

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 18th FEBRUARY 2015**

REPORT ON: PROPOSED STRATEGIC DEVELOPMENT PLAN 2016-2036

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REPORT NO: SDPA03-2015

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval for the Proposed Strategic Development Plan. In addition, approval is sought for the Equalities Impact Assessment. The Committee are asked to note the Habitats Regulations Appraisal, the Schedule of TAYplan's responses to representations made at the Main Issues Report stage and the background Topic Papers.

2.0 SUMMARY

2.1 The Proposed Strategic Development Plan is the key stage where the Strategic Development Planning Authority sets out its provisional views as to what the final content of the Plan should be. This then is the basis of an 8 week period to allow any representations to be made to the Proposed Plan and the Equalities Impact Assessment.

2.2 The Proposed Plan continues the spatial strategy and major growth areas as set out in the first Strategic Development Plan. The Plan is focused on the delivery of outcomes which support the vision. These require sustainable economic growth for the area through shaping better quality places and responding to climate change, as reflected in the vision. The policies contained within the Proposed Plan set out the spatial strategy over the next 20 years of where development should and should not go, and how new development should be achieved. Whilst the country is currently experiencing the early stages of economic recovery, it is important that the Plan focuses on the long term strategy of delivering sustainable economic growth, and in doing so, having an effective supply of land identified to facilitate the delivery of new development.

2.3 The Plan provides a positive, ambitious and deliverable framework for Local Development Plans across the TAYplan area to provide greater policy detail and for development proposals.

2.4 The key proposals/policies within the Plan are:

- a. To grow TAYplan's economy and facilitate investment;
- b. Locating the majority of new development in TAYplan's principal settlements (our largest urban areas);
- c. The main areas of growth are in the Dundee and Perth Core Areas, with a presumption against housing land releases in their surroundings (not

- already in Local Development Plans or with planning permission) unless it would not prejudice the delivery of the Plan;
- d. continued allocation of all the Strategic Development Areas that are already in the approved TAYplan (2012) and are effective;
 - e. To shape better quality places and respond to climate change;
 - f. To assist in meeting the identified housing need and demand through providing a generous supply of effective housing land to facilitate 25,020 new homes (2,085 annual average) being built within the first 12 years of the Plan;
 - g. To integrate new transport proposals with landuse planning, complementing the Regional Transport Strategies;
 - h. To identify suitable locations for the provision of energy and waste/resource management infrastructure;
 - i. To identify a network of centres to deliver the town centres first approach (covering retail, commercial leisure, offices, community and cultural facilities and civic activity), with a continuation of Dundee City Centre as the regional centre, Perth City Centre as the sub-regional centre, and other larger and smaller town centres identified;
 - j. The requirement for developer contributions to ensure that quality is designed into development and places;
 - k. A strategic policy framework for energy proposals, including wind farms, which takes account of Scottish Planning Policy and sets the context for more detailed policies and consideration through Local Development Plans and development management; and,
 - l. A Green Network spatial strategy which identifies priorities for enhancing the existing networks through the Strategic Development Areas, through the Carse of Gowrie linking Perth and Dundee, and linkages into the Fife and Angus coastal routes.

3.0 RECOMMENDATION

3.1 It is recommended that the Joint Committee:

- a) approve the Proposed Strategic Development Plan (Appendix One) and the Equalities Impact Assessment (Appendix Two);
- b) adopt the Habitats Regulations Appraisal (published with this Report), the Schedule of TAYplan's Responses to Representations Received at the Main Issues Report stage (published with this Report), and Background Topic Papers (published with this Report);
- c) request that the four constituent Councils ratify the above decisions (a-b) and approve the Habitats Regulations Appraisal;
- d) delegate the SDPA Manager to undertake the Proposed Strategic Development Plan period of representations in line with the statutory requirements and the Participation Statement as set out in the Development Plan Scheme (Report 05-2015: Development Plan Scheme); and,

- e) delegate the SDPA Manager to report back to the Joint Committee in October 2015 with a general overview on the representations received to the Proposed Plan.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The Proposed Strategic Development Plan will result in financial expenditure being incurred primarily on consultation, printing and advertising. Additional costs will be incurred in the printing of all other documents. These costs are projected at approx. £17,000 and can be accommodated within the TAYplan budget 2015/16.

