hectares), or those in sensitive locations, are expected to include an indicative masterplan.

Development sites are expected to contribute to the delivery of sustainable, liveable and productive places, as set out by the Scottish Government in [NPF4](#). Masterplans should reflect the Six Qualities of Successful Places, and be designed in line with Perth and Kinross Council's relevant policies and supplementary guidance. These include, among others, the [Placemaking Guide](#), [Open Space Provision for New Developments](#) and [Green and Blue Infrastructure](#).

Guidance on the preparation of suitable masterplans can be found in The Scottish Government's [Planning Advice Note 83](#). This document was published prior to NPF4, but it offers valuable information on the design of high quality masterplans.

The Scottish Government has published two policy statements that can be helpful for the design of successful masterplans. Links to these documents can be found below:

- [Designing Streets: A policy statement for Scotland](#)
- [Creating Places: A policy statement on architecture and place for Scotland](#)

Has an indicative masterplan been prepared for the site? **Yes/No**

Summary of masterplan content (please provide details of the layout)

Masterplan – file upload (.jpg, .pdf, .doc, .docx)

## Deliverability

In order to maximise the impact of LDP3, the submission of proposals to the Call for Sites questionnaire should ensure developments have a real prospect of being delivered.

NPF4 Policy 16 outlines an expectation for the LDP delivery programme to shape a deliverable housing land pipeline. This will establish a feasible phasing for short (1-3 years), medium (4-6 years) and long-term (7-10 years).

Submissions to this questionnaire are expected to include a realistic intended phasing, with details on potential barriers or constraints and the evidence of the ability of the development to bypass these.

Please summarise the evidence of projected market demand for the proposed development (if there is a combination of uses, specify details of demand for each)

Indicative phasing for the development after adoption of LDP3 in 2028. Multiple selection from:

- Short term (years 1-3, 2028/29 – 2030/31)
- Medium term (years 4-6, 2031/32 – 2033/34)
- Long term (years 7-10, 2034/35 – 2037/38)
- More than 10 years (2038/39 onwards)

Number of units projected to be completed per year from 2028 (consider the time required to obtain the necessary consents and agreements)

Indicate the constraints that are expected to impact the site or proposed development. Multiple selection from:

- Level of interest in development (absence of suitable developer, insufficient market demand, difficult marketability)
- Land availability (ownership issues, land assembly, existing uses)
- Physical constraints (inc. gradient, infrastructure, flood risk, ground conditions, rights of way)
- Infrastructure (limited public transport, insufficient footway provision, road network, education and healthcare capacity, water or utilities provision, proximity to cultural venue)
- Environmental protection factors (designated sites, water environment, important soils, trees, woodland, built heritage, landscape, visual impact, noise, air quality, biodiversity or other amenity issues)
- Financial constraints

- None
- Other

Provide additional detail on the constraints or limitations described, and how these are expected to be mitigated or overcome.

## Site conditions and assessments

This section of the questionnaire explores existing conditions and projected impacts that apply to the proposed site. Please provide as much detail as available.

Perth and Kinross Council might request further information on these sections.

Have you carried out a study or preliminary investigation on ground conditions of the site?\*

**Yes/No**

Summary of ground conditions (details of the assessment, including identified constraints, potential impacts related to the proposed development and mitigation measures that might apply)

(If there is no study or investigation carried out) please provide a timeline for the completion of the assessment of ground conditions.

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Have you carried out an ecological survey or preliminary investigation on the site?\*

(This may include a Preliminary Ecological Appraisal Report. Please note old, heritage and agricultural buildings may require a bat survey. For further guidance, you can see Perth and Kinross' [Bat Advice](#) document)

**Yes/No**

Summary of ecological survey (details of the assessment, including identified constraints, potential impacts related to the proposed development and mitigation, compensation and enhancement measures that might apply. Please outline opportunities to create and contribute towards Nature Networks. For more information, see Perth and Kinross' [Nature Networks Mapping](#))

(If there is no study or investigation carried out) please provide a timeline for the completion of the ecology assessment.

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Have you carried out a study or preliminary investigation of the trees on site?\*

(This may include tree surveys and tree constraints plan. You can find more information on Tree and Woodland Surveys on Perth and Kinross' [Planning for Nature guidance](#))

**Yes/No**

Summary of tree investigation (details of the assessment, including identified constraints, potential impacts related to the proposed development and mitigation, compensation and enhancement measures that might apply. Please outline opportunities to create and contribute towards Nature Networks. For more information, see Perth and Kinross' [Nature Networks Mapping](#))

(If there is no study or investigation carried out) please provide a timeline for the completion of the trees assessment of the site.

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Have you carried out a study or preliminary investigation to understand the development's impacts on historic environment receptors?\*

(This may include archaeological or cultural heritage impact assessments. For more information on historic environment assets that might be of relevance to the site and proposed development, view [Perth and Kinross Historic Environment Record](#) or [Canmore](#))

**Yes/No**

Summary of assessment of historic environment (details of the assessment, including identified constraints, potential impacts related to the proposed development and mitigation measures that might apply)

(If there is no study or investigation carried out) please provide a timeline for the completion of the assessment of historic environment.

