

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 25th FEBRUARY 2014**

**REPORT ON: TAYplan MAIN ISSUES REPORT:
SCOTLAND'S SusTAYnable REGION 2016-2036**

**REPORT BY: PAMELA EWEN, STRATEGIC DEVELOPMENT PLANNING
AUTHORITY MANAGER**

REPORT NO: SDPA01-2014

1 PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval for the Main Issues Report, as a basis for consultation having regard to and taking account of the related Environmental Report (including the Non Technical Summary) from the Strategic Environmental Assessment (SEA) and draft Equalities Impact Assessment. In addition approval is sought for the Monitoring Statement and the Committee are asked to note the background Topic Papers, which are not the subject of consultation.

2 RECOMMENDATION

2.1 It is recommended that the Joint Committee:

- a) Have regard to and take account of the Environmental Report (published with this report as a basis for consultation) drafted by Perth & Kinross Council as the Responsible Authority and note that Perth & Kinross Council are required to publish and submit the Environmental Report (Appendix Two: Non-Technical Summary of the Environmental Report);
- b) approve the Main Issues Report (Appendix One) as a basis for consultation, which has been prepared in accordance with Section 8 of the Town and Country Planning (Scotland) Act 1997 and Paragraph 3 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and remit the SDPA Manager to publish the Report and send it to Scottish Ministers in accordance with Section 9 of the 1997 Act;
- c) approve the draft Equalities Impact Assessment (Appendix Three) as a basis for consultation;
- d) approve the Monitoring Statement (published with this Report) and delegate to the SDPA Manager to submit to the Scottish Ministers;
- e) note the background Topic Papers (published with this Report);
- f) request that the four constituent Councils ratify the above decisions (b to e) having regard to and taking account of the Environmental Report by 3rd April 2014;

- g) remit the SDPA Manager to undertake the Main Issues Report consultation in line with the statutory requirements and the Participation Statement as set out in the revised Development Plan Scheme (Report 02-2014: Revised Development Plan Scheme on this agenda); and,
 - h) remit the SDPA Manager to report to the next TAYplan Joint Committee an overview of the consultation and engagement on the Main Issues Report.
- 2.2 All of the documents above have been published online through the TAYplan website and are available for Members in Council offices.

3 FINANCIAL IMPLICATIONS

- 3.1 The Main Issues Report will result in financial expenditure being incurred primarily on consultation, events, printing and advertising. These costs are projected at approximately £23,000 and can be accommodated within the TAYplan budget, primarily within 2014/15 budget year. This includes income of £5,000 from the Scottish Government and £1,500 from Tactran.

4 EXECUTIVE SUMMARY

- 4.1 The Strategic Development Plan sets out a long term spatial strategy and vision for the TAYplan area. In doing so there are a number of key issues and challenges which are recognised within the Main Issues Report that require discussion and feedback from all interested parties to inform the preparation of the Proposed Plan stage.
- 4.2 The Town and Country Planning (Scotland) Act 1997 requires a new Proposed Strategic Development Plan to be submitted to Ministers within 4 years after the date on which the current plan was approved (i.e. 8th June 2016).
- 4.3 In reviewing the approved Strategic Development Plan (2012), this Main Issues Report focuses on the proposed changes to the approved Plan. What is proposed to change is set out over 8 main issues. These issues have been identified through monitoring the current approved Plan and new research, policy and guidance. What is *not* proposed to change is also set out within the issues report. The 4 principal areas of work which have informed what policies and proposals within the current approved plan should be discussed for change are: the Monitoring Statement; the initial consultation (April-June 2013); the Housing Needs and Demand Assessment; and, new Scottish Government policy and guidance (including NPF3 as laid before Parliament, draft Scottish Planning Policy, and Planning Circular 6/2013: Development Planning).
- 4.4 One of the biggest challenges is how the TAYplan area, through strategic landuse planning, responds to the Climate Change (Scotland) Act 2009 and the related national targets. This is a challenge in respect of ensuring the Plan is being informed with information which is available. The climate change challenge together with maintaining and enhancing the quality of place, and thereby people's quality of life, continues to require a consistent and strong approach to be set out. The Main Issues Report sets out relevant policy changes and suggests how the Proposed Plan could respond to these challenges.

- 4.5 Overall 8 issues are set out within the Main Issues Report for discussion; within each the scope of the proposed change is explained. Some issues have an alternative option and the report considers these options and identifies the TAYplan Authority's preferred option.
- 4.6 The Approved Strategic Development Plan (2012) sets out a long term landuse strategy. Within this the locational strategy of where development should and should not go is central to delivering the Plan's vision and should not change each time the Plan is reviewed. The focus is on delivering the most sustainable growth located predominantly in the Cities and other principal settlements. In addition to the locational strategy, there are also no changes proposed to infrastructure proposals or any change to the existing Strategic Development Areas. It is not considered that the level of housing growth to be planned for requires a new Strategic Development Area, nor is it considered that any of the existing Strategic Development Areas be replaced or de-allocated.
- 4.7 A number of related documents, including the Environmental Report (of the Strategic Environmental Assessment), have been prepared to assist any interested party in commenting on the Main Issues Report.

