

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 6TH OCTOBER 2015**

**REPORT ON: TAYPLAN PROPOSED STRATEGIC DEVELOPMENT PLAN:
CONSULTATION OVERVIEW**

**REPORT BY: STRATEGIC DEVELOPMENT PLANNING AUTHORITY
MANAGER**

REPORT NO: SDPA07-2015

1.0 PURPOSE OF REPORT

1.1 This report provides the Joint Committee with a general overview of the responses received to the consultation on the TAYplan Proposed Strategic Development Plan 2015 and the four public information events.

2.0 SUMMARY

2.1 An overview of responses to the TAYplan Proposed Strategic Development Plan consultation is included in this report. 668 representations were received from 126 individuals and organisations during this consultation period. There were representations on all of the 10 policies, 488 comments seeking changes and 180 comments supporting the policies.

2.2 The largest number of responses was received for Policy 3: A First Choice for Investment with 250 representations, 221 of which seek a change. Many of the respondents seek a change to the Strategic Development Areas, and specifically the deletion of, Cupar North. Policies 1: Locational Priorities and Policy 4: Homes also received a larger number of responses with concerns over Housing Market Areas and the sequential approach to settlements in terms of development.

2.3 The rest of the responses are spread relatively evenly over the other 7 policies. Policies 2: Shaping Better Quality Places and Policy 8: Green Networks received more representations of support than those seeking a change. The vision also received endorsement with 13 comments supporting it, whilst only 5 sought a change. There are 21 issues raised that were not specific to the Proposed Plan but were issues regarding procedure and language used in the document.

3.0 RECOMMENDATION

3.1 It is recommended that the Joint Committee:

- a) Note the overview of responses to the Proposed Strategic Development Plan 2015 consultation, Environmental Report, Action Programme and Equalities Impact Assessment.

4.0 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications arising from this report.

5.0 CONSULTATION EVENTS

- 5.1 The TAYplan Proposed Strategic Development Plan formal consultation period commenced on 11th May 2015 and ended on 3rd July 2015, although the documents were available to view and comment on online from 24th April. Late submissions were accepted up until 6th July 2015. The consultations sought responses to the Proposed Strategic Development Plan and accompanying documents including the Environmental Report, Action Programme and Equalities Impact Assessment. The documents were available to view in council planning offices, area/access/local offices, libraries and on the web.
- 5.2 Copies of all documents were sent in hard copy or disc format to the community councils in the week prior to the commencement of the formal consultation period and all documents were available within the Members lounges within the four Constituent Authorities.
- 5.3 A variety of approaches and methods were used to engage the public including community drop-in events, advertisements in local newspapers, posters and leaflets, twitter and email news shots. Figure 1 demonstrates how attendees had heard about the events. A Youth Camp and a Minecraft event also took place with school children (Report SDPA11: Progress Report).
- 5.4 Community drop in events took place in Perth, Cupar, Dundee and Forfar during the consultation period. The majority of attendees were local residents and community councillors (see Figure 2). Email was the most common form of notification and the majority of attendees were over 40 years old (82%) (see Figure 3).