5.0 BACKGROUND

- 5.1 The Proposed Strategic Development Plan is the stage where the Strategic Development Planning Authority sets out its view as to what the final content of the Plan should be. The Plan sets out a vision of how the area should develop together with a spatial strategy which explains where development should and should not go in the TAYplan area over the next 20 years. The Plan provides a locational strategy for new development up to year 12 from Plan approval and a broad indication of the scale and direction of growth up to year 20.
- 5.2 All of the representations made to the Main Issues Report (2014), and related documents, have informed the content of the Proposed Plan. Officers from the 4 Constituent Councils and TAYplan's Key Stakeholder organisations have been involved throughout the preparation of the Plan.
- 5.3 The Proposed Plan will be published, subject to ratification, for an 8 week period to allow representations to be made to either support or seek changes to the Plan. Thereafter, the representations will be considered and the Joint Committee in late 2015/early 2016 will consider whether any modifications should be made to the Plan or whether the Plan is submitted to the Scottish Ministers without modifications.
- 5.4 The Main Issues Report (2014) set out the key issues, growth options and green network strategy. It also made clear where parts of the approved TAYplan (2012) are not proposed to change. The Proposed Plan retains the same vision and broad spatial strategy set out in the approved TAYplan (2012). Although there has been progress this is a long term Plan and the vision and strategy remain relevant and appropriate. Many of the important principles set out in the approved TAYplan (2012) are also proposed to continue, however, the Main Issues Report (2014) proposed enhancements to these to reflect new ideas and national policy requirements. There are no substantial changes to where development is now proposed in the Proposed Plan from what was previously set out.
- 5.5 The Proposed Strategic Development Plan has a number of other documents which have been prepared in parallel.
 - The Proposed Action Programme (Report 04-2015: Proposed Action Programme) sets out the actions required to deliver the Proposed Plan.

- The Habitats and Regulations Appraisal assesses the impacts of the Plan against the conservation objectives and qualifying features of the relevant wildlife sites with European protection (published with this Report).
- The Equalities Impact Assessment (Appendix Two) helps ensure that we do not discriminate and that, where possible, we utilise opportunities to promote equality.
- A schedule of TAYplan's responses to representations received at the Main Issues Report stage (published with this Report).

6.0 PROPOSED STRATEGIC DEVELOPMENT PLAN - DISCUSSION

Overview

- 6.1 The Proposed Strategic Development Plan (Appendix One) sets out the Strategic Development Planning Authority's view of what the final content of the Plan should be.
- 6.2 The Plan is concise and is focused on strategic and cross boundary landuse planning issues. The Plan sets out a vision and a spatial strategy of where development should be located over the next 20 years. In addition, the Plan has policies which provide a strategic context for the preparation of Local Development Plans and planning decisions across the TAYplan area.
- 6.3 The Plan is focused on delivering sustainable economic growth for the area through shaping better quality places and responding to climate change. The Plan is laid out around the vision and the outcomes needed to achieve this. It is structured in a similar way to National Planning Framework 3 and Scottish Planning Policy (both 2014) to assist in providing more of a suite of plans for investors and other users. The policies continue the central theme of quality of place. Protecting and enhancing this quality has a direct impact on the economic competitiveness of the region and will directly affect the quality of life of those who live, work and visit the region. The paragraphs below provide further detail on the vision and each of the policies.
- 6.4 The Town and Country (Development Planning) (Scotland) Regulations require the Strategic Development Planning Authority in preparing a Strategic Development Plan to have regard to:
- The resources available or likely to be available for the carrying out of the policies and proposals set out in the plan;
 - Any adjoining strategic development plan, either existing or proposed;
 - Any regional transport strategy relating to the area;
 - Any river basin management plan relating to the area;
 - Any local housing strategy relating to the area; and,
 - The national waste management plan.
- 6.5 Regard has been had to all of these requirements in preparing the Proposed Strategic Development Plan, as well as the National Planning Framework 3, Scottish Planning Policy and the Scottish Government's Strategic Transport Policy Review.

