

**TAYplan Proposed Strategic Development Plan Examination  
Report to TAYplan Strategic Development Plan Authority – 8 March 2017  
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 Vision & Transformational Projects Map	I recommend the following additional settlements be named on the map on page 5 of the plan: Blairgowrie/Rattray, Forfar, Montrose, Arbroath, Cupar and St Andrews.	2
02 Policy 1 Location Priorities – Settlement Hierarchy – Named Settlements	No modifications.	7
03 Policy 1A Location Priorities – Settlement Hierarchy – Policy Principle	No modifications.	19
04 Location Priorities – Policy 1 Part B Sequential Approach	<p>1. Policy 1B be amended to read: “Strategies, plans and programmes shall prioritise land release for all principal settlements using the sequential approach in this policy; shall prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings); and shall ensure that such land is effective or expected to become effective in the plan period, and that a range of sites is made available, as follows: [<i>continue as in Proposed Plan</i>]”</p> <p>2. The first two sentences of the third paragraph on page 13 of the plan be amended to read: “Local development plans will identify appropriate effective land that is capable of delivering this sustainable pattern of development in the plan period, whilst also considering the requirements of other policies in this plan. This will provide for a mix of development, infrastructure and green space on a range of sites.”</p>	31
05 Policy 1C Location Priorities – Outside of Principal Settlements & Settlement Boundaries	I recommend that the final sentence of the first paragraph of page 13 be amended to read: “Their boundaries should be defined and reviewed regularly through the respective local development plan.”	54
06 Policy 1 Location Priorities – Green Belts	No modifications.	70
07 Policy 2D Shaping Better Quality Places – Efficient Resource Consumption	No modifications.	80

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08 Policy 2 Shaping Better Quality Places – Whole Policy and Other	I recommend that Policy 2 Shaping Better Quality Places, Part B. Active and healthy by design, iv., b. be deleted and replaced by: <i>“b. make the best use of existing infrastructure to achieve an active travel environment combining different land uses with green space; and,”</i>	86
09 Policy 3 A First Choice for Investment – Whole Policy	1. A new final sentence be added to paragraph 2, page 22 as follows: <i>“Tourism will play a major role in the Tayplan area, as envisaged by the National Tourism Development Framework (2013).”</i> 2. Paragraph 1 on page 23 be amended with the addition of the following text as a new final sentence: <i>“Local Development Plans should have regard to the National Marine Plan, and Regional Marine Plans, where appropriate.”</i>	96
10 Policy 3D and Map 3 A First Choice for Investment – Strategic Development Areas	No modifications.	107
11 Policy 3D & Map 3 A First Choice for Investment – Cupar North Strategic Development Area	No modifications.	123
12 Policy 4 Homes – Technical & Background Assumptions	No modifications.	152
13 Annual Housing Supply Targets & Housing Land Requirements – TAYplan Level	No modifications. (However the recommendations at Issue 16 are relevant to this issue.)	167
14 Policy 4A & Map 4 Annual Housing Supply Targets & Housing Land Requirements – Angus	No modifications.	175
15 Policy 4 Homes Annual Housing Supply Targets & Housing Land Requirements – Fife	No modifications.	189
16 Policy 4 Homes Annual Housing	1. In Policy 4A the Tayplan-wide 20 year housing supply target be amended to	202

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Supply Targets & Housing Land Requirements – Perth & Kinross	<p>38,620, the 12 year housing supply target be amended to 23,172, and the 2028 to 2036 housing supply target be amended to 15,448.</p> <p>2. On Map 4, the housing supply targets and housing land requirements within Perth and Kinross, and for Tayplan as a whole be amended in accordance with the following table:</p> <table border="1" data-bbox="770 501 1908 995"> <thead> <tr> <th>Housing Market Area</th> <th>Housing Supply Target</th> <th>Housing Land Requirement</th> </tr> </thead> <tbody> <tr> <td>Perth and Kinross Part of Greater Dundee</td> <td>5</td> <td>6</td> </tr> <tr> <td>Greater Perth</td> <td>457</td> <td>540</td> </tr> <tr> <td>Kinross</td> <td>71</td> <td>84</td> </tr> <tr> <td>Strathearn</td> <td>120</td> <td>142</td> </tr> <tr> <td>Highland Perthshire</td> <td>72</td> <td>85</td> </tr> <tr> <td>Strathmore and Glens</td> <td>121</td> <td>143</td> </tr> <tr> <td>Perth and Kinross Total</td> <td>846</td> <td>1,000 (<i>i.e. no change from Proposed Plan</i>)</td> </tr> <tr> <td>Tayplan</td> <td>1,931</td> <td>2,195 (<i>i.e. no change from Proposed Plan</i>)</td> </tr> </tbody> </table> <p>3. The first paragraph on page 27 of the plan be amended to read: “Policy 4/Map 4 plan for housing supply targets of 1,931 new homes per year across the Tayplan area. This is 23,172 over the first 12 years of this plan (2016-28) and approximately 38,620 homes over the whole 20 year period.”</p> <p>4. The second paragraph on page 27 of the plan be amended to read: “The housing land requirement provides a generous land supply equivalent to at least 10% above the respective housing supply target for each housing market area. This is to ensure flexibility and choice in delivering the housing supply target. 10% is the minimum Tayplan is required to include by the Scottish Government (Scottish Planning Policy)”.</p>	Housing Market Area	Housing Supply Target	Housing Land Requirement	Perth and Kinross Part of Greater Dundee	5	6	Greater Perth	457	540	Kinross	71	84	Strathearn	120	142	Highland Perthshire	72	85	Strathmore and Glens	121	143	Perth and Kinross Total	846	1,000 ( <i>i.e. no change from Proposed Plan</i> )	Tayplan	1,931	2,195 ( <i>i.e. no change from Proposed Plan</i> )	
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	5. The final paragraph on page 28 of the plan (extending onto page 29) be deleted.	
17 Policy 4 Homes Annual Housing Supply Targets & Housing Land Requirements – Dundee City & the Greater Dundee Housing Market Area	No modifications.	229
18 Policy 4 Homes – Effective Housing Land & Areas Surrounding Perth & Dundee Core Areas	No modifications.	249
19 Policy 4 Homes – Mix of Housing Type, Size & Tenure	No modifications.	265
20 Policy 4 Homes – Environmental and Infrastructure Constraints	I recommend that Policy 4D be amended to read: 'D. have the flexibility, in serious cases of appropriately evidenced environmental or infrastructure capacity constraints that cannot be practically and cost-effectively overcome, and where no suitable alternative sites exist that are compliant with the spatial strategy of this plan, to provide for ... [ <i>continue as in Proposed Plan</i> ].'	273
21 Policy 4E Homes – Exceeding Housing Land Requirement	I recommend that Policy 4E be modified to read: "E. for Dundee City only, have the flexibility to plan for housing numbers in excess of the housing land requirement set out in Map 4."	284
22 Town Centres First	Amend paragraph 6 on page 33, with the amendment of the first sentence as follows: <i>"Community, healthcare, education and sporting facilities are best located at the heart of the communities they serve."</i>	298
23 Developer Contributions	I recommend that Policy 6 be amended to read: "To ensure suitable infrastructure is in place to facilitate new development, local development plans and/or associated timeously produced supplementary guidance should set out a policy framework for seeking developer contributions to mitigate any adverse impact on infrastructure, services and amenities brought	311