Figure 1: How attendees heard about the community drop-in events

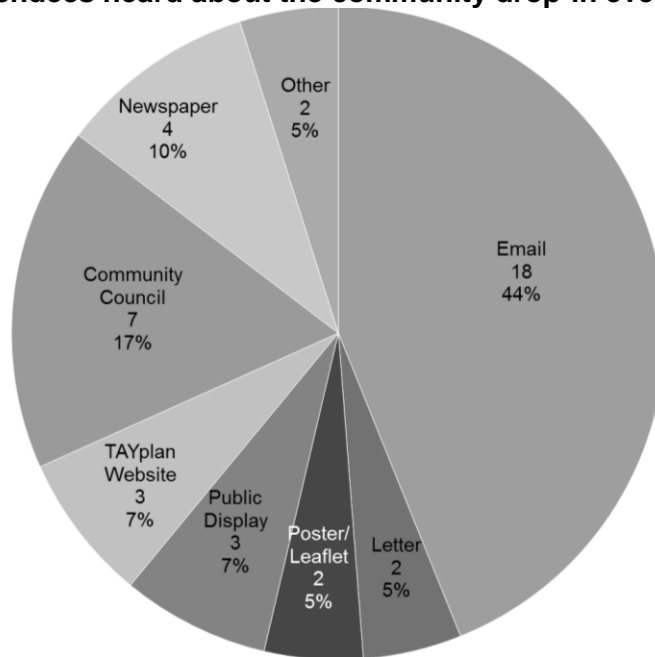
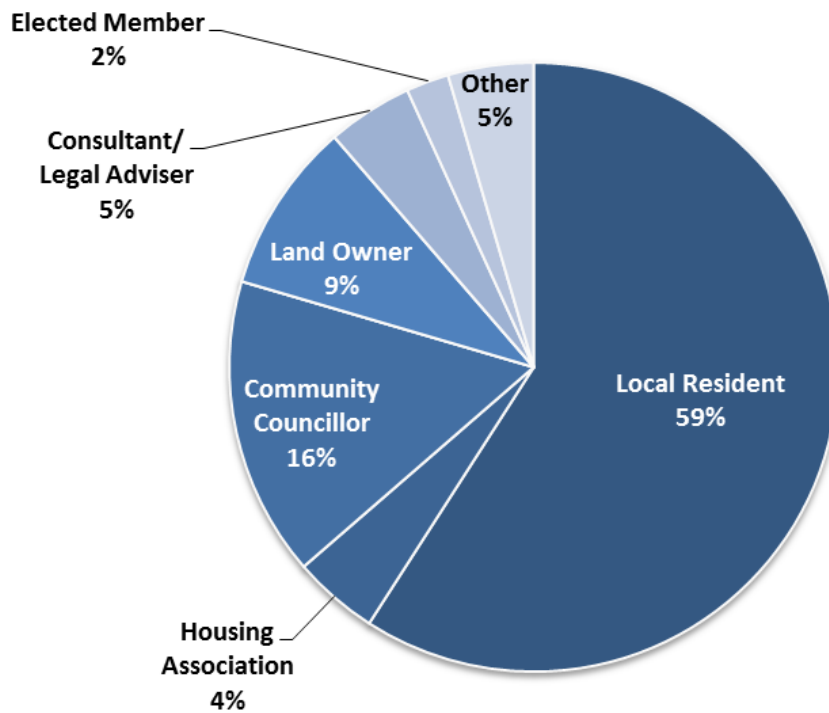
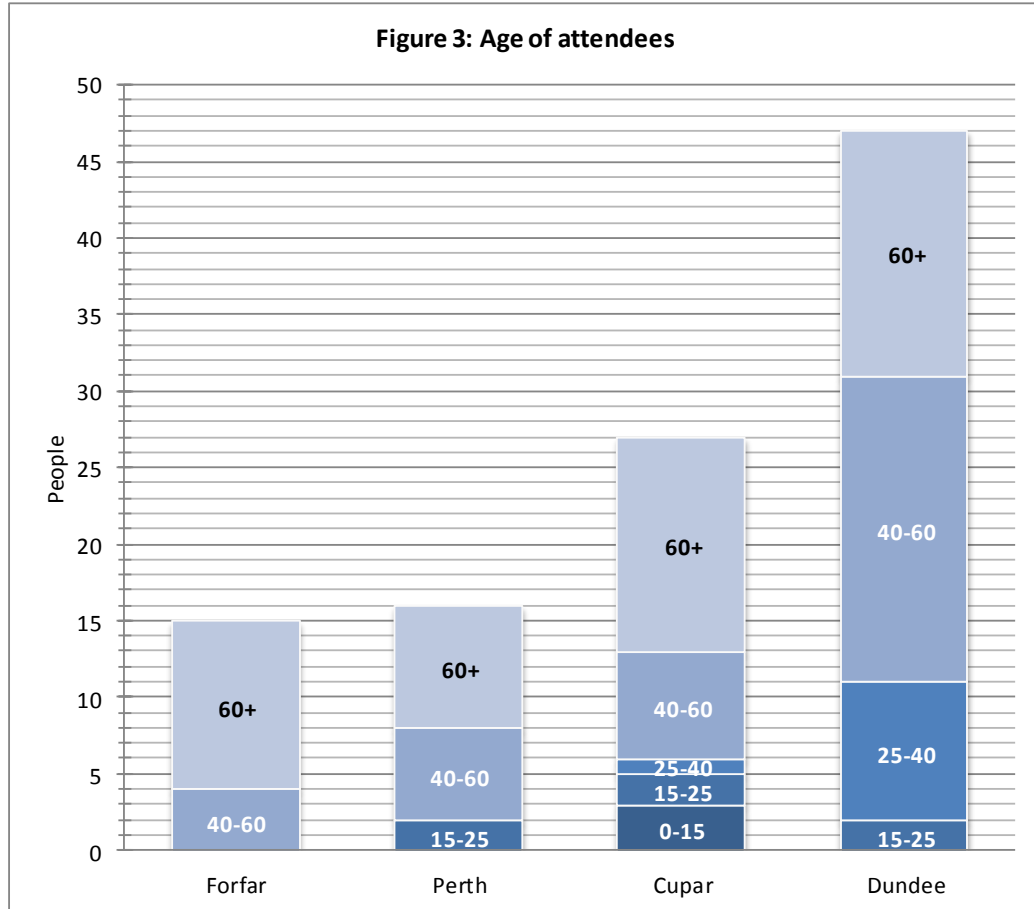