5 BACKGROUND

- 5.1 The Main Issues Report is the first statutory stage of reviewing the Strategic Development Plan. The purpose of the Main Issues Report is to set out what policies, strategy and proposals should change and provide an indication of what the preferred option for change is and any reasonable alternatives.
- 5.2 The Main Issues Report considers the big changes that will shape the next 20 years of our lives and the strategic changes that are best dealt with at the city region level. It provides options for how TAYplan can better respond to adaptation to climate change, health, the scale of housing growth and how and where the housing should be planned, green network strategy, and other issues to inform the Proposed Plan.
- 5.3 The 4 principal areas of work which have informed what policies and proposals within the current approved plan should be discussed for change are: the Monitoring Statement; the initial consultation (April-June 2013); the Housing Needs and Demand Assessment; and, new Scottish Government policy and guidance (including NPF3 as laid before Parliament, draft Scottish Planning Policy, and Planning Circular 6/2013: Development Planning).
- 5.4 The Monitoring Statement (2014) (see Section 9 of this report) considers the changes in the principal physical, economic, social and environmental characteristics of the area, and the impact of policies and proposals of the existing approved Plan. Monitoring focuses on the wider impact of the plan and on how far the objectives and vision of the current approved Plan has been realised. Given Plan approval was only 2 years ago some aspects of the monitoring do not show significant change.

- 5.5 The initial consultation in April-June 2013 provided an opportunity for interested parties to comment on what they considered the main issues to be and where the approved Plan should change. The responses to that consultation have informed this Main Issues Report. The detail of this initial stage of consultation, responses received and how this has informed the Main Issues Report is set out within the 4 background TAYplan Topic Papers (2014).
- 5.6 The Housing Needs and Demand Assessment (2013) (refer to Para's 6.17-6.21 of this report) has identified that the current approved Plan should be changed and informed by the new Housing Needs and Demand Assessment in respect of the amount of housing and how this should be planned for.
- 5.7 The Main Issues Report has been informed by a range of other Strategies, Plans, and Frameworks etc. and has had regard to a range of other plans and strategies in accordance with Section 8 of the 1997 Act and Paragraph 3 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008. The Report builds on the individual Authorities' Single Outcome Agreements, Community Plans, the approved Strategic Development Plan (2012), and national and regional plans and strategies, National Planning Framework 2, the National Economic Strategy, the Regional Transport Strategies, and the Climate Change (Scotland) Act 2009. The Scottish Government are currently considering a new National Planning Framework 3 and Scottish Planning Policy. The Main Issues Report has taken account of these emerging national documents.

6 THE MAIN ISSUES REPORT - DISCUSSION

Overview

- 6.1 The Main Issues Report (Appendix One) sets out the main issues and changes proposed from the approved Plan. The Main Issues Report is not a draft plan, it does not set out detailed policies and proposals; it does set out what the main issues are and how these could be responded to.
- 6.2 The vision of the Plan remains largely unchanged:
'By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.'
- 6.3 The vision is underpinned by four outcomes:
- More people are healthier;
 - We live within Earth's environmental limits;
 - We live, work and play in better quality environment; and,
 - Through sustainable economic growth the regions image will be enhanced.
- 6.4 The Main Issues Report continues the approved Plan's central focus in maintaining existing and creating new places of quality. Protecting and enhancing this quality has a direct impact on the economic competitiveness of the region and will directly affect the quality of place and quality of life of those who live, work and visit the region. The Report sets out eight main issues:

- How to be more resilient to a changing climate;
- Planning to enable people to live healthier lives;
- Making TAYplan a place of first choice to invest;
- Planning for vibrant town and city centres;
- How to plan for homes for people to live in;
- Planning for a low carbon economy and place;
- Planning for resource security; and,
- Planning to enhance green networks.

6.5 The Strategic Development Plan must continue to respond to climate change. To achieve this, the Main Issues Report considers where policy should be enhanced. These are strategic, high level issues, detailed policies will be within the Proposed Plan, and detailed further through the Local Development Plans.

6.6 The Main Issues Report is supported with a range of documents (sections 7-9 of this report) including the background Topic Papers which summarise the research and information that has informed the Main Issues Report. These set out a more detailed justification for the suggested changes to the approved Plan.

6.7 The preceding paragraphs set out the key areas within the Main Issues Report, the full document being set out in Appendix One.

Main Issue 1: How to be more resilient to a changing climate

6.8 How TAYplan continues to respond to climate change is one of the key issues. Whilst the approved Plan, was seen by the Scottish Government as *“currently the best example we have of a public body responding to climate change duties”* (July 2010) this review of the Plan needs to consider how policy could and should be further enhanced. To assist with this, TAYplan ran a workshop in early 2013 with Adaptation Scotland to work with Council officers and Key Agency staff to better understand what adaptation is and what role the Development Plan (both strategic and local) can have in adapting to climatic changes. This workshop and subsequent discussions have helped inform the most appropriate response is to enhance existing policy.