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	about by development. This may include contributions towards schools, the delivery of affordable housing, transport infrastructure and facilities (including for road, rail, walking, cycling and public transport), green infrastructure, mitigating flood risk, water supply and drainage and other community facilities ... [continue as in Proposed Plan]"	
24 Energy, Waste & Resources – Whole Policy and Other Issues	<ol style="list-style-type: none"> <li>1. Amend paragraph 3 on page 43, with the addition of a new final sentence as follows: <i>“Proposals should be justified on the basis of national objectives and the Scottish Government Heat Policy Statement (2015) on efficiency and heat generation.”</i></li> <li>2. Replace the “Waste and Resource Management Hierarchy” diagram on page 45 , with the diagram in Part 1, paragraph 1.2, Figure 3 of “Guidance on Applying the Waste Hierarchy 2012”.</li> </ol>	321
25 Energy, Waste & Resources – Wind Energy	<ol style="list-style-type: none"> <li>1. Map 7a should be amended to reflect Map 9 – Plan Options for Offshore Wind and Marine Renewable Energy and Planned Developments in Scotland of the National Marine Plan by adding an inset box to Map 7a on page 41 of the plan, illustrating the relevant extract, in the waters adjacent to the Tayplan area.</li> <li>2. Modify Map 7b with the addition of the Cairngorms National Park boundary and the Loch Lomond and the Trossachs National Park boundary, where shared with the Tayplan area boundary.</li> </ol>	332
26 Energy, Waster & Resources – Minerals	No modifications.	342
27 Policy 8 Green Networks – Whole Policy	<ol style="list-style-type: none"> <li>1. The key to Map 8, page 49, should be amended to read: <i>“Coastal Routes including National Cycle Network Route 1”</i>, and;</li> <li>2. Policy 8 Part C (iii) should be amended so that the final line would read: <i>“....., and connecting with existing routes including the National Cycle Network.”</i></li> </ol>	349
28 Managing TAYplan’s Assets	1. Part D should be amended with the addition of the following text as a new final sentence:	358

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	<p><i>“Local Development Plans should have regard to the National Marine Plan, and Regional Marine Plans, where appropriate.”</i></p> <p>2. Part A (iv) should be deleted and replaced with the following (new text in bold): <i>“protect prime agricultural land <b>or land of lesser quality that is locally important</b>, new and existing forestry areas, and carbon rich soils where the advantages of development do not outweigh the loss of this land.”</i></p> <p>3. A new final sentence should be added to Part C (i) as follows: <i>“Local Development Plans should set out the factors which will be taken into account in development management. The level of protection given to local designations should not be as high as that given to international or national designations. International, national and locally designated areas and sites should be identified and afforded the appropriate level of protection, and the reasons for local designations should be clearly explained and their function and continuing relevance considered, when preparing plans.”</i></p> <p>4. Map 9b Nature and Landscape should be modified with the addition of the Cairngorms National Park boundary and the Loch Lomond and the Trossachs National Park boundary, where shared with the Tayplan area boundary.</p> <p>5. A new paragraph 3 on page 56 be inserted as follows: <i>“The potential for the nomination of a UNESCO Biosphere Reserve on the Lower Tay will be further explored with the relevant parties.”</i></p>	
29 Policy 10 Connecting People, Places & Markets – Whole Policy	No modifications.	369
30 Policy 10 Connecting People, Places & Markets – Map 10	I recommend that Map 10 should be amended with the introduction of a new marker on the map, and a new key notation as follows: <i>“3 Proposed A90/A937 junction upgrade”</i>	378
31 Policy 10 Connecting People, Places & Markets – Rail	<p>1. Amend Map 10 page 59, by changing the notation on the key for Actions 15 and 16 to <i>“Area for Transport Appraisal”</i></p> <p>2. Amend Map 10 page 59, by changing the notation on the key for Action 18 to</p>	388

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	<i>"Potential relocation of Invergowrie rail station to Dundee West"</i>	
32 Something Else	No modifications.	400