Vision and Objectives

- 6.6 The Proposed Plan retains the vision from the approved TAYplan. It is long term, ambitious and continues to represent the visions of the four community plans and single outcome agreements covering the TAYplan area. It also reflects national outcomes and policy objectives. The vision is:

'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 and visit, and where businesses choose to invest and create jobs'

- 6.7 The Proposed Plan is focused on delivering outcomes. Considerable work has gone into examining and testing these outcomes prior to the Main Issues Report. Together these underpin the vision, which can only be fully achieved by success in all four outcomes. These outcomes are consistent with community plans, single outcome agreements and the national outcomes. They also link well with the stated outcomes of Scottish Government for planning. Four outcomes flow from the vision:

- More people are healthier;
- Through sustainable economic growth the region's image will be enhanced;
- We live work and play in better quality environments; and
- We live within Earth's environmental limits.

- 6.8 There has also been a greater focus on the Plan's graphics to illustrate the importance of people as well as place. The graphics feature people who participated in the plan process including the Young Placemakers.

Proposals Maps

- 6.9 Almost all policies contain a map to illustrate their spatial implications. Key transformational changes that will take place over the Plan period represent where the greatest change is planned. These highlight the key projects or areas where development activity will deliver the vision. The map focuses on the area where greatest change is anticipated. This has the River Tay at its heart and covers the largest population centres, including the two cities, other principal settlements, the Strategic Development Areas and other proposals. The detail of the transport proposals is largely contained within the Regional Transport Strategies and set out within the Proposed Action Programme (Report SDPA04-2015).

Policy 1 Location Priorities

- 6.10 This sets out the spatial strategy of where development should and should not go. The strategy focuses the majority of TAYplan's new development within its principal settlements. These principal settlements are set out as 3 tiers with Tier 1 covering both the Perth and Dundee Core Areas, as defined within Policy 1. Policy 1 focuses development within principal settlements ahead of other locations. The role of development in smaller settlements and in the countryside is recognised and will be considered through Local Development Plans. This balances protection of the countryside from suburbanisation with the need for vibrant rural and coastal areas.

6.11 This is a continuation of the current strategy and location priorities set out in the approved TAYplan (2012).

6.12 Policy 1 also proposes the continuation of the St Andrews and Perth greenbelts.

Policy 2 Shaping Better Quality Places

6.13 Shaping better places and responding to climate change are required through national policy to be embedded within Development Plans. Quality of Place is central to the vision and objectives of the Plan. Policy 2 focuses on responding to climate change, integrating new development with existing settlements, infrastructure networks, landscape, and community infrastructure. The policy sets out key guiding principles which will help ensure some consistency across the Local Development Plans and development proposals.

6.14 This Policy continues with many of the themes set out in the approved TAYplan (2012) with some subsequent enhancements to emphasise the importance of health and active travel. These points respond to the comments raised during the early engagement process with young people. Other amendments emphasise measures to adapt to climate change such as temperature regulation and water management that were considered in the Main Issues Report and broadly supported.

Policy 3 A first choice for investment

6.15 This Policy continues to emphasise the importance of investment in supporting a stronger economy with more jobs and fewer disparities. Policy 3 continues to identify the 11 Strategic Development Areas that are in the approved TAYplan (2012). There is no evidence to suggest that these are no effective, or that they should be replaced alternatives or deleted.

6.16 Some Strategic Development Areas have more of a housing focus within a mixed use environment including employment (Dundee Western Gateway, West/North West Perth, Oudenarde, Cupar North and St Andrews West) and others an employment focus (Forfar Regional Agricultural Service Centre, Orchardbank, Montrose Port, Linlathen, Dundee Wider Waterfront, and the James Hutton Institute). All of these proposals are developed further through the Local Development Plans.

6.17 The process of masterplanning these Strategic Development Area locations is critically important to ensure that good quality development is achieved. The policy promotes the use of Design Frameworks where new sites are still to be identified to deliver this Policy. Such frameworks set out the early stage of how the development should be integrated with existing networks, landscape etc., where within the site(s) for example development types should be located, density as well as setting out a business plan for delivering the proposal. More detailed masterplans then follow. Much of this work has already been undertaken on the Strategic Development Areas and for this Plan a framework will only be required for development to the West/North West of Perth which is currently at an early stage.

