



Perth and Kinross DEVELOPMENT PLAN SCHEME

Programme for Local Development Plan 3: October 2024

OVERVIEW



Development Plan Scheme

The Development Plan Scheme is a statement setting out Perth & Kinross Council's timetable for the preparation of the next development plan. Under statutory guidance, all planning authorities are required to publish annually a Development Plan Scheme. The Development Plan Scheme will set out to include:

- *an explanation of what the Local Development Plan is;*
- *a timetable for the preparation of the next plan, Local Development Plan 3;*
- *community engagement in the planning process and how relevant stakeholders, including residents of Perth and Kinross, can get involved.*





The Scottish Government requires every planning authority to prepare development plans for their area. The Development Plan is at the heart of the planning system setting out policies and proposals to guide the development, management and use of land. The Plan sets out a vision and a framework for future development; addressing needs and opportunities in relation to housing, economy, infrastructure, community facilities, safeguarding and enhancing environmental and landscape assets, the emerging needs of climate change and achieving well designed places for the residents, communities and businesses of Perth and Kinross. To support the preparation of the next Local Development Plan, there are a range of other plans and strategies that interlink with the LDP.





National Planning Framework 4 (NPF4)

National Planning Framework 4 was adopted in February 2023 and forms part of the Development Plan. It covers the period from its adoption to 2045 with 10 year reviews. It is a long term strategy that plans for development and investment in infrastructure; and identifies national developments and other strategically important opportunities in Scotland. The NPF contains both spatial and thematic planning policies and sets out the national policy position for land use planning. It will be used to determine planning applications.

The New Plan: LDP3

Alongside National Planning Framework 4, the Local Development Plan (LDP3) will be the main document which will influence future built development in Perth and Kinross. As NPF4 contains planning policy, new LDPs will be place-based documents with emphasis on maps, site briefs and masterplans, with minimal policy wording. The policies and proposals within the LDP are to be focused on places and locations, while National Planning Framework 4 will provide overarching thematic policies for decision making.

LDP3 Process

The Planning (Scotland) Act 2019 has introduced a number of changes to the key steps for preparing a Local Development Plan. Preparation of a new-style LDP will include:

- Evidence gathering and early community and stakeholder engagement leading to an Evidence Report.
- Submission of the Evidence Report to Scottish Ministers for an independent Gate Check.
- Collaborative plan preparation, leading to publication of the Proposed Plan for consultation.
- Submission of the Proposed Plan to Scottish Ministers for an independent examination of outstanding issues.
- Adoption of the Local Development Plan

Supporting assessments

There are several assessments that must be undertaken to support the preparation of a new Local Development Plan. They are an integral part of the plan-making process and should inform, and be informed by, the plan as it is being prepared. These include:

- Strategic Environmental Assessment (SEA)
- Public Sector Equality Duty Assessment
- Fairer Scotland Duty Assessment
- Habitats Regulations Appraisal



LDP3 Timeline

The LDP3 Timeline opposite shows the timescales for each stage of the plan making process. Key to note is the extended timescale for preparation of the Evidence Report. The previous Development Plan Scheme (November 2023) anticipated that the Evidence Report would be published by September 2024, however, it is now programmed for Q4 2025 (January - March).

This is in part due to the success of the early engagement activities undertaken in the form of the Big Place Conversation and consultation on policy themed Topic Papers. These generated a significant level of responses, necessitating a lengthier period than anticipated for analysis, and inclusion where appropriate, within the Evidence Report.

In addition, time has been added to review and learn from recent decisions issued by the DPEA in relation to other Planning Authorities' Evidence Reports, and to pick up on the matters raised and make sure points relevant to our Evidence Report are addressed before submission.

Whilst the period for preparing the Evidence Report has been extended by approximately six months, it then aims to recover this time by shortening later stages of plan production. This means that the intended adoption date for the new Local Development Plan remains unchanged at circa Q3 2027 (Oct-Dec 2027). The adoption date, whilst not exact, remains likely to be late 2027.

