

Issue:	001: Vision and Transformational Projects Map	
Development plan reference:	Page 4 and 5: Vision and Transformational Projects Map	Reporter: [DPEA Use only]
Body or person(s) submitting a representation raising the issue representation reference:		
Seeking a change Colliers International for The Gleneagles Hotel (909368) Scott Hobbs Planning for Scottish Enterprise (909506) Scottish Property Federation (444087) St Andrews Preservation Trust (910253)		Emac Planning LLP for Landvest PCC Ltd (910292) Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) Emac Planning LLP for R Watson & Son (846824) Emac Planning LLP for Scotia Homes Ltd (910294) NHS Tayside (908896) Savills for The Pilkington Trust & Stewart Milne Group (904840) Scott Hobbs Planning for Scottish Enterprise (909506) Scottish Environment Protection Agency (835401) Scottish Water (762198)
Supporting as written Dundee Civic Trust (845127) Emac Planning LLP for Delson Contracts Ltd (846826) Emac Planning LLP for F M & G Batchelor (846821) Emac Planning LLP for J G Lang & Son (846827)		
Provision of the development plan to which the issue relates:		
The Vision of how the region should be in 2036 and the Transformational Projects map of where the key strategic projects are proposed.		
Planning Authority's summary of the representation(s):		
Summary of Representations Seeking a change VISION STATEMENT St Andrews Preservation Trust (910253) PLAN2015_539 considers a vision statement is needed because they consider Page 4 (Doc/80) is an "illustration with no text". Colliers International for The Gleneagles (909368) PLAN2015_495 considers that text should be added to the end of the vision to create a well-rounded vision for the TAYplan Area where the importance of a strong economic base is made clear. TRANSFORMATIONAL PROJECTS MAP St Andrews Preservation Trust (910253) PLAN2015_539 would like to see explanatory text to accompany the map on page 5 (Doc/80). Scott Hobbs Planning for Scottish Enterprise (909506) PLAN2015_347 suggests the transformational projects map should be shown in a wider Scottish context and that this would provide greater clarity. They also consider that the grey/white colours used are 'unclear'.		
Summary of Representations Supporting as written VISION STATEMENT Scottish Water (762198) PLAN2015_265 supports the vision. Scottish Environment Protection Agency (835401) PLAN2015_192 supports the vision as they consider it to implicitly seek to address strategic sustainability issues relevant to Scottish Environment Protection Agency's remit. The respondent also supports the emphasis placed on climate change within the plan as a whole which is encapsulated within the vision.		

NHS Tayside (908896) PLAN2015_321 supports the images on page 4 (vision) (Doc/80) as they consider them to be inclusive and to acknowledge different segments of the population.

Scottish Property Federation (444087) PLAN2015_510 support the vision as it highlights quality of life as a keystone of the vitality and attractiveness of the region. They also express concern for how the region can build on its strengths, to retain high quality graduates produced in Dundee and to seize opportunities for energy-based services arising from the maritime renewables and leisure sectors.

TRANSFORMATIONAL PROJECTS MAP

Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015_253 supports the transformational projects map showing the long term aspiration for the expansion of Perth and supports the allocation of West/North West Perth as a strategic development area to facilitate this (see also Schedule 4 Summary of Unresolved Issues for Issue 010 Strategic Development Areas).

Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015_411 supports the transformational projects including Dundee Linlathen.

Scott Hobbs Planning for Scottish Enterprise (909506) PLAN2015_347 considers the plan 'user-friendly', and the transformational projects map on page 5 (Doc/80) to be a 'clear visual presentation of the key themes'.

VISION STATEMENT AND TRANSFORMATIONAL PROJECTS MAP

Dundee Civic Trust (845127) PLAN2015_277 supports the vision, as well as the location priorities and transformational projects. They also highlight their concerns that Councils in the region are granting planning permissions that the respondent considers to be contrary to the current Plan. They support a single authority for the Dundee Area.

Emac Planning LLP for J G Lang & Son (846827) PLAN2015_437 supports the vision, specifically as they consider it relates to areas they are interested in. However, expresses concern over the delivery of Strategic Development Areas at Cupar North and St Andrews West and Science Park.

Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015_408, Emac Planning LLP for F M & G Batchelor (846821) PLAN2015_489 Emac Planning LLP for R Watson & Son (846824) PLAN2015_459, Emac Planning LLP for Scotia Homes Ltd (910294) PLAN2015_476, Emac Planning LLP for Delson Contracts Ltd (846826) PLAN2015_509 , Emac Planning LLP for Landvest PCC Ltd (910292) PLAN2015_398 support the vision as they consider it to support national planning policy objectives 'tailored to the city-region, whilst seeking to secure sustainable economic, social and environmental growth'.