Policy 4 Homes

- 6.18 An important aspect of the Strategic Development Plan is setting out how many homes are planned to be built (housing supply targets) and identifying a generous supply of housing land to support this (housing land requirement).
- 6.19 Housing supply targets and the housing land requirement have been set out in the Plan at housing market area level, as before. They have been presented as yearly average rates because this helps local communities to more clearly understand what is proposed. It also allows ready comparison with averages for any time period of choosing.
- 6.20 The housing supply target has been informed by the conclusions about anticipated need and demand for new homes in the TAYplan-wide Joint Housing Needs and Demand Assessment (2013). This was prepared jointly by TAYplan and planning and housing officers from the four councils and was found to be robust and credible by Scottish Government in February 2014. It has also been informed by further detailed work considering anticipated build rates, the 2012-based population and household projections and broader economic, social and environmental factors. These factors and those which affect capacity, resources and deliverability are considered in Topic Paper 2: Growth Strategy (2015) and the TAYplan Housing Analysis Paper (2015).
- 6.21 At TAYplan level the TAYplan-wide Joint Housing Needs and Demand Assessment (2013) concluded need and demand for 2,200 new homes per year. However, the Plan sets out housing supply targets of 2,085 homes per year. This is because Scottish Planning Policy (2014) states that *'the housing supply target is a view of the number of homes the authority has agreed will be delivered in each housing market area... ..taking into account wider economic, social and environmental factors, issues of capacity, resources and deliverability'*.
- 6.22 The Plan identifies housing supply targets (planned build rates) for Angus (310 homes per year), Dundee City (480 homes per year) and North Fife (295 homes per year) to meet 100% of the need and demand for new homes identified in the TAYplan-wide Joint Housing Need and Demand Assessment (2013). These levels of new house building are slightly lower than those planned for in the approved TAYplan (2012). They are considered appropriate because it meets identified need and demand at a scale which can be accommodated within the current strategy to deliver the vision of the Plan. The respective Council's annual housing land audits each conclude that these house building rates will be reached, almost reached or exceeded within the 7 year following 2014. This also suggests that these are reasonable housing supply targets.
- 6.23 In Perth & Kinross the Plan identifies housing supply targets of 1,000 homes per year. This is higher than currently planned in the approved TAYplan (2012). It also represents 90% of identified need and demand for new homes from the TAYplan-wide Joint Housing Need and Demand Assessment (2013). This is because there are considerable challenges in achieving higher build rates given the scale of transition required from currently low house building rates. Analysis of the more recent 2012-based household projections suggests that this may be more representative of anticipated need and demand for new homes in future. The Perth & Kinross annual housing land audit suggests that these build rates

may not be achieved within the 7 years from 2014 which suggests a strong degree of implicit generosity within the housing supply target.

- 6.24 The Plan also sets out a housing land requirement. This is larger than the housing supply target. It is the way that the Plan provides a generous supply of land so that there is choice and flexibility. Scottish Planning Policy requires the margin of generosity to be equivalent to the housing supply target plus 10% or 20%.
- 6.25 Following work with the four Councils it is considered that higher levels of generosity are justifiable where the respective area is expected to accommodate more homes, perhaps because of a policy arrangement or because recent information, such as population and household projections suggest this. The lower levels of generosity are justifiable where the respective area is expected to accommodate fewer homes, because recent information, such as population and household projections suggests this.
- 6.26 The Plan sets out a housing land requirement for all housing market areas equivalent to the respective housing supply target plus a 10% margin of generosity. In other words 10% additional land to provide for choice and flexibility. There are two exceptions to this:
- **Perth & Kinross**; here the housing supply target and the housing land requirement are identical. This is because the scale of transition to higher build rates in Perth & Kinross suggests significant, implicit generosity within the housing supply target;
 - **Dundee City**; here there is an expectation under the 2012-based household projections that Dundee City will see higher household growth than previously anticipated. Dundee City therefore has a housing land requirement of 10%, but Dundee City also continues the previous approach of being able to plan for higher build rates than Policy 4. This allows the Dundee City Local Development Plan to judge the appropriate scale of additional generosity beyond the 10% stated in the Proposed TAYplan. This will be particularly important in judging whether the projected household growth is taking place and possibly the conclusions of the subsequent 2014-based household projections, which may have been published by that time.
- 6.27 This approach reflects TAYplan's preferred option from Main Issues stage. It considers the responses at Main Issues Report stage that sought to meet all housing need and demand, to provide for a generous supply of land and to meet the new and clarified requirements set out in Scottish Planning Policy (2014) along with the practicalities of social, economic and environmental factors and issues of capacity, resources and deliverability.