Stage	When
Evidence Report	
Gather evidence	2022 – December 2024
Engage with public and groups on evidence	January 2023-December 2024
Finalise and Publish Evidence Report and SEA Scoping Report	March 2025
Gatecheck	
Examination of the Evidence Report	April – June 2025*
Proposed Plan	
Call for Ideas and Sites	April – May 2025
Prepare Proposed Plan, Delivery Programme	April – December 2025
Prepare Equalities Impact Assessment, Public Sector Equality Duty Assessment, Fairer Scotland Duty Assessment and Habitat Regulations Appraisal	April – December 2025
Publish and consult on Proposed Plan and the SEA Report	January – March 2026
Publish Equalities Impact Assessment, Public Sector Equality Duty Assessment, Fairer Scotland Duty Assessment and Habitat Regulations Appraisal alongside Proposed Plan	January 2026
Assess representations. Consider any changes and progress to examination stage.	April – December 2026**

Table continues on next page



All planning authorities have five years from the regulations coming into force to replace their current Local Development Plan with a new style Local Development Plan. This means the Council must prepare and adopt LDP3 by no later than May 2028.

Development Plan Schemes must specify the numbered Quarter (Q) and the year in which the planning authority expects to publish certain elements of the Local Development Plan process. This applies to the following stages:

Publish Evidence Report	Q4 2025 (January - March 2025)
Publish Proposed Plan	Q4 2026 (January - March 2026)
Send Proposed Plan to Scottish Ministers	Q4 2027 (January - March 2027)
Adopt LDP3	Q3 2027 (October - Dec 2027)

Note: for the above, a Quarter refers to a three-month period of each financial year which runs from April to March.

Quarter 1 is April to the end of June;
 Quarter 2 is July to the end of September;
 Quarter 3 is October to the end of December; and
 Quarter 4 is January to end of March.

Stage	When
Examination	
Examination of Proposed LDP3	January – June 2027**
Consider Examination recommendations. Publish any changes. Resend modified Proposed LDP3 to Scottish Ministers	July – September 2027**
Amend SEA in light of Examination recommendations, if necessary	July – September 2027**
Adoption	
Publish and Publicise Adopted LDP3	October – December 2027
Publish SEA Post Adoption Statement	Post December 2027

* This timescale is based on information from the Scottish Government and will depend on the complexity of issues in the Evidence Report.

** This timescale for this stage will depend on the number and complexity of representations received to the Proposed Plan.

A detailed timeline outlining the Local Development Plan’s key stages and the types of engagement to take place is provided in the Participation Statement.



Mediation

The Council will work with all stakeholders to discuss any issues which could lead to potential challenges/concerns throughout the plan preparation process. One method that can be used to support this is mediation, which can help aid discussions.

The preparation of the Evidence Report may provide the opportunity for concerns or disputes in the evidence base to be discussed, to explore whether a potential dispute may be resolved at this stage.

Mediation may be used in the latter stages of the plan preparation when the Proposed Plan is published and subject to further representations.

The Council will be open to considering any requests from stakeholders to use mediation, taking into account the potential benefits in terms of saving time and cost, and fostering better relationships going forward. This could be on an informal basis or through an independent third party

Local Place Plans

Local Place Plans (LPPs) offer communities the opportunity to produce a plan for their area expressing their aspirations and ambitions for future change. They focus on the community's proposals for the development and use of land and provide a new opportunity for communities to feed into the planning system with ideas and proposals.

LPPs may be registered and taken account of in LDP3. While the regulations set out the legislative process, they leave scope for different approaches to preparation and consultation of an LPP. For each LPP to be taken into account in the LDP process, an LPP Expression of Interest may be submitted at the start of its preparation, and those LPPs that are registered by 31 January 2025 will have most opportunity to be taken into account when preparing the Local Development Plan.

