



Perth West Masterplan Framework Report

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Introduction

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1.1 Site Location

The Perth West Masterplan Framework (MF) addresses an area located approximately three miles to the west of Perth City Centre. The site extends to some 285ha (c704 acres) and is bounded by the A9 Perth-Stirling trunk road, the Perth City Bypass (A9), and the A85 Perth-Crieff trunk road (Figure 1). 60 ha of land comprises the H70 site, 145 ha is allocated white land, and 80 ha greenbelt.

1.2 Masterplan Framework

Perth West has been identified through the Local Development Plan as a potential site for residential expansion. The primary purpose of this report is to support the Perth and Kinross Local Development Plan (LDP), and explore further consideration of the site for mixed use development comprising some 3000+ houses, community spaces and 25 ha of employment land. The site comprises both allocated, and non-allocated green belt land of 80 ha. The Masterplan Framework (MF) and charrette engagement process is intended to further examine the merits of Perth West as strategic housing land, and to review whether the site represents an appropriate and effective residential opportunity that can be developed in a manner compliant with strategic agendas, and long and short term housing requirements.

The Perth and Kinross LDP is a statutory document that guides all future development and land use and will act as a guiding document for the appropriate change and improvement in the environment and economy of the area. In support of the housing allocation H70, greenbelt land, and the 'white area' this masterplan framework sets out the following:

- Adopted and emerging planning context for Perth West.
- Planning and design policy context and associated urban design principles.
- Overview of Site Analysis.
- Masterplan Framework.

The white area (Figure 2) comprises land identified within the LDP which is included within the settlement boundary so as to preserve its development potential, which could come forward through a planning application during the Plan period subject to a number of criteria being met, including a feasible access strategy. The inclusion of a portion of greenbelt land will enable the delivery of the future A9 interchange and will help to define the long term western boundary of the site. In addition a portion of LDP 'white land' is proposed to be removed as a result of a non supportive land owner. The Masterplan Framework will define parameters and guide further detailed masterplanning stages to ensure that Perth West is a place that will successfully grow and integrate with the wider Perth community.



Figure 1
Location Plan

1.3 Developing a Staged Process

Masterplanning involves a multi-disciplinary process that typically extends and builds design detail and place-making principles through a series of stages from the initial planning appraisal through a range of steps typically identified as a Development Framework, Masterplan Framework, detailed masterplan, and detail design. Perth and Kinross Council with support from Scottish Government and key landowners [John Dewar Lamberkin Trust (JDLT) and Muir Homes] are seeking to advance a Masterplan Framework through a consultative charrette process.

The charrette format has been promoted through Scottish Government (Charrette Mainstream Programme) as a useful mechanism that supports engagement and design participation in masterplanning. Perth and Kinross Council appointed a multi-disciplinary and experienced design team to develop the framework and facilitate the charrette.

An integrated team of officers, landowners and the consultants formed a Steering Group for the project and sought to ensure the widest engagement possible. Council Members, Departments, Statutory Consultees, NGO's and Stakeholders were fully engaged in the process. The core team comprised:

Planning and Urban Design	Ironside Farrar
Masterplanning	Ironside Farrar / Smith Scott Mullan
Infrastructure & Engineering	Ironside Farrar
Transportation	Sam Shortt Consulting
Architecture	Smith Scott Mullan
Landscape Architecture	Ironside Farrar
Property Surveyor	John Brown & Company
Charrette Facilitation	Ironside Farrar / Smith Scott Mullan



1.4 Supporting Studies and Reviews

The Masterplan Framework referenced and reviewed a breadth of existing materials and studies. These included relevant Local Development Plan submissions and studies, and a wide range of supplementary guidance and reference material developed by Perth and Kinross Council.

In addition a range of high level supporting technical studies/ reviews were undertaken in support of this Masterplan Framework by the study team, which included;

- Transportation Assessment.
- Drainage and Water Analysis.
- Contextual Analysis.
- Topography and Slope Stability Analysis.
- Review of existing services and infrastructure.
- Battlefield and Historical Analysis.
- Strategic Development Appraisal (market appraisal and infrastructure cost overview)

The charrette offered the project team an opportunity for close engagement with stakeholders on planning and design issues. An integrated design team working closely with attendees allowed ideas to be interrogated and issues, opportunities, and constraints to be explored which enabled the development of appropriate planning and design responses.

