



Perth and Kinross DEVELOPMENT PLAN SCHEME

Programme for Local Development Plan 3: April 2026 DRAFT

OVERVIEW



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 on the next page shows the timescales for each stage of the plan making process. Key to note is the change to the date for publishing the Proposed Plan. The previous Development Plan Scheme (May 2025) anticipated that the Proposed Plan would be published during Q3 2026/7 (October - December 2026), however it is now programmed for Q4 2026/7 (January – March 2027). This will have a knock-on effect on the expected adoption of LDP3 pushing it from late 2027 to early 2028.

There is a significant amount of work to be undertaken to prepare the Proposed Plan and whilst good progress has been made, a change in the timetable is required. The reason for the delay is that progress of the Evidence Report through the gate check process has been slower than anticipated and there have been several vacancies within the Development Plan Team over the last 12 months.

The Scottish Government expectation is that all planning authorities will have replaced their current Local Development Plan with a new style Local Development Plan by 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 2024/5 (Jan - Mar 2025)
Publish Proposed Plan	Q1 2027/8 (April - June 2027)
Send Proposed Plan to Scottish Ministers	Q2 2027/8 (July - Sept 2027)
Adopt LDP3	Q4 2027/8 (Jan – Mar 2028)

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.

Key LDP3 Stage	2025 - 2026				2026 - 2027				2027 - 2028					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Consultation/ Engagement	Ongoing consultation and engagement exercises throughout LDP3 preparation process*													
Evidence Report (ER)		Revise ER	Seek Council Approval (10 Dec)	Submit Approved ER Resubmission to DPEA for Gate Check (6 Feb) and Gate Check Process										
Proposed LDP3	LDP3 Call for Sites (8 weeks)							Proposed LDP3 to Council for Approval	Publish Proposed LDP3 for period of Representations (12 weeks)					
LDP3 Examination										LDP3 Examination Process (Approx. 6 months)		Adopt LDP3		
Strategic Environmental Assessment (SEA)	Undertake SEA (including site and policies assessment) and produce Environmental Report									Publish SEA Environmental Report and submit to Consultation Authorities for comments (12 weeks)	<ul style="list-style-type: none"> Review comments received and revise SEA if appropriate Submit SEA alongside Proposed LDP3 to DPEA for Examination 		Prepare and Publish SEA Post Adoption Statement	
Delivery Programme	Prepare and publish LDP3 Delivery Programme													
Habitats Regulations Appraisal (HRA)	Undertake HRA and Appropriate Assessment (AA)						Submit HRA and AA to NatureScot for approval	Publish Approved HRA and AA						
Other Assessments	Prepare other relevant assessments, including Equalities Impact Assessment, Public Sector Equality Duty Assessment, and Fairer Scotland Duty Assessment								Publish other relevant assessments alongside Proposed LDP3					

Note: Quarters in timeline follow financial rather than calendar year - Q1 (April to June); Q2 (July to September); Q3 (October to December), and Q4 (January to March).

* We plan to provide various opportunities to engage with the Proposed LDP3 preparation across this timeframe, including through a 'Call for Sites', more focused place-based discussions (where appropriate), engagement with our key stakeholders on main issues, and an opportunity to make representations on the Proposed Plan before its submission to the Examination process.



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 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.

While the steps to prepare a Local Place Plan are set out in regulations and guidance, there is scope for different approaches to be taken. Once registered, Local Place Plans are taken into account when the Proposed Plan is being prepared. They are valuable because they help us to better understand local issues and how to meet the community's needs.

Local Place Plans may be prepared at any time; however those that are registered before summer 2026 will have most opportunity to be taken into account when preparing the Proposed Plan.

Information and guidance have been published for community groups who are interested in producing their own Local Place Plan 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 Local Place Plans can be found here:

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



Perth and Kinross Council Local Development Plan review

Participation Statement

April 2026



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

Resubmission of the Evidence Report

January 2026



Collaborative Preparation of Proposed Plan (April 2025 to early 2027)

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	July 2025 – January 2026
Issue Call for Sites	April-June 2025
Local policy options relevant to each group or stakeholder discussed to find a preferred way forward or options	April 2025-September 2026
Specific policy and place ideas, including those in Local Place Plans, explored with communities and discussed with developer and landowner groups and contacts	April 2025-September 2026
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 2025-September 2026
Policy and site preferences discussed with key agencies and PKC stakeholders	April 2025 – September 2026
All consultation and evidence analysed; outstanding issues discussed with stakeholders and potential resolutions incorporated into the Proposed Plan	Autumn 2026
Proposed Plan drafted and submitted to Council	January - March 2027



Proposed Plan Consultation (early 2027)

Proposed Plan is published alongside HRA and SEA and general consultation

April - June 2027

Public events to publicise the Proposed Plan and invite representations

April - June 2027





Examination of Proposed Plan (mid to late 2027)

Review representations and prepare examination papers

July - September 2027

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

July - December 2027

Modify Proposed Plan (early 2028)

Make requisite modifications to Proposed Plan on receipt of examination report

January - March 2028

Adopt Local Development Plan (early 2028)

Publish adopted Local Development Plan

March 2028

Publish SEA post-adoption statement

March 2028

Adopt and publish the Delivery Programme

Post-March 2028



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.