

**DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING**

DATE: 25 NOVEMBER 2008

REPORT ON: RESEARCH REQUIREMENTS FOR THE STRATEGIC DEVELOPMENT PLAN

REPORT BY: INTERIM STRATEGIC DEVELOPMENT PLAN MANAGER

REPORT NO: 07-2008

1 PURPOSE OF REPORT

1.1 To advise the Committee of the areas where research studies will be required to inform the preparation of the Strategic Development Plan and to note the use of consultants to carry out these studies.

2 RECOMMENDATION

2.1 It is recommended that the Joint Committee:

- a) note the requirement to appoint consultants to carry out studies considered necessary to inform the preparation of the Strategic Development Plan.

3 BACKGROUND

3.1 As part of the preparatory work being carried out for the Strategic Development Plan, the Officers Steering Group formed 5 Short-life Working Groups. These Groups were given remits to examine topic areas that would be covered by the Strategic Development Plan. These were:

- Retail
- Housing, Population & Demographics
- Economic Development
- Infrastructure (Transport, Water & Drainage, Waste)
- Information

3.2 The Groups reported their findings back to the Steering Group with recommendations on areas where further work would be required to inform the preparation of the Strategic Development Plan. It was clear from the work carried out by the short-life working groups that there was a good level of information and expertise within the constituent authorities on many of the main topic areas. This information and expertise would be used to inform the preparation of the Strategic Development Plan.

4 STUDIES/RESEARCH

4.1 Having considered the recommendations of the Short-Life Working Groups the Steering Group identified three main areas where further work/studies will

be required to inform the preparation of the Strategic Development Plan. These are:

- Retailing
- Housing
- Employment Land

- 4.2 It is considered that part of the required work for these areas can be done by the constituent Councils. However, given the tight timescales for the preparation of the SDP and the available skills within the constituent authorities it is considered that some of this work will require to be supplemented by the appointment of external consultants. This would also have the added advantage of independent input into the process.
- 4.3 The main aims of the studies/research will in the first place will be the drawing together of the existing available information that each constituent authority holds on these topics. This will be a complicated and time consuming process as some of the existing studies have been done using different methodologies, with some being more up-to-date than others and carried out over different time horizons covered.
- 4.4 This further work will be of particular importance with regards to the preparation of the housing strategy and allocations. The Scottish Government published Scottish Policy Planning 3: Planning for Homes in July 2008. This document requires authorities to base their housing policies and allocations on an up to date Housing Need and Demand Assessment. These assessments form part of the revised framework for delivering homes set out in SPP3 and are required to conform to the Government's guidance for Housing Needs and Demand Assessments which was also issued this year.
- 4.5 At present there is no Housing Assessment for the entire SDPA area. The 4 constituent authorities have various assessments but most of these were done prior to the new guidance coming into force. Housing will clearly form a central part of the TAYplan Strategic Development Plan. Given the timescales for the production on the first SDP there is insufficient time to carry out a full Housing Assessment for the entire TAYplan area. Therefore, it will be necessary to pull together existing studies/assessments to inform the Housing elements of the SDP. This will require a robust approach if it is to stand an Examination in public. To achieve this it will be necessary to employ external consultants.
- 4.6 As with the additional housing work, it is considered that part of the research work/studies for retailing and employment land can be carried out by the constituent councils. However, it is recognised that there will also be the need to supplement this with assistance from external consultants, if the timeframe for the production of the strategic development plan, is to be achieved.
- 4.7 There may be other areas in addition to those listed above that may require further research and/or consultant studies as plan preparation proceeds eg Climate Change.

5 FUNDING

- 5.1 The costs of employing consultants to carry out studies, as outlined above, will be met from the start-up funding from Scottish Government and the budgets committed by each Council to the SDPA.

6 CONSULTATIONS

- 6.1 The Director of Infrastructure Services, Angus Council, The Director of Planning and Transportation, Dundee City Council, The Head of Development Services, Fife Council and The Executive Director (The Environment Service), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 SPP3 Planning for Homes. Scottish Government 2008

Gordon S Reid
Interim Strategic Development Plan Manager

GSR

4 November 2008