

Issue 20a	TAYplan Spatial Strategy	
Development plan reference:	4 - Spatial Strategy, page 61-62	Reporter: Hugh M Begg
Body or person(s) submitting a representation raising the issue (including reference number):		
William Watson (00113) Susan Fraser & Alison Ramsay (00390) The Braes of the Carse Conservation Group (00391) Carse of Gowrie Sustainability Group (00788) Culdees Ecovillage (00945) Councillor Michael Barnacle (02633) Errol Park Estate (09060) George Maxwell Builders (09071) Scone Palace and Estate (09163) Stewart Milne Homes (10080)		
Provision of the development plan to which the issue relates:	Strategic Development Plan (TAYplan) Spatial Strategy	
Planning authority's summary of the representation(s):		
<p><u>TAYplan Spatial Strategy</u></p> <p>George Maxwell Builders (09071/1/001): Premature for the LDP to assume the TAYplan spatial strategy TAYplan (Core_Doc_099) will be ratified as it is still at examination. The TAYplan strategy for Dundee which limits development within Perth Area villages within the Dundee housing market area is flawed. If TAYplan Reporters reject this strategy there will be a requirement to release more short term greenfield land in the Perth sub area of the Dundee HMA. It would be more pragmatic to allow small scale development on the edges of villages like Longforgan to provide investment and new facilities, and meet deficiencies in the housing land supply. LDP recognises further development in Longforgan could be supported and act as a catalyst for improvements but this is fettered by the TAYplan aim of encouraging growth in Dundee.</p> <p>William Watson (00113/1/003): Concerned at proposals to build new housing around Perth, Scone, Oudenarde, Stanley etc. Perth already has too much traffic, air pollution and parking problems and issues such as who will buy the houses in the current market, where the jobs will be and how the infrastructure will cope have not been thought through. New building should be spread round towns such as Coupar Angus, Pitlochry, Errol and Abernethy but not close to Perth.</p> <p>Stewart Milne Homes (10080/11/001): Objected to the development hierarchy established in TAYplan (policy 1 (S4_Doc_067)). Sought its removal within all key service settlements other than Dundee and Perth Core Areas to provide equal and fair distribution of development opportunities in marketable and strategic locations and where infrastructure provision or investments allow in the remainder of the Plan area. This would help maintain sustainable service levels and range of facilities whilst also stimulating the local economy. LDP has largely adopted the TAYplan hierarchy to the detriment of strategic delivery within some key settlements e.g. Auchterarder where there</p>		

has already been significant infrastructure investment. Further development allocations should be focused on settlements like Auchterarder to ensure investments already made by the Government and the private sector continue to be sustainable.

Culdees Ecovillage (00945/1/001): Wish to create new sustainable, resilient eco villages or for existing villages to be allowed to develop so they can be self-contained.

The Braes of the Carse Conservation Group (00391/1/001); Susan Fraser & Alison Ramsay (00390/1/002); Carse of Gowrie Sustainability Group (00788/1/001) and Councillor Michael Barnacle (02633/1/024): Support the Plan as written.

Settlement Tiers

Errol Park Estate (09060/2/001): Errol was identified as a tier 3 settlement at LDP MIR (S4_Doc_352) stage but not in the proposed LDP. Irrespective of whether there are any land allocations Errol should remain a tier 3 settlement. Disagree with the TAYplan and LDP approach to stem population decline in Dundee by having minimal land allocations at Errol and the Carse. These areas have a pleasant setting within easy reach of Perth; development in this area is not solely responsible for population decline in Dundee.

Scone Palace & Estate (09163/4/014): There are a range of small settlements which would benefit from small amounts of incremental growth in line with the Housing in the Countryside policy (Core_Doc_064) which would sustain services and provide accommodation for local people. SPP (Core_Doc_048) supports this type of growth but there is a policy vacuum in the LDP for these settlements. Paragraph 4.2.2 is unclear and clarification is required as to whether the LDP restricts growth to no houses or to limited houses in non-tiered settlements.

Change to Housing Market Areas

Councillor Michael Barnacle (02633/1/029): Glenfarg should be part of the Kinross Housing Market Area as the Secondary School catchment area serving Arngask Primary School centres on Kinross High School from 2013.