- 6.28 Local Development Plans will identify the land, the specific sites that will make up this generous supply. As with the approved TAYplan (2012) Local Development Plans can identify land from a range of sources including current and future land allocations, permitted but yet to be completed homes, assumptions for windfall sites and small sites (fewer than 5 homes) and sources of specialist provision such as pitches for Gypsy and Traveller sites. The specific choice of sites will be a matter for the respective councils through their Local Development Plans as guided by the policies set out in this Plan. The sites will need to be effective or expected to become effective during the respective Local Development Plan period. Councils will monitor whether there is a 5 year effective land supply each year using their annual housing land audits.
- 6.29 The Greater Dundee Housing Market Area covers all of Dundee City Council and surrounding parts of the other three councils. It is the only cross-boundary housing market area within the TAYplan region. It is the responsibility of each Council's Local Development Plan to continue to plan for the housing land (and all other relevant matters) within their respective administrative parts of the Greater Dundee Housing Market Area.
- 6.30 At Main Issues Report stage TAYplan considered an approach to ensure a sustainable pattern of development for the Greater Dundee Housing Market Area. If housing land became non-effective in areas outwith Dundee City but in other parts of the Greater Dundee Housing Market Area, then the homes would be accommodated in Dundee City.
- 6.31 Although many respondents supported this some queried how any system would operate. It was therefore clear that an understanding of effectiveness was needed at market area level, as is already the case in all other housing market areas. Therefore each council will continue to carry out its annual housing land audit. Once completed the relevant parts covering the Greater Dundee Housing Market Area will be brought together to provide a picture of effectiveness.
- 6.32 As mentioned above Dundee City will continue to have the flexibility to plan for higher levels of house building than set out in Policy 4. This should ensure that there continues to be an effective land supply in the Greater Dundee Housing Market Area. Should there be a shortfall or any land become non-effective elsewhere in the Greater Dundee Housing Market Area, there should be a situation where there continues to be more than a 5 year effective housing land in Dundee City. This will be reviewed in the next TAYplan.
- 6.33 Policy 4 also continues to provide flexibility for exceptional cases of environmental constraint. In these cases there may be a need to share up to 10% of the housing land requirement between neighbouring Housing Market Areas within the same council. For Highland Perthshire Housing Market Area this has been amended to 15% in recognition of the unique and significant combination of environmental and landscape designations, topography, transport and access constraints and flood risk. This specifically responds to views made at Main Issues Report stage.

6.34 To assist in ensuring the delivery of development within the Core Areas, Policy 4 continues to set out a presumption against land releases in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of the Strategic Development Areas identified in Policy 4, or regeneration. This policy would work in conjunction with Policy 1 which has an approach to manage development outwith principal settlements. This does not mean that no development should take place in these areas but it is designed to prevent suburbanisation of the countryside and unsustainable patterns of travel and development.

Policy 5 Town Centres First

6.35 Policy 5 identifies a network of centres. This includes all city and town centres as well as local centres and commercial centres. Local centres tend to provide for their immediate communities and commercial centres tend to be locations of warehouse and bulky goods retail and/or commercial leisure.

6.36 Policy 5 follows the Scottish Planning Policy (2014) approach to town centres first for land uses that generate significant footfall. Therefore it applies town centre land uses of retail, commercial leisure, offices, community and cultural facilities and civic activity. Where appropriate it also applies to libraries, health and education facilities although these can often be located within the communities they serve.

6.37 The Policy continues to identify all of the city, town and commercial centres that are identified in the approved TAYplan (2012). It continues to define the regional centre (Dundee City Centre), sub-regional centre (Perth City Centre) and larger and smaller town centres. Local Development Plans can identify additional town centres and commercial centres as they see appropriate. This is particularly likely in the larger settlements such as Dundee, Perth and Arbroath. Local Development Plans can also continue to limit the land uses that can take place at commercial centres, limit the products that can be sold in particular locations, protect frontages and to put in place policies for appropriate uses on upper and ground floors.

6.38 Policy 5 specifies the identified city/town centres and also any other town and local centres identified by Local Development Plans as the first locations of choice for town centre land uses. The next most appropriate location will be on the edge of these centres.