Figure 2: Interest types across all events





- 5.5 During the consultation, TAYplan ran a Youth Camp with the University of Dundee and Planning Aid for Scotland. Over 40 high school pupils and planning students took part in a YEP! style youth camp in June 2015 at the University of Dundee Planning School. The Youth Camp brought them together to share their vision for the TAYplan area over the next 20 years and beyond.

6 CONSULTATION RESPONSES

- 6.1 The TAYplan Proposed Strategic Development Plan has had a wide range of responses from a diversity of different sources. There were a total of 668 representations from 126 individuals and organisations (see Figure 4). 488 (81%) of these representations are seeking a change to the Proposed Plan (see Figure 5). The policy with the largest number of responses is Policy 3: A First Choice for Investment. 250 representations were received for this policy. Other policies with a larger number of responses were Policy 1: Locational Priorities (99 representations) and Policy 4: Homes (85 representations).
- 6.2 This report provides a general overview of the responses received and is not intended to provide detail on the content of responses. At this stage in the process, all the responses are still being analysed and considered.

Figure 4: Number of representations made by respondent groups

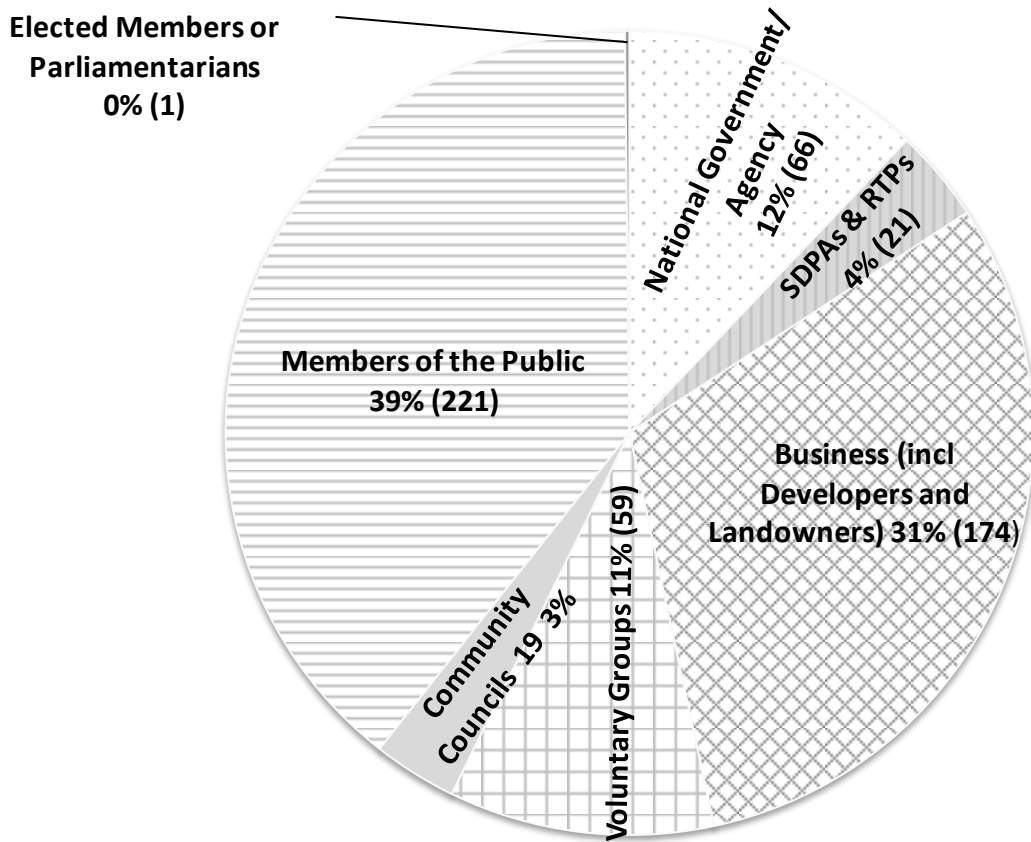
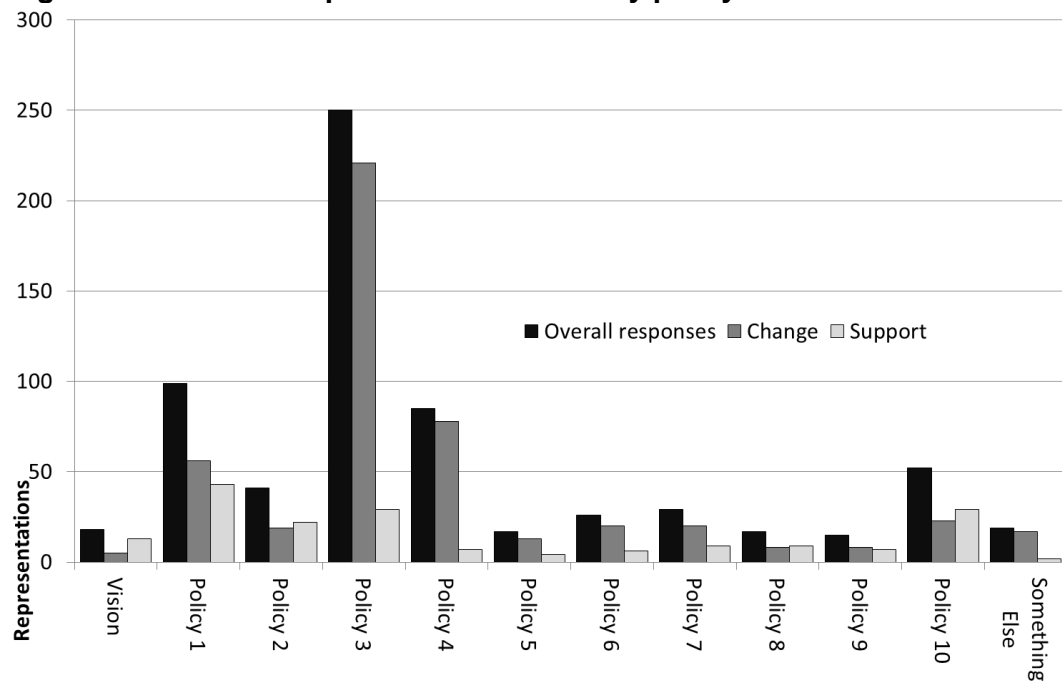


Figure 5: Number of representations made by policy area



Vision

- 6.3 18 representations (3%) were made regarding the vision of the Proposed Strategic Development Plan, 13 of which were supportive of the overall vision. The comments include support for the actual vision statement and comments on the Transformation Projects map on page 5 of the Proposed Plan.

Policy 1:

- 6.4 There were 99 responses (15%) to Policy 1. 56 respondents recommend changes to the policy, whilst 43 responses were supportive. Key issues included concerns regarding the greenbelts, the sequential approach to settlements in terms of development, and the promotion of greenfield sites. Respondents wanting a change to the policy had concerns regarding the settlement hierarchy, the approach to brownfield verses greenfield sites, the protection or deletion of greenbelts, and the inclusion or deletion of certain settlements as “Principal Settlements”. Supportive comments felt the policy consistent with the Regional Transport Strategy and are a sustainable approach to development.