Information and guidance have been published for community groups who are interested in producing their own LPP and communities can seek assistance from the Council and its partners. This process of support is designed to be flexible to respond to issues as they arise. Further information on LPPs can be found here:

[Local Place Plans - Perth & Kinross Council \(www.pkc.gov.uk/localplaceplans\)](http://www.pkc.gov.uk/localplaceplans)



Participation Statement

The Planning (Scotland) Act 2019 places an increased emphasis on up-front engagement. This means that consultation needs to be comprehensive, co-ordinated and collaborative.

The Participation Statement sets out our approach to consultation and engagement associated with the review of the Perth & Kinross Local Development Plan 3 (LDP3). Our consultation commitment is set out below.

Consultation Commitment Statement

The LDP3 engagement and evidence building process will be:

Relevant

Discussions will be relevant to each group or stakeholder, including both settlement development and policies and the methods that are used to carry out those discussions.

Inclusive

To shape places that work for all we will proactively seek the views of all people, especially those with specific needs and those whose views are seldom heard; identify and overcome barriers to engagement and invest in the promotion of the benefits of engaging.

Informed

Discussions will be informed by evidence already available including data gathering and prior consultations to ensure contributions have a greater impact and are more efficient

Co-ordinated

A joined up approach with the rest of Council and Council strategies, will deliver greater efficiency, and help avoid consultation fatigue. Information fed back to other departments will also help deliver their priorities

Collaborative

Co-designing consultation and supporting community partners to carry out their own engagement work will ensure the greatest reach and response working

Transparent

Ongoing communication and feedback between the team and stakeholders, communities and partners will support better outcomes and promote acceptance of outcomes.

Accessible

Engagement events and materials for the general public must be accessible to all wherever possible, and tailored arrangements made where this is not possible.



Participation Statement

Who will be consulted?

Everyone will have an opportunity to get involved and comment throughout the LDP3 in the various stages of plan preparation. Once the Proposed LDP3 has been published there will be limited opportunity for further engagement, so it is important to get involved during the earlier stages of the process to ensure your voice is heard. We will keep you updated on when events are happening by publicising them on our website, through Council social media accounts such as facebook, using email updates and through the DPS Participation Statement. Throughout the preparation of LDP3, our approach to engagement and consultation will be based on a collaborative approach, including (but not exclusively) representatives of the following:

- Community Development Trusts
- Communities of Interest
- Landowners and Developers
- Businesses and business groups
- Locality Partnerships
- Tertiary students
- Older people
- Communities wishing to prepare Local Place Plans

Key agencies:

- NatureScot
- SEPA
- Scottish Water
- Scottish Enterprise
- TACTRAN
- NHS Tayside
- Historic Environment Scotland
- Scottish Forestry
- Transport Scotland

Community Planning Partners:

- Jobcentre Plus
- NHS Tayside
- Perth & Kinross Association of Voluntary Services (PKAVS)
- UHI Perth
- Police Scotland
- Scottish Enterprise
- Scottish Fire & Rescue Service
- Skills Development Scotland

Where not already specified, we will seek the views of representatives of the following particular groups of people:

- children and young people
- disabled people
- Gypsy/Travellers
- Community Councils



Methods for Engagement

The experience of preparing previous LDPs has helped us learn how to improve the way we include the public and reach a wide range of people. We are conscious that the pandemic and the cost-of-living crises have had an impact on people, which is why we are proposing to have a mix of in person and digital platform consultation and engagement events and meetings.

Proposed methods for information sharing, engagement and consultation for the preparation of LDP3 may include:

- Press releases;
- Social media alerts;
- Information and updates on Council webpage;
- Directly notifying people signed up to our updates mailing list. You can sign up here developmentplan@pkc.gov.uk
- In person and online meetings and discussions;
- Drop-in sessions and engagement events using the Place Standard Tool in various locations across the council area;
- Engaging with under-represented groups;
- Notifying neighbouring properties to sites that are being considered for inclusion within the plan;
- Council Consultation Hub – online questionnaires

Key Stages in the process for engaging

The following section outlines the key stages of preparation and the actions that have been/will be undertaken.