6.39 After this the next most appropriate locations are commercial centres. Policy 5 continues to identify 4 locations as commercial centres. Local Development Plans can also identify others. Local Development Plans can specify the appropriate range of land uses that take place at these locations. However, their functions will be restricted to bulky goods and convenience retail and also to commercial leisure. These are the third sequential priority. The final location of choice will be out-of-centre locations where there is good foot, cycle and passenger transport links.

6.40 This approach reflects the conclusions of national policy thinking following considerable public debate. It also reflects the general support at Main Issues stage.

Policy 6 Delivering the Strategic Development Plan

- 6.41 Key actions for how the Plan can be delivered are set out in the accompanying the Proposed Action Programme. Policy 6 focuses on developer contributions to mitigate any adverse impact on infrastructure, services and amenities brought about by that development. The Plan recognises that in times of economic recovery, the funding and delivery of new projects is difficult and may require new financial models to assist in implementing the strategy.

Policy 7 Energy, Waste and Resource Management Infrastructure

- 6.42 The Proposed Plan sets out how to plan for a low/zero carbon future and contribute to meeting national energy and waste targets, and also prudent resource consumption. Policy 7 is specifically concerned with the ensuring that the location and impact of infrastructure needed to deliver these targets are appropriate and do not bring about unacceptable consequences.
- 6.43 As before this approach recognises the importance of co-locating surplus heat producers and users. It also recognises the implications this may have on the choices of location for businesses that need to use heat or that produce it. It also continues to set out a preferred location within or close to the Dundee and Perth Core Areas for waste/resource management infrastructure beyond that of a community or small scale. This would include existing sites at Dundee Energy Recycling Ltd (DERL) at Baldovie, Dundee and Binn Farm, Glenfarg.
- 6.44 Since the last TAYplan was prepared unconventional gas extraction (including shale gas and coal bed methane) has become a prominent issue. Views were sought at Main Issues Report stage. However, since then Scottish Planning Policy (2014) has now set out the approach. As a result there is a limited role for TAYplan and therefore the Policy recognises the need to mitigate the consequences of all gas, solid and liquid mineral extraction and to consider the same broad range of criteria previously applied to energy and waste management infrastructure.
- 6.45 Therefore, as previously the Policy includes a set of criteria that must be considered and answered when making land allocations, planning proposals or planning decisions. These have been enhanced to reflect the consideration of solid, liquid and gas minerals and also to reflect the latest changes to energy proposals in Scottish Planning Policy (2014). It is considered there is no change required to this proposed policy following recent decisions in Parliament for a moratorium on fracking. This decision now requires any such applications to be determined by the Scottish Government. It is prudent that TAYplan still set out a cautious approach to such proposals
- 6.46 The Plan has also included requirements of Scottish Planning Policy (2014) to indicate issues that affect the region's strategic capacity for on shore wind farms. This includes mapping a series of considerations and identifying potential factors that will have a strategic impact on capacity. This has a strong relationship with the policy criteria to consider cross-council boundary issues and cumulative impacts.

- 6.47 This approach reflects the feedback at Main Issues stage and considerable follow-on discussions with Scottish Government, its agencies and the four Councils regarding the interpretation and operation of Scottish Planning Policy.

Policy 8 Green Networks

- 6.48 Although many of the principles of green networks were contained in the approved TAYplan (2012) this is a new strategy. Green networks are connected green spaces both within and between our settlements. There are many green networks but TAYplan is interested specifically in those of strategic significance.

- 6.49 The Plan focuses on embedding green network thinking into all development and then specifically on the role of the Strategic Development Areas and the Dundee and Perth Core Areas in supporting this change. In particular there is an aim to join the green networks of the Dundee and Perth Core Areas north and south of the River Tay. The enhancement of the strategic network will seek to link into the Angus and Fife coastal networks, and other routes.

- 6.50 This approach reflects TAYplan's preferred option at Main Issues stage and considerable further work with local authorities and government agencies since.

Policy 9 Assets

- 6.51 How we manage our built and natural assets through landuse planning is critically important to achieving the Plan's vision. Policy 9 continues to promote the prudent consumption of resources whilst recognising their long term social, economic and environmental benefits to this generation and those of the future.