6.9 The suggested change detailed on page 11 of the Main Issues Report is to widen the scope of existing policy to include requirements on new development to become more resilient by designing in solutions in respect of water and temperature management, e.g. solar, managing surface water, green roofs and more trees. Comments will be sought on whether people support this change.

Main Issue 2: Planning to enable people to live healthier lives

6.10 Health and the relationship to quality of place is a main issue if we are to achieve the outcomes required to deliver the TAYplan vision (and those of the Community Planning Partnerships). Both NHS Tayside and NHS Fife are key stakeholders and have assisted TAYplan in better ensuring that health is considered as a main issue. Health was one of the main issues which arose through consultation with young people in early 2013. Whilst the approved Plan does focus on walking, cycling, and place quality in particular, it is considered that the next TAYplan could take more account of air quality, location of access routes and health facilities.

- 6.11 The proposed response in the Main Issues Report is to enhance existing place shaping policy through better accessibility by a range of modes, shifting freight off road to rail and sea, and promote the co-location of health facilities with other community infrastructure in accessible locations (page 15, Main Issues Report).

- Main Issue 3: Making TAYplan a place of first choice to invest
- 6.12 The Plan is not only a landuse policy document; it is an investment document and assists in marketing the area to potential investors. Since the Plan's approval in 2012 economic activity has been increasing. Overall the issues raised are within the context of delivering sustainable economic growth. This main issue is really about strategic business and industrial land, tourism and leisure. There are no new Strategic Development Areas proposed for business or industrial use given the supply which already exists and existing allocations at Dundee Wider Waterfront inc. Claverhouse, Dundee Western Gateway, St. Andrews Science Park, Cupar North, James Hutton Institute (Invergowrie), Orchardbank at Forfar, Forfar Regional Agricultural Service Centre (not a specific site), Montrose Port and Linlathen at Dundee. The only issue is the potential change in national planning policy for Strategic Development Plan's to identify regionally and nationally important clusters for business, tourism and leisure. Discussion with the Scottish Property Federation has helped inform the report.

- 6.13 The proposed response is to seek comments on how people consider that this should best be achieved, and what it would cover (page 20, Main Issues Report). TAYplan has worked with Sportscotland, Scottish Enterprise and Visitscotland on the work informing this Main Issues Report.

- Main Issue 4: Planning for vibrant town and city centres
- 6.14 The Scottish Town Centres Review created a lot of discussion on the future of Scotland's town centres, their importance and what changes could be made to create more sustainable places. The Government's response to this, in the landuse planning context, should be set out in the forthcoming Scottish Planning Policy (expected June 2014). In reviewing TAYplan's first Strategic Development Plan, planning to make our city and town centres more vibrant is a main issue. The approved Plan focuses on town centres being the first place of choice for development and sets out a hierarchy of retail centres. The issue is how TAYplan can enhance this and better define the city and town centres first policy approach of being the first place of choice.

- 6.15 The proposed response to this issue is to enhance existing approved policy through better defining the city/town centres first approach (page 24, Main Issues Report). This will be influenced by the Government's response in Scottish Planning Policy. Additionally, TAYplan could define the relative scale, role and function of town centres to provide a more detailed framework for the four Local Development Plans.

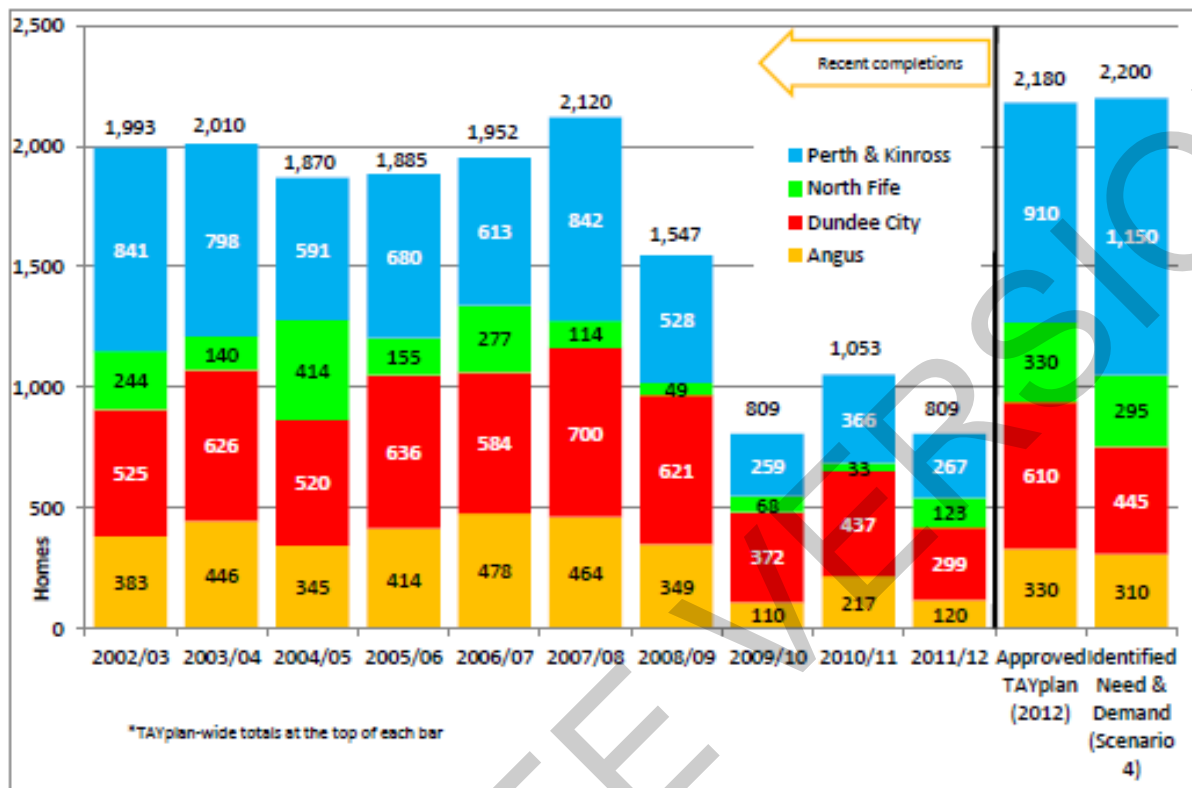
- Main Issue 5: How to plan for homes for people to live in
- 6.16 TAYplan not only sets a housing target for the amount of new homes which land has to be allocated to accommodate, but also where cross boundary and decisions are required and flexibility for Local Development Plans. In reviewing how homes are planned for, three issues have been identified which are outlined below. Discussion with Homes for Scotland has helped inform the report.