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Is the site affected by flooding?\*

For sites where there is a potential risk of flooding, a Flood Risk Assessment (FRA) is required to determine if it is suitable for allocation.

An FRA needs to be completed if:

- if the site includes any 200 year plus climate change or 1,000 year flood risk areas as identified in the [Perth and Kinross Strategic Flood Risk Assessment Map](#), taking account of both SEPA and Perth and Kinross Council flood study mapping; or
- if there are records of flooding within the vicinity of the site.

Flood risk assessments must observe all national guidance currently applicable, as well as Perth and Kinross Council's [Supplementary Guidance on Flood Risk and Flood Risk Assessments](#).

**Yes/No**

Have you carried out a recent flood risk assessment for the site?\*

**Yes/No**

Summary of flood risk assessment (key issues identified and proposed mitigation measures. The proposed development should address the requirements set in NPF4, [Policy 22 Flood risk and water management](#))

(If there is no assessment carried out) please provide a timeline for the completion of the flood risk assessment.

## 20 Minute Neighbourhoods and Local Living

In line with NPF4, Perth and Kinross Council is incorporating 20 minute neighbourhoods into the content of LDP3. The concept promotes the creation of places that provide access to facilities and services within a 20 minute round trip from people's homes.

Outside of urban areas and the larger towns, the LDP3 will introduce local living concepts. These operate in the same principles as 20 minute neighbourhoods, while acknowledging the longer distances and challenges associated with village and rural living.

These accessibility requirements for local places are a continuation of the content of [NPF4](#) Policy 13 Sustainable transport and Policy 15 Local living and 20 minute neighbourhoods. Proposals should also align with the principles included in the Scottish Government's [Local Living and 20 Minute Neighbourhoods planning guidance](#).

Local living and 20 minute neighbourhoods also reflect the content of the [Sustainable Transport Hierarchy](#), as outlined in the National Transport Strategy 2. This model prioritises walking, wheeling, cycling and public transport over car use. Developments are expected to be well suited to these desirable transport choices.

How does the proposed development align with the principles of 20 minute neighbourhoods and local living? (provide details on the accessibility to key services and facilities)

Description of the provision of safe, secure and convenient active travel options to and from the site, and a summary of public transport provision in the area. Does the proposed development include any improvements to these sustainable travel modes? (provide any available details on the existing provision and proposed enhancements)

## Infrastructure

The assessment of likely impacts and potential mitigation measures should follow the infrastructure first approach. This is further explored in NPF4 [Policy 18 Infrastructure first](#) and [LDP guidance](#) published by the Scottish Government.

### *Transport and access*

Clarify how the site is to be accessed, and whether this requires the use of land outwith the control of the landowner, developer or agent. (consider access during constructions stages and after completion)

Have you carried out transport assessment or preliminary investigation of the site?\*

**Yes/No**

Summary of transport investigation

(If there is no assessment carried out) please provide a timeline for the completion of a suitable transport investigation

Does capacity exist in the local road network to accommodate the proposed development? Please clarify if any improvements to the local road network are likely to be required.

### *Other services*

For housing proposals, is there enough capacity in the educational premises (primary, secondary and nursery) to accommodate the increase in eligible pupils? (Map of [catchment areas](#) available for primary and secondary schools).

**Yes/No**

If the development is considered likely to stress the local infrastructure, please proposed measures to address capacity issues.

Please provide details on how the proposed development is expected to meet its energy need using low or zero carbon solutions. (Options include solar, hydro, wind, heat pumps and district heating. Please indicate if the site is within an area of heat network

potential, as outlined in [Perth and Kinross' Local Heat and Energy Efficiency Strategy](#) consultation).

Select the utilities are available on site or adjacent to site boundary. Multiple selection from:

- gas
- electricity
- mains water

Proposed treatment of foul and surface water drainage for the site

## Benefits of the proposed development

Development allocations within LDP3 must serve their local communities, and make a positive contribution to their environment and economy.

NPF4 provides guidance in the evaluation of benefits of a development proposal, including, among others:

- Provision of affordable housing
- Climate change mitigation, adaptation and resilience (including the creation of nature networks or improvements of ecological connections)
- Creation of local businesses and job opportunities
- Improvements to town centre viability and vitality
- Enhanced natural spaces and biodiversity
- Community regeneration

Describe the main environmental, social and economic benefits of the proposed development to the local community and the wider region. (Specify interventions that exceed those mitigation measures required to overcome existing constraints. Consideration should be given to benefits of the development to local supply chains)

How does the development align with the input received from local communities in the area? (Consider how the proposal and its location accord with, where applicable, the Local Place Plan, Community Action Plan or [Big Place Conversation](#) results)

## Supporting statement

In this section, you can provide any other reasons why the development should be part of the allocated sites within LDP3.

(Max. 2500 characters)