Prepare Evidence Report (commenced 2022 and ongoing through to late 2024)

Identification of groups and stakeholders to be proactively engaged	Early 2022
Discussion with community partners and community councils on best consultation methods	Early 2022
Co-ordination with other PKC departments on delivery of engagement, including those that may not need targeting at this early stage due to recent or existing work	Mid 2022
Co-ordination with other PKC departments, community councils and community development trusts to secure way forward for Local Place Plans	Late 2022
Launch of online area wide place feedback platform on consultation hub	December 2022
Publicity and media support for upcoming engagement activities and throughout	January-August 2023
Exploration of issues of importance with communities of place and community councils through Place Standard; including tailored discussions reflecting both policies and place such as affordable housing or natural space needs	January-August 2023
General opportunities for the public (including landowners and developers) for discussions on policy and place such as the online place standard or surveys on consultation hub	January-August 2023
Local Place Plan invitation	October 2023
Assisting Community Councils and community partners to support the delivery of inclusive engagement to support LDP work and feeding into Local Place Plans	January 2023-October 2024
Targeted discussions online and in person around policy with specified communities of interest or with specific (land use) need	January-December 2023
Sharing and co-ordination of information with other services and strategies including Perth People Place and Mobility Strategy	Late 2023
Targeted discussions with communities of interest or need about the places they live to support the wider public consultation	January-December 2023
Discussion with key agencies and PKC stakeholders on data gathered to date and future plans that may affect policies or place including capacity of education, health, water etc.	Late 2023-December 2024
Evidence Report checked for compatibility with any Local Place Plans; and place-based evidence shared with communities to inform LPPs	Late 2023-December 2024



Collation and Submission of Evidence Report for Gate Check (April 2025)

Collation of information and analysis of data and consultation exercises to inform identification of sites at the next stage

October 2023-December 2024

Collation, publication and submission of the Evidence Report

February – March 2025



Collaborative Preparation of Proposed Plan (April 2025 to early 2026)

Following gatecheck of the Evidence Report, should any additional consultation be required by the Reporter this will be carried out and the final Evidence Report resubmitted	April-June 2025
Issue Call for Sites and Ideas	April-May 2025
Local policy options relevant to each group or stakeholder discussed to find a preferred way forward or options	April-December 2025
Specific policy and place ideas, including those in Local Place Plans, explored with communities and discussed with developer and landowner groups and contacts	April-December 2025
Place proposals analysed (draft SEA and HRA) and comments sought from specific groups previously engaged with, community councils and public at large on preferred options	April-December 2025
Policy and site preferences discussed with key agencies and PKC stakeholders	April-December 2025
All consultation and evidence analysed; outstanding issues discussed with stakeholders and potential resolutions incorporated into the Proposed Plan	Late 2025
Proposed Plan drafted and submitted to Council	Early 2026



Proposed Plan Consultation (early to mid 2026)

Proposed Plan is published alongside HRA and SEA and general consultation

January-March 2026

Public events to publicise the Proposed Plan and invite comments

January-March 2026

Evidence is shared with communities preparing Local Place Plans

Early 2026





Examination of Proposed Plan (late 2026 to early 2027)

Prepare examination papers

April-December 2026

Proposed Plan with any modifications submitted to Scottish Ministers together with a summary of unresolved issues

Late 2026-Early 2027

Modify Proposed Plan (mid 2027)

Make requisite modifications to Proposed Plan on receipt of examination report

July-September 2027

Adopt Local Development Plan (mid-late 2027)

Publish adopted Local Development Plan

October-December 2027

Publish post-adoption statement

Post-December 2027

Adopt and publish the Delivery Programme

Post-December 2027



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.

For key updates on the preparation of LDP3 please email developmentplan@pkc.gov.uk and ask to be added onto our database.