Modifications sought by those submitting representations:

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George Maxwell Builders (09071/1/001): A more pragmatic approach than that in TAYplan would be to allow small scale development on the edges of villages, for example, at Longforan.

William Watson (00113/1/003): New housing should not be close to Perth but instead spread round towns such as Coupar Angus, Pitlochry, Errol and Abernethy. Numbers and locations are not specified.

Stewart Milne Homes (10080/11/001): With the exception of Perth Core Area all tiering references to other settlements within the LDP should be removed.

Culdees Ecovillage (00945/1/001): No specific modification sought but implied that there should be the opportunity in the LDP to create eco-villages or allow the expansion of existing villages so they can be self-contained.

Settlement Tiers

Errol Park Estate (09060/2/001): Errol should be identified as a tier 3 settlement in the text at LDP paragraph 4.2.1 and associated diagram.

Scone Palace & Estate (09163/4/014): Spatial strategy should clarify that the smaller settlements which are not listed in the three tiered hierarchy of settlements can now be considered as Building Groups under the Housing in the Countryside policy (Core_Doc_064).

Change to Housing Market Areas

Councillor Michael Barnacle (02633/1/029): Glenfarg should be part of the Kinross Housing Market Area.

Summary of responses (including reasons) by planning authority:

The following responses are supported by the Council's Delivering Infrastructure Background Paper (S4_Doc_440) which outlines the key infrastructure requirements and proposed timescales to deliver the strategic development areas.

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George Maxwell Builders (09071/1/001); William Watson (00113/1/003): In his findings the Reporter examining TAYplan agreed that it was central to the Plan's strategy that Dundee and Perth are supported in maintaining and building upon their present roles as the major settlements of the region in terms of population, economy, infrastructure and services. The Reporter concluded that a more dispersed pattern of development would not make the best use of existing infrastructure and would be less sustainable in terms of increased travel demands. TAYplan's emphasis on accommodating additional development in Dundee and Perth was therefore found to be justified (TAYplan examination report page 67 paragraph 2 (S4_Doc_353)). There is therefore considered no need or justification for amending the LDP strategy.

No modification is proposed to the Plan.

Stewart Milne Homes (10080/11/001): The TAYplan examination considered the issue of whether outside Dundee and the Perth Core Area tiering of other settlements should be removed. The Reporter concluded that to do so would completely undermine TAYplan policy 1 (S4_Doc_067) and would call into question the value of a regional settlement strategy. The Reporter recognised that the policy of concentrating development in principal settlements is integral to realising the vision and objectives of TAYplan and it should therefore be retained (TAYplan examination report page 68 paragraph 6 (S4_Doc_354)). The Planning etc. Scotland Act 2006 section 16(6) (S4_Doc_355) requires that the LDP is consistent with the Strategic Development Plan and the settlement hierarchy should therefore be retained.

No modification is proposed to the Plan.

Culdees Ecovillage (00945/1/001): There is provision in SPP (paragraph 85) (S4_Doc_293) for new settlements if justifiable by the scale and nature of the housing land requirement but TAYplan does not support the development of any new settlements during the lifetime of the Strategic Development Plan (TAYplan page 8) (S4_Doc_063). It is however acknowledged that the argument in the representation is for eco-villages whose primary focus would be self-containment rather than to help meet the housing land requirement. Such proposals are likely to be unique and site specific and each would need to be assessed on its own individual merits taking account of the overall LDP policy context. It is not therefore considered appropriate to include a policy in the LDP which would attempt to cover every possible proposal. Regarding the expansion of existing villages to allow them to become self-contained, the LDP land allocations have been

made in accordance with the TAYplan spatial strategy of directing most growth to the principal settlements (TAYplan policy 1 (S4_Doc_067)). Whilst the LDP supports settlements becoming more self-contained in terms of reducing the need to travel and encouraging employment closer to where people live (LDP paragraph 4.3.17 (S4_Doc_505)), it is not considered that the desire to achieve self-containment is sufficient justification to allow the expansion of a settlement which would otherwise be contrary to TAYplan and the LDP spatial strategy.