- Level of new housing to plan for
- Flexibility in allocating housing land within Local Authority boundaries
- Accommodating need and demand for new homes within the Greater Dundee Housing Market Area

Level of new house building to plan for

- 6.17 TAYplan in reviewing the Plan requires to identify the level of housing that should be planned for, providing an update on the level set out in the approved Plan. The Government require TAYplan, and other Planning Authorities, to undertake a Housing Needs and Demand Assessment. This assessment has been undertaken over the past 12 months by TAYplan, housing and planning officers from the four Councils. The assessment considers a number of scenarios taking account of factors such as population growth, economic growth and incomes. The assessment has identified the need and demand at 3 levels: TAYplan, Council, and individual Housing Market Area. Housing market areas tell us where most house moves start and end within the same area.
- 6.18 Figure One overleaf illustrates the output from the assessment (Scenario 4) and compares this with the current approved Plan levels of housing growth being planned for, as well as actual build rates since 2002 (for developments of 5+ units). Scenario 4: Better than Anticipated Economic Future is most reflective of TAYplan's aspirations. This is based on realistic and known areas of economic potential and links impacts on income, house prices and rents. Strong growth is envisaged in the care, agriculture and food production, and, tourism and hospitality sectors in particular. Scenario 4 also envisages stronger economic performance from a better national economy and additional growth in the offshore energy sector.
- 6.19 Scenario 4 suggests that identified need and demand in Angus, Dundee City and North Fife could be met with build rates lower than those presently planned for in the approved TAYplan (2012). However, meeting all of the identified need and demand for Perth & Kinross would require higher build rates than presently planned for in the Approved TAYplan (2012). The reason for the lower level in Dundee City is due to a large reduction in the number of units being demolished than in previous years through planned regeneration programmes.

Figure One



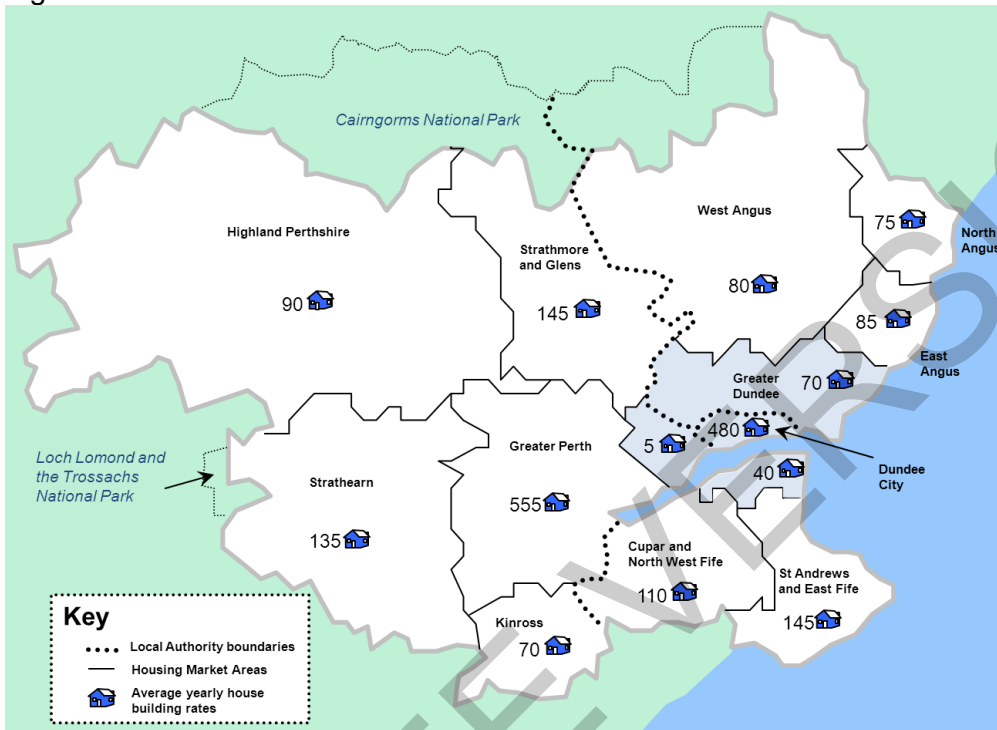
Comparison of past build rates (5+ units) with Approved TAYplan and HNDA preferred scenario