- 6.52 The policy seeks to protect finite resources. Mineral deposits of economic importance and land for a minimum supply of 10 years of aggregates should be identified through Local Development Plans. Similarly known deposits of economically important minerals, particularly those on the British Geological Survey's Risk List, should be protected from alternative forms of development. Prime agricultural land (as defined as classes 1, 2 and 3.1) and new and existing forestry continues to be protected where possible. The policy protects carbon rich soils, which are important in responding to climate change and how we use land.

- 6.53 The quality of TAYplan's natural and historic assets are a key factor in the attractiveness and quality of places. Whether this is viewed at a regional scale, individual settlements, coastline or through travelling on a main route the quality of place is of national and international importance. As such, Policy 9 sets out how assets should be protected and continue to be used responsibly.

Policy 10 Connecting people, places and market

- 6.54 The Plan seeks to protect land for infrastructure or the infrastructure itself to support a modal shift to active travel, passenger transport and to rail and sea freight. It continues to protection of port infrastructure for port related uses only. This is particularly important both for freight and cruise liner tourism but also for growth of the offshore energy sector as promoted by the National Renewables Infrastructure Plan and this Plan's Strategic Development Areas. This has also been considered in recognition of the emerging National Marine Plan.

- 6.55 The Plan also recognise nationally and regionally important infrastructure projects. Many but not all are transport infrastructure or service enhancement projects. These transport projects include those identified in the Strategic Transport Projects Review (2008) and both Regional Transport Strategies that cover the area. They also include new routes associated with the Strategic Development Areas in this Plan. This has been the result of lengthy discussions between TAYplan officers and Transport Scotland, the 4 Councils and the regional transport partnerships.

Conclusions

- 6.56 The Proposed Plan is concise and visionary. The Plan sets out the proposals and policies which are required to deliver the vision over the next 20 years. The focus is on delivering sustainable economic growth through shaping better quality places and responding to climate change. The Proposed Plan has been prepared through partnership working with the 4 Constituent Councils and the Key Agencies.
- 6.57 All policies work in conjunction and the Plan should be read as a whole.

7.0 PERIOD FOR REPRESENTATIONS

- 7.1 The statutory requirement is to have a minimum period of 6 weeks to allow representations to be made to the Proposed Strategic Development Plan. It is proposed to run an 8 week period for representations will run from 11th May until 3rd July 2015. This is the stage where people/organisations have the opportunity to support or seek changes to any aspects of the Plan.
- 7.2 The details of this period for representations are set out within the Participation Statement in the Revised Development Plan Scheme (Report SDPA05-2015: Revised Development Plan Scheme).
- 7.3 Representations should be concise and fully explain the issues that person/organisation wishes to be considered at the examination (Circular 6/2013: 'Development Planning'). There is no automatic opportunity for parties to expand their representations later in the process.
- 7.4 A standard response form will be used for representations to be made, and as with the Main Issues Report stage, TAYplan will encourage the use of online submissions to help deliver the Plan within the timescales set out in the Revised Development Plan Scheme (Report SDPA05-2015: Revised Development Plan Scheme).
- 7.5 The period for representations will close on Friday 3rd July 2015. Thereafter, it is anticipated that all representations will be grouped into issues around the policies and proposals of the Proposed Plan.

7.6 The TAYplan Project Plan, as agreed in October 2012 (Report SDPA09-2012: SDPA Project Plan Update) takes account of the possibility that modifications could be made and the consultation thereof. However, the decision on whether to modify the Proposed Plan will be for the TAYplan Joint Committee to determine in December 2015 when considering TAYplan's response to the issues raised through the representations received to the Proposed Plan.

7.7 TAYplan must submit its proposed Plan to the Scottish Ministers by 8 June 2016 in order to comply with the requirements of the Planning etc. (Scotland) Act 2006.

8.0 RESPONSE TO COMMENTS RECEIVED AT MAIN ISSUES REPORT CONSULTATION STAGE

8.1 TAYplan has prepared a note containing the comments and conclusions of the Main Issues Report consultation exercise which ran from 15 April to 27 June 2014. This is covered in The Schedule of TAYplan's Responses to Representations Received at the Main Issues Report stage (2015). It contains summaries of responses received to each question.

8.2 Regard has been had to all the representations received to the Main Issues Report in preparing the Proposed Strategic Development Plan. A TAYplan response to the responses to each question is also set out in the schedule.