Modifications sought by those submitting representations:

VISION STATEMENT

St Andrews Preservation Trust (910253) PLAN2015_539 propose the addition of a vision statement on page 4 (Doc/80).

Colliers International for The Gleneagles Hotel c/o Colliers International (909368) PLAN2015_495 propose the following to be added to the end of the vision statement "and enjoy an environment where the expansion and growth of existing businesses and industries is actively encouraged and supported".

TRANSFORMATIONAL PROJECTS MAP

St Andrews Preservation Trust (910253) PLAN2015_539 propose additional explanatory text to accompany the Transformational Projects map on page 5 (Doc/80) (the respondent does not state what this text should say).

Scott Hobbs Planning for Scottish Enterprise (909506) PLAN2015_347 propose amendment of the Transformational Projects Map on page 5 to show the context within which TAYplan sits within the wider region / Scotland and to change the grey/white colours for greater clarity.

Summary of responses (including reasons) by Planning Authority:

Context

The vision set out on page 4 of the Proposed Plan (Doc/80) is a direct continuation of the current vision in the approved TAYplan (2012) page 6 (Doc/16). Following consideration in Topic Paper 1: Vision and Outcomes (2015) (Doc/103) it is clear that this vision remains relevant and appropriate as a long term vision. It also continues to reflect the spirit and emphasis of the visions set out for the Single Outcome Agreements and Community Plans covering each of the constituent councils (as also considered in Topic Paper 1 page 10 – Doc/103).

Topic Paper 1 (Doc/103) also details TAYplan's consideration of outcomes and related thinking and the impact this has had on the vision. In particular it shows that the vision is consistent with national outcomes thinking and the four outcomes identified by TAYplan in Topic Paper 1 Section 7 (Doc/103). Therefore the TAYplan Main Issues Report (2014) page 7 (Doc/56) made clear that there was no proposal to alter the vision.

Responses To Representations Seeking a change

VISION STATEMENT

St Andrews Preservation Trust (910253) PLAN2015_539

Page 4 (Doc/80) of the Proposed Plan already sets out a vision statement and TAYplan believe this to be clear to the reader.

Colliers International for The Gleneagles (909368) PLAN2015_495

The proposed additional text would result in a long detailed vision statement. TAYplan consider that the proposed vision already clearly encapsulates the ambition for a strong economic base. TAYplan does not consider any change to the vision necessary.

TRANSFORMATIONAL PROJECTS MAP

St Andrews Preservation Trust (910253) PLAN2015_539

TAYplan considers the map on page 5 (Doc/80) to need little explanation, and anything that may be unclear is reiterated later in the plan. TAYplan consider that adding text would distract from the graphic and repeat material explained later in the document. TAYplan does not consider these proposed changes to be necessary or appropriate.

Scott Hobbs Planning for Scottish Enterprise (909506) PLAN2015_347

TAYplan consider the map to be of proportionate scale in order to show suitable detail of the Transformational Projects shown. The colours used are light in order to make the details, including the topography, clear. TAYplan does not consider these proposed changes to be necessary or appropriate.

Responses To Representations Supporting as written

Scottish Water (762198) PLAN2015_265, Scottish Environment Protection Agency (835401) PLAN2015_192, NHS Tayside (908896) PLAN2015_321, Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015_253, Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015_411, Dundee Civic Trust (845127) PLAN2015_277, Emac Planning LLP for J G Lang & Son (846827) PLAN2015_437, Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015_408, Emac Planning LLP for F M & G Batchelor (846821) PLAN2015_489 Emac Planning LLP for R Watson & Son (846824) PLAN2015_459, Emac Planning LLP for Scotia Homes Ltd (910294) PLAN2015_476, Emac Planning LLP for Delson Contracts Ltd (846826) PLAN2015_509, Emac Planning LLP for Landvest PCC Ltd (910292) PLAN2015_398, Scott Hobbs Planning for Scottish Enterprise (909506) PLAN2015_347 and Scottish Property Federation (444087) PLAN2015_510. TAYplan welcomes the support for these issues.

CONCLUSION

The vision is a continuation of the approved TAYplan (2012) (Doc/16) with the Transformational Projects Map summarising several key points from subsequent policies. TAYplan considers there to be no further merit in the addition of further text to the vision statement or in altering the Transformational Project Map graphic. The respondents have also provided no robust or compelling evidence for the alternatives or any alternative text to consider.

TAYplan considers that all of the issues raised do not warrant any change to the Proposed Strategic Development Plan and propose that the Vision Statement and Transformational Projects Map, stay as written and unchanged.

Reporter's conclusions:
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Reporter's recommendations:
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