Policy 2:

- 6.5 There were 41 responses (6%) to Policy 2. 19 respondents wanted to see a change, whilst 22 were supportive of the policy. Comments focus on the overall policy wording and specifically on Section D) relating to efficient resource consumption. A number of respondents seeking a change considered that the energy performance of buildings is a matter for building standards and there were general concerns about the standards of design within the TAYplan area. Supportive comments considered the policy to be positive in terms of sustainable design, reduction of emissions and acknowledgement of lifetime communities.

Policy 3:

- 6.6 Policy 3 had the largest number of responses in the Proposed Plan. 250 responses were submitted (37% of the overall responses): 221 wish to see a change in the policy, whilst 29 were supportive. The largest single group of these responses are linked specifically to the Cupar North Strategic Development Area with 36 individuals/organisations seeking a change and 7 supportive on this development area. Many respondents feel that this site should be deleted from the Proposed Plan. Other respondents raise issues relating to the other Strategic Development Areas, both in terms of the deletion of an area and the promotion of a new site. There were also supportive comments regarding the Strategic Development Areas in terms of siting and settlement location.

Policy 4: Homes

- 6.7 There were 85 responses (13%) to Policy 4. 78 respondents wish to see a change, whilst 7 were supportive of the policy. The key issues included comments on land and sites, environmental and infrastructure constraints, flexibility within the housing land requirements and the mix and quality of homes required. Those respondents seeking a change were promoting alternative sites, concerned with Housing Market Areas and wanting a change to the Housing Land Requirements for the four Council areas. In particular, Policy 4E Dundee flexibility is an area where respondents wished to see a change and considered that the current policy prevented the other three authorities from exceeding their housing supply targets. Supportive comments included the Housing Market Areas, Housing Land Requirements and the policy as a whole.

Policy 5: Town Centres First

- 6.8 There were 17 responses (2%) to Policy 5. 13 responses wished to see a change to the policy, whilst 4 were supportive of the policy. The key issues were concerned with the sequential approach to site selection, support for the reduction of car usage and the impact of Cupar North Strategic Development Area on the town centre. Those wanting to see a change were concerned that sites might be excluded due to location outside of the town centre. Those respondents supportive of the policy felt that it would assist in a reduction of car usage and that the policy would support the rejuvenation of town centres.

Policy 6: Developer Contributions

- 6.9 There were 26 responses (4%) to Policy 6. 20 responses wished to see a change, whilst 6 were supportive of the policy. Key issues included the overall policy and the need for supplementary planning guidance and best practice. Respondents requiring a change considered there a need to make the policy wording more robust and wanted a specific requirement for Local Authorities to undertake the production of Supplementary Planning Guidance on Developer Contributions. Supportive comments were focused the positive outcomes of developer contributions including the development of sustainable transport

Policy 7: Energy, Waste and Resources

- 6.10 There were 29 responses (3%) to Policy 7. 20 responses wished to see a change, whilst 9 were supportive of the policy. Key issues included comments on mineral extraction, concerns regarding wind energy strategy and the safeguarding of pipelines. Respondents wishing to see a change wanted greater restrictions in terms of wind farms, the safeguarding of pipelines and deletions in the policy wording regarding mineral extraction. Supportive comments concentrated on the positive impact the overall policy could have on low/zero carbon approach to development. SEPA specifically supports the overall approach of the policy.

Policy 8: Green Networks

- 6.11 There were 17 responses (3%) to Policy 8. 9 were supportive of the policy, whilst 8 respondents wished to see a change. Issues included comments on the overall policy, the role of Local Development Plans and the Tay Green Network Strategy Map. Many respondents seeking a change were supportive of the policy but wished to see additional areas or wording to be added to the policy and map. Supportive respondents considered the policy good in terms of biodiversity, healthy lifestyles, accessibility to greenspace and active travel.