6.20 Taking account of Figure One and all of the research undertaken, the Main Issues Report proposes that the identified need and demand within Dundee City, Angus and Fife Council areas is planned for in full. This meets the Scottish Government's requirement to meet housing need and demand in full.

6.21 The main issue within the report is whether the identified need and demand in the Perth & Kinross Council area is met in full (page 30, Main Issues Report). To do so would require a threefold increase in the rate of new house building which has been achieved over recent years at a time when the economy is still recovering. The Main Issues Report presents two options. The preferred option is to plan to meet 90% of identified need and demand (1,000 units p.a.). This provides for significant growth, some 2½ times what has recently been built p.a., whilst also recognising the shift required in skills, labour and finance in the construction sector. The difference between the options across Perth & Kinross over a 20 year period is 2,300 units, mainly focusing in the Greater Perth Housing Market Area. The review of the next TAYplan (approximately 2020) will also provide an appropriate point at which to review progress.

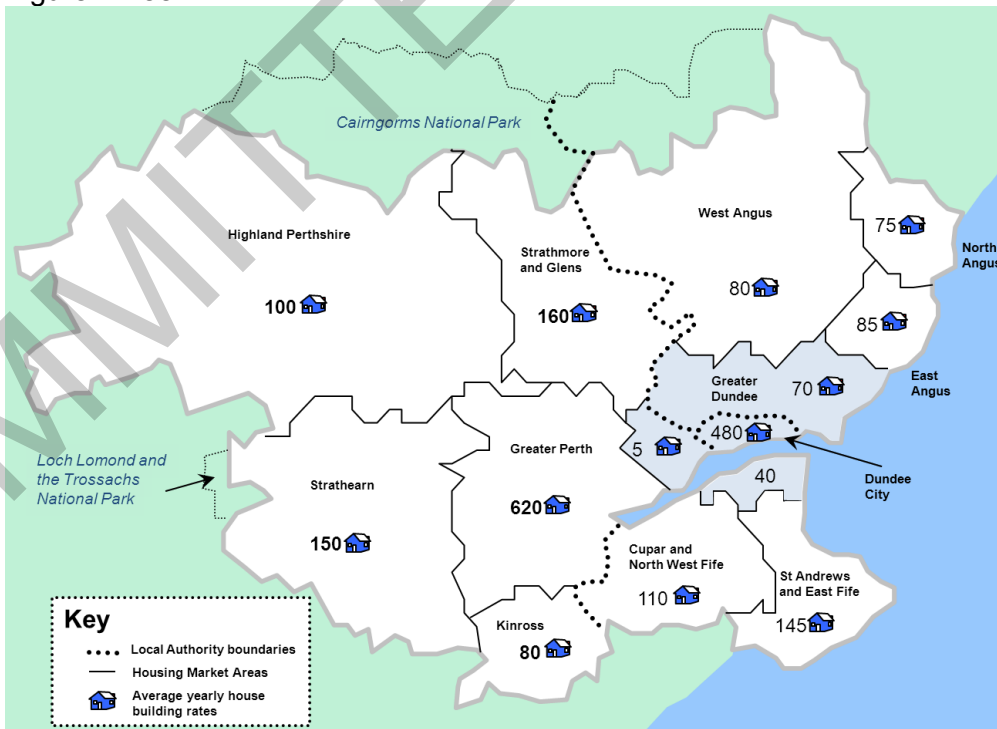
6.22 Figures Two and Three below illustrate the two options at housing market area level, with the differences being in Perth & Kinross Council area.