8.3 Providing and publishing a response to the representations made to the Main Issues Report consultation is not a legal requirement. However, a response is provided to assist those individuals, organisations/groups etc. who responded to the Main Issues Report in considering the Proposed Plan and whether they wish to make a representation to support or seek changes to any part of the Proposed Plan.

9.0 EQUALITIES IMPACT ASSESSMENT

9.1 The purpose of an Equalities Impact Assessment is to help ensure that we do not discriminate and that, where possible, we utilise opportunities to promote equality and good relations between groups.

9.2 A draft impact assessment was undertaken alongside the Main Issues Report. This has been updated taking account of comments received as required by a number of Acts and is set out in Appendix Two to this report. The comments received have helped inform the Proposed Plan content. Comments will be sought on this assessment during the period for representations alongside the Proposed Plan.

10.0 HABITATS REGULATIONS APPRAISAL

- 10.1 A Habitat Regulations Appraisal is mandatory under the Habitats Directive which, in Scotland, is governed by The Conservation (Natural Habitats, & c.) Regulations 1994. The purpose of the Habitat Regulations Appraisal is to screen what policies or proposals may have an impact, and for those screened in, undertake an Appropriate Assessment. This assesses the impacts of the Plan against the conservation objectives and qualifying features of the relevant wildlife sites with European protection. The Assessment identifies mitigation, and this has been incorporated into the Proposed Plan. This work has been undertaken in close consultation with Scottish Natural Heritage whom will receive the appraisal for formal comments during the period for representations on the Proposed Plan. The appraisal is submitted to Ministers alongside the Proposed Plan.

11.0 BACKGROUND TOPIC PAPERS

- 11.1 Four background Topic Papers have been prepared to assist interested parties in understanding the justification for the policies and proposals set out in the Proposed Plan, as well as the comments received during the Main Issues Report stage and how these have been taken into account in the Proposed Plan.
- 11.2 The Topic Papers have been prepared following the Main Issues Report consultation to help inform and shape the Proposed Plan content at the early stage of its preparation. The Topic Papers consider the comments received during the Main Issues Report consultation and also the implications of new research, information and Scottish Government policy, particularly the publication of National Planning Framework 3 and Scottish Planning Policy (June 2014).
- 11.3 The production of such papers is not a legal requirement, but these have been published to provide the background information to the Plan and to explain how the content of the Proposed Plan has been arrived at. Copies are within the Members lounge within each Authority, within each of the 5 planning offices, and online accompanying this report.

12.0 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 12.1 A Strategic Environmental Assessment by Perth & Kinross Council (as the Responsible Authority) was undertaken at the Main Issues Report stage. This was a comprehensive and proportionate assessment. Mitigation has been built into the Proposed Plan and the Proposed Action Programme. Perth & Kinross Council as Responsible Authority, have confirmed an update of the Environmental Report at this Proposed Plan stage is not required. Perth & Kinross Council consider the Proposed Plan does not contain any new proposals that could generate further significant environmental effects which have not already been assessed and consulted upon at the Main Issues Report Stage. The Consultation Authorities have been consulted on this and have raised no issues which have not been actioned.

13.0 CONSULTATIONS

- 13.1 The Treasurer and Clerk to TAYplan, the Director of Communities Directorate, Angus Council, The 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.

14.0 BACKGROUND PAPERS

- 14.1 Circular6/2013: Development Planning, Scottish Government.
- 14.2 Scottish Planning Policy, 2014.
- 14.3 Planning etc. (Scotland) Act 2006.
- 14.4 The Town and Country Planning (Scotland) Act 1997.
- 14.5 Town and Country Planning (Development Planning) (Scotland) Regulations 2008.
- 14.6 Report SDPA09-2012: SDPA Project Plan Update, February 2012.
- 14.7 Report SDPA03-2015: Revised Development Plan Scheme, 18th February 2015.
- 14.8 Report SDPA04-2012: SDPA Project Plan Update, 18th February 2015.
- 14.9 TAYplan-wide Joint Housing Needs and Demand Assessment, December 2013.
- 14.10 TAYplan Housing Analysis Paper, February 2015.

All background papers are available through 'www.tayplan-sdpa.gov.uk'.

Pamela Ewen
Strategic Development Planning Authority Manager
Date 4th February 2015