Policy 9: Managing TAYplan's Assets

- 6.12 There were 15 responses (2%) to Policy 9. 8 responses wished to see a change, whilst 7 were supportive of the policy. The key areas were about finite resources, natural and historic assets and a potential UNESCO nomination. Respondents were concerned with issues regarding the protection of wild land, areas containing peat, the need to more heavily emphasise the importance of historic sites and a more acknowledgement of marine and coastal planning policy. Supporting comments were focused also on the protection of wild land through TAYplan's policy and the maintaining of a land bank for construction aggregate.

Policy 10: Connecting People, Places and Markets

- 6.13 There were 52 responses (8%) to Policy 10. 23 responses wished to see a change, whilst 29 were supportive of the policy. Comments were mainly on the overall policy wording and the Strategic Infrastructure Projects Map on page 59 of the Proposed Plan. Respondents seeking a change to the policy had concerns regarding improvements to road infrastructure, deletion of references to rail links and the need to reduce carbon emissions. Supportive comments endorsed the connectivity aspects of the policy, the reduction of carbon emissions promoted through the policy (including SEPA) and road infrastructure proposals.

Responses to Other Aspects of the Plan

- 6.14 There were 19 responses (3%) that were for other aspects not related to directly to a specific policy but are comments on the process, consultation approach or overall approach to strategic development in Scotland. 17 responses wished to see a change, whilst 2 were supportive comments. Those wishing to see a change made comments regarding the planning system in Scotland in general, as well as concerns over the language used within the Proposed Plan.

Environmental Assessment

- 6.15 There was only one response to the Environmental Assessment. This was regarding a site that is being promoted in Dundee.

Action Programme

- 6.16 There were 24 responses to the Action Plan. Comments were made regarding Map 10 which is dealt with and responded to under Policy 10, Schedule 4. Other responses wished to see a change in the wording of the Action Programme and additional wording regarding the infrastructure proposals. These comments will help inform an update of the programme.

Equalities Impact Assessment

- 6.17 There were 4 responses to the Equalities Impact Assessment. The respondents had a range of considerations including the need to design spaces with equality in mind, that issues surrounding Traveller sites should be dealt with at TAYplan level, and that the document was comprehensive.

7.0 NEXT STAGE

- 7.1 Consideration will be given as to whether TAYplan wish to make any modifications to the Proposed Plan in light of representations received prior to submission. The Scottish Government (Circular 6/2013: 'Development Planning', para. 87) highlights that *'From the Proposed Plan stage, Scottish Ministers expect an authority's priority to be to progress to adoption as quickly as possible'*. The Circular strongly points out that *'modifications can cause significant delay and so should not be undertaken as a matter of course, but only where the authority is minded to make significant changes to the plan'*. The Circular goes on to advise *'The Examination also provides an opportunity to change the plan, so if authorities see merit in a representation they may say so in their response to the reporter, and leave them to make appropriate recommendations'*. The Joint Committee will consider whether any modifications should be made in late 2015/early 2016.

- 7.2 If modifications are made, a further public consultation is required. If not, the work will progress to submit the Proposed Plan, Schedule of Responses to the Proposed Strategic Development Plan and related documents to the Scottish Ministers by 8th June 2016. If an examination is to be held this would fall into Autumn 2016, with a decision anticipated on the Strategic Development Plan by late 2016.

8.0 CONSULTATIONS

- 8.1 The Treasurer and Clerk to TAYplan, the Director of Communities Directorate, Angus Council, Executive Director of City Development, Dundee City Council, Executive Director of Environment, Enterprise and Communities, Fife Council and the Executive Director (Environment), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

9.0 BACKGROUND PAPERS

- 9.1 Circular 6/2013: Development Planning, Scottish Government.
(<http://www.scotland.gov.uk/Resource/0044/00441577.pdf>)
- 9.2 Planning etc. (Scotland) Act 2006.
(http://www.legislation.gov.uk/asp/2006/17/pdfs/asp_20060017_en.pdf)
- 9.3 Town and Country Planning (Scotland) Act 1997.
(<http://www.legislation.gov.uk/ukpga/1997/8>)
- 9.4 Town and Country Planning (Development Planning) (Scotland) Regulations 2008. (http://www.legislation.gov.uk/ssi/2008/426/pdfs/ssi_20080426_en.pdf)

Strategic Development Planning Authority Manager
22nd September 2015