Figure Two



Option 1: Plans for 2,085 homes per year mapped at housing market area level

Figure Three



Option 2: Plans for 2,200 homes per year mapped at housing market area level

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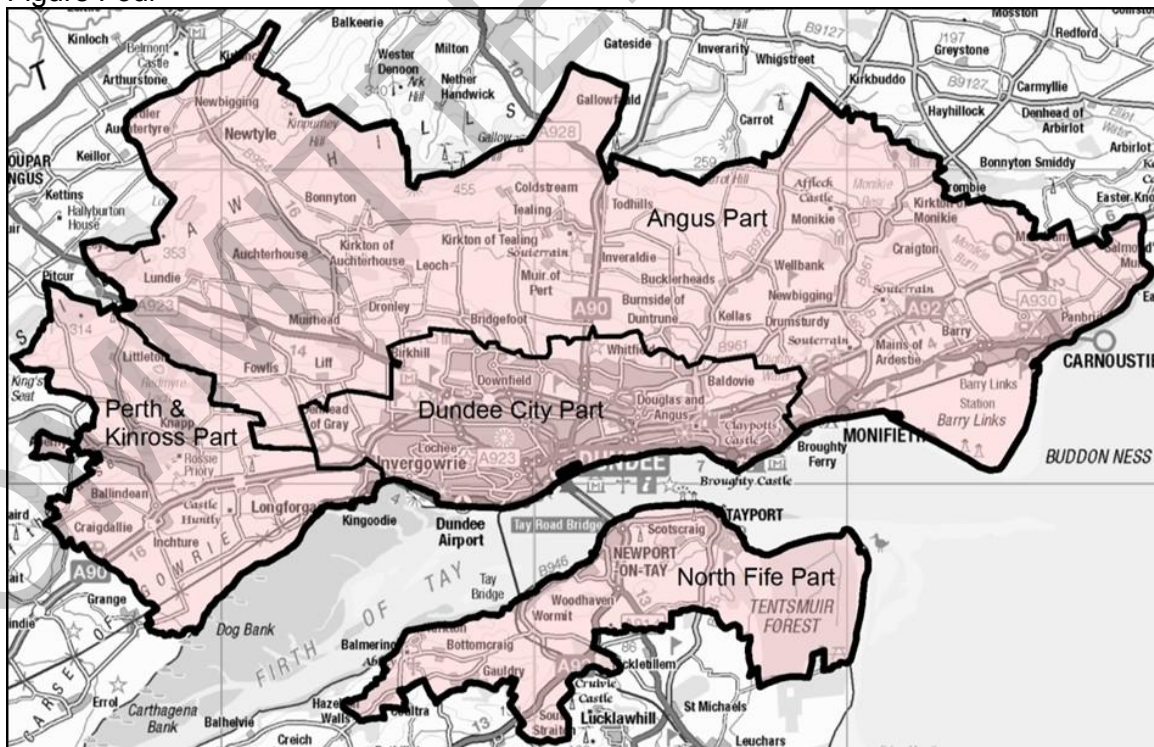
Flexibility in allocating housing land within Local Authority Boundaries

- 6.23 The approved TAYplan (2012) Policy 5 balances the strategy objectives with the implications of growing the economy to achieve the Plan's vision by using various flexibilities. It allows Councils; in serious cases of environmental and infrastructure constraint, to provide for up to 10% of the housing provision for one housing market in one or more neighbouring housing market areas in the same authority. This also requires them to take account of meeting the housing needs of that market area.
- 6.24 The issue identified in the Main Issues Report (page 32) is whether the existing 10% flexibility should be increased to up to 25%. This would enable Councils to respond to environmental and infrastructure constraints in allocating land to deliver a sustainable pattern of development. Two options are presented, with the higher level of flexibility identified as the preferred option.

Accommodating need and demand for new homes within the Greater Dundee Housing Market Area

- 6.25 The Greater Dundee Housing Market Area is the only one in the TAYplan area covering parts of more than one Council, as illustrated in Figure Four below. The Housing Need and Demand Assessment (2013) has identified need and demand for each Council part of this housing market area. In October 2012 the Joint Committee noted a report on the refresh of Housing Market Areas (SDPA 12-2012: TAYplan Joint Housing Market Area Refresh) and this formed the basis for research undertaken through the Housing Needs and Demand Assessment over 2013.

Figure Four



Greater Dundee Housing Market Area

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- 6.26 The Main Issues Report presents two issues (page 34, Main Issues Report). Firstly, meeting a substantial amount of the identified need and demand from the Perth & Kinross part of the Greater Dundee Housing Market Area within Dundee City and secondly, continuing flexibility for Dundee City to accommodate further growth where adjoining areas are unable to.
- 6.27 With regards the first issue, there is an identified need and demand for 40 homes p.a. within the Perth & Kinross part of the market area. The Main Issues Report identifies a preference to accommodate 35 of the 40 p.a. within Dundee City.
- 6.28 The Perth & Kinross part of the Greater Dundee Housing Market Area is characterised by small villages and prime agricultural land. The only principal settlement is Invergowrie which is constrained by the River Tay to the south and the James Hutton Institute Strategic Development Area to the west. Accommodating all of the identified need and demand for new homes in this area would require Perth & Kinross Council to allocate new housing sites in villages and the countryside. This does not reflect the approved TAYplan (2012) Policy 1 (locational priorities) and also Policy 5C. Both of these policies are not proposed to change. Accommodating 35 of the 40 homes per year for the Perth & Kinross part elsewhere in the Dundee Core Area would better reflect the strategy. The remaining 5 homes per year (100 over the 20 year plan period) provide for some local house building in this area. This is considered the only reasonable alternative way to meet identified need and demand and deliver the Plan's strategy.
- 6.29 In respect of the second issue, the Approved TAYplan Policy 5B already provides the appropriate flexibility for Dundee City to accommodate more housing than planned for. The continuation of this flexibility enables effective housing land within Dundee City to meet identified need and demand, rather than less sustainable locations. Therefore, where a planning authority deem a site non-effective in their part of the Greater Dundee Housing Market Area and consider there is no reasonable alternative site(s), then this provision is to be met in Dundee City.

- Main Issue 6: Planning for a low carbon economy and place
- 6.30 How the TAYplan area continues to move to a low carbon economy and place is important to the continued attractiveness of the area to investors, visitors and residents. Since the preparation of the now approved Plan, the Government has placed much more emphasis on heat and the reuse of surplus heat. The draft Scottish Planning Policy suggests that Strategic Development Plans should identify capacity for 'strategic' wind farms and potential cumulative pressures. In responding to this issue, the Main Issue Report considers what policy change could be made, what opportunities can be identified spatially and raises a question on whether capacity for 'strategic' wind farms should be identified and how.

- 6.31 The proposed response sets out a number of changes to existing approved policy to put greater emphasis on heat and wind energy. These suggested policy changes include greater encouragement for heat networks and district heating, setting out additional policy for Local Development Plans in respect of potential cumulative impacts, capacity across Council boundaries and more consistency in how studies consider regional landscape assets (pages 41 and 42, Main Issues Report). Some discussion with the Scottish Renewables has helped inform the report. The Proposed Plan will be informed by the finalised Scottish Planning Policy (expected in June 2014).

- Main Issue 7: Planning for resource security
- 6.32 In reviewing the Plan consideration on resource security has been considered including food, minerals and waste. The approved Plan policy sets a strategic framework for resources, however in reviewing the Plan it is considered there are a few issues on which comments should be sought. Shale gas extraction (using a process known as 'fracking') and coal bed methane extraction may require a policy in the next TAYplan. Commercial licences have been granted covering parts of the Largo area, in Fife and in southern Perth & Kinross. In addition, to best respond to any shortfall in construction aggregates and/or to safeguard minerals on the British Geological Survey's Risk List policy could be amended.
- 6.33 The proposed response to this issue is to seek comments on two potential areas of policy change as outlined above (page 46, Main Issues Report).

- Main Issue 8: Planning to enhance green networks
- 6.34 The approved TAYplan Action Programme identified the need to set out a green network spatial strategy in reviewing the Plan. To help inform this work a workshop was held with Council officers and Key Agency staff in early 2013. This together with further discussions with Scottish Natural Heritage, SEPA and others has helped inform the options for responding to this issue. The focus is on the 'area of greatest change' which is where the majority of new development will happen, where most of the population stay and where green networks are at greatest risk from fragmentation and degradation from development and intensive agricultural practices. This does not mean that enhancements to green networks can't and won't happen elsewhere; it focuses on a big scale across the TAYplan area.
- 6.35 There are two options presented for comments on how best to respond to identifying green networks (pages 51-53, Main Issues Report). The preferred strategy focuses on the identified Strategic Development Areas, Perth and Dundee Core Areas and linking the green networks along the Carse of Gowrie. The alternative option is to solely focus on the Strategic Development Areas. The implementation of the green networks is over a long period and largely focuses on where new development is happening in order that enhanced and new networks can be designed in and implemented.

Consultation and Engagement

- 6.36 The Participation Statement (within the revised Development Plan Scheme) for the Main Issues Report is presented in Report 02-2014: Revised Development Plan Scheme to this Committee for approval. The Main Issues Report is written in a style that seeks to stimulate discussion and allow interested parties to comment on the main issues to help inform and prepare the Proposed Plan as TAYplan works through 2014.
- 6.37 The consultation will also seek comments on the Environmental Report (SEA) and the Equalities Assessment. Consultation on these documents is recommended to run in parallel with the Main Issues Report to ensure that interested parties can consider all the documents together and comment accordingly. Consultation is proposed to run from 15th April to 27th June 2014 (10.5 weeks).
- 6.38 Members of the Joint Committee, Community Councils and the public will be kept informed of the consultation and engagement process throughout.

7 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

- 7.1 An SEA, as required by the Environmental Assessment (Scotland) Act 2005, has been undertaken by Perth and Kinross Council (as the Responsible Authority) as an integral part in preparing the Main Issues Report. The Environmental Report has been prepared in consultation with Scottish Natural Heritage, Historic Scotland, and the Scottish Environmental Protection Agency. A Non Technical Summary (Appendix Two) has also been prepared to assist interested parties responding to the Environmental Report and the Main Issues Report.
- 7.2 This assessment considers whether any significant environmental effects would likely result from the implementation of the Main Issues Report. Given the strategic nature of the issues considered and the spatial strategy options, the assessment is proportionate to the strategic nature of the Strategic Development Plan. Some of the key potential impacts recognised within the Scoping Report (September 2013) relate to loss of land to development (inc. prime land), water and soil pollution, climate change, flooding, availability of affordable housing, and erosion of landscape quality and loss of character and distinctiveness in the built environment. The Environmental Report assesses these and suggests ways in which the potential impact could be mitigated. Members require to have regard to and take account of the Environmental Report in making the decision to approve the Main Issues Report for consultation.
- 7.3 The Environmental Report (including the Non Technical Summary) is recommended to be the subject of consultation alongside the Main Issues Report, as required by legislation (Environmental Assessment (Scotland) Act 2005 (S.16). This allows any interested party to be better informed on the potential significant environmental implications of the Main Issues Report in commenting on the documents. All comments will be taken into consideration in preparing the Proposed Plan. Consultation is required to commence within 14 days of approval of the Environmental Report, hence the consultation commencing 15th April 2014.

8 EQUALITIES IMPACT ASSESSMENT

- 8.1 An Equalities Impact Assessment has been undertaken (Appendix Three), as required through a number of Acts. This considers the potential implications of the Main Issues Report, in respect of equalities. A draft is recommended to be the subject of consultation and any comments will assist in undertaking this assessment at the Proposed Plan stage. Through the preparation of the Main Issues Report, TAYplan has sought to ensure that wider interests are considered. The consultation and engagement stage will also seek to engage with as wide a range of groups as possible.

9 MONITORING STATEMENT

- 9.1 The Monitoring Statement (published alongside this report) is required under Section 4 of the Planning (Scotland) Act 1997. This statement provides background information to the Main Issues Report. The Monitoring Statement requires to be submitted to Scottish Ministers and published alongside the Main Issues Report. The monitoring work sets out indicators to monitor the progress towards achieving the defined outcomes, monitors changes in the principal physical, economic, environmental and social characteristics of the area, and the impact of the policies and proposals of the approved TAYplan. Given the existing Plan was only approved in 2012 it is too early to get any clear indication of how the Plan is being implemented in delivering the outcomes.

10 PROCESS

- 10.1 The Minute of Agreement as amended (2009), para 10.1 (February 2009) requires ratification of the Main Issues Report and supporting documents by the four Constituent Councils. Ratification is required of recommendation 'b' to 'e' of this report before proceeding to formal consultation. Councils can of course formally submit comments during the consultation process. In line with the Project Plan approved by The Joint Committee in October 2012 (report SDPA 09-2012: Project Plan Update) ratification is required by 3rd April 2014 to allow time for printing, distribution to public libraries etc. ahead of consultation commencing on 15th April 2014. Officers of the four Councils have confirmed that reports will be presented to the relevant Committees/Council within this timescale.

11 CONSULTATIONS

- 11.1 The Treasurer and Clerk to TAYplan, the Director of Communities, Angus Council, The Director of City Development, Dundee City Council, Head of Enterprise, Planning & Protective Services, Fife Council and the Head of Planning & Regeneration, Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

12 BACKGROUND PAPERS

- 12.1 Report to the TAYplan Joint Committee SDPA 05-2014: Project Plan Update (25 February 2014).

- 12.2 TAYplan Environmental Report (SEA) and the Non Technical Summary (both April 2014) <http://www.tayplan-sdpa.gov.uk/publications>
- 12.3 TAYplan background Topic Papers (4) (April 2014) <http://www.tayplan-sdpa.gov.uk/publications>
- 12.4 Report to the TAYplan Joint Committee SDPA02-2014: Revised Development Plan Scheme (25 February 2014).
- 12.5 Report to the TAYplan Joint Committee SDPA 09-2012: Project Plan Update (October, 2012).
- 12.6 Report to the TAYplan Joint Committee SDPA 14-2012: TAYplan Joint Housing Market Area Refresh (October, 2012).
- 12.7 TAYplan SEA Scoping Report (September 2013) <http://www.tayplan-sdpa.gov.uk/publications>
- 12.8 The Planning (Scotland) Act 1997
http://www.legislation.gov.uk/asp/2006/17/pdfs/asp_20060017_en.pdf
- 12.9 Town and Country Planning (Development Planning) (Scotland) Regulations (Scotland) 2008
- 12.10 The Environmental Assessment (Scotland) Act 2005
<http://www.legislation.gov.uk/asp/2005/15/contents>
- 12.11 Circular 6/2013: Development Planning, The Scottish Government
<http://www.scotland.gov.uk/Resource/0044/00441577.pdf>
- 12.12 TAYplan SDPA Minute of Agreement as amended (2008/9/11) between the constituent Councils <http://www.tayplan-sdpa.gov.uk>
- 12.13 TAYplan Housing Need and Demand Assessment (2013) <http://www.tayplan-sdpa.gov.uk/publications>
- 12.14 In relation to the Equalities Impact Assessment:
- Sex Discrimination Act 1975 (section 76A);
 - Sex Discrimination (Public Authorities)(Statutory Duties)(Scotland) Order 2007;
 - Race Relations Act 1976 (section 71(1)) an related Order 2002/62 as amended; and,
 - Disability Discrimination Act 1995 as amended (section 49A) and related Regulations 2005/565.

Pamela Ewen
Strategic Development Plan Manager
13 February 2014