No modification is proposed to the Plan.

Settlement Tiers

Errol Park Estate (09060/2/001): The settlement hierarchy is defined in TAYplan. The question of whether Errol (S4_Doc_490), together with a number of other settlements in other parts of the TAYplan area, should be identified as tier 3 was considered at the TAYplan examination. The Reporter concluded that most of the settlements in question (Errol included) were small villages with limited service functions and limited development potential which are too small, and would remain so with any realistic level of development, to be classed as principal settlements. In any event TAYplan policy 1 (S4_Doc_067) provides for development in settlements which are outwith tiers and so such settlements are not significantly disadvantaged in comparison with listed tier 3 settlements (TAYplan examination report pages 71-72 paragraph 20 (S4_Doc_356)). The LDP must be consistent with the Strategic Development Plan and Errol should not therefore be identified as a tier 3 settlement.

No modification is proposed to the Plan.

Scone Palace & Estate (09163/4/014): Disagree there is a policy vacuum. It is acknowledged in the representation that such settlements would be assessed against Policy RD3: Housing in the Countryside (S4_Doc_418) therefore it is not considered necessary to make any amendments to paragraph 4.2.2.

No modification is proposed to the Plan.

Change to Housing Market Areas

Councillor Michael Barnacle (02633/1/029): Housing market areas are not based on school catchments. The TAYplan-wide Housing Market Area Refresh Exercise 2012 (page 40) (S4_Doc_361) carried out by the TAYplan Strategic Development Plan Authority concluded that *'the original housing market areas defined in 2001 and reinforced in 2008/09 remain robust'*. It is not therefore considered appropriate to move Glenfarg from the Perth HMA to the Kinross HMA.

No modification is proposed to the Plan.

Reporter's conclusions:

1. Section 16(6) of the Planning etc. Scotland Act 2006 requires that a local development plan must be consistent with the strategic development plan for its area. Thus, the Perth and Kinross Local Development Plan must be consistent with TAYplan which is the strategic development plan for the period 2012-2032 approved by Scottish Ministers in June 2012.
2. As a further preliminary matter, and for clarity, it is worth repeating here some essential elements of TAYplan which are relevant to the representations. Policy 1:

Location Priorities adopts a hierarchical and sequential approach. Part A states that strategies, plans, programmes and development proposals must focus the majority of development in the region's principal settlements. These are identified in a 3 tier hierarchy. Tier 1 settlements, which have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the regional economy include Invergowrie, Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, and Perth Airport. Tier 2 settlements which have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's actual development are Kinross/Milnathort, Blairgowrie/Rattray, and Crieff. Tier 3 settlements which have the potential to play an important but more modest role in the regional economy and will accommodate a small share of the region's additional development which is more about sustaining them are Pitlochry, Aberfeldy, Dunkeld/Birnam, Auchterarder, Coupar Angus, Aylth, and Newburgh.

3. Policy 1 goes on to state that local development plans may also provide for some development in settlements that are not defined as principal settlements. However, land is only to be released if development can be accommodated and supported by the settlement, and in rural areas, if such development genuinely contributes to the objectives of TAYplan and meets specific local needs or supports regeneration of the local economy.

4. Part B makes it clear that only where there is insufficient land or where the nature/scale of land use required to deliver TAYplan cannot be accommodated within or on the edge of principal settlements, and where it is consistent with Part A of Policy 1 and all of Policy 2: Shaping Better Quality Places, should the expansion of other settlements be considered.

5. The question of whether there is sufficient land identified within the local development plan to meet the requirements set out in TAYplan is considered elsewhere in this report. Where representations have been made concerning land outside of principal settlements these are dealt with on their merits.

TAYplan Spatial Strategy and Settlement Tiers

6. Policy 1: Location Priorities of the strategic development plan sets out the hierarchical and sequential approach to land allocations which forms the basis of the approach, approved by Scottish Ministers, to be adopted in land allocation in the local development plan. Accordingly, the removal of references to Tiers 1, 2 and 3 other than the Perth Core Area would destroy the essential underpinnings of the local development plan provided by TAYplan. Of the settlements referred to by the respondents, Pitlochry and Coupar Angus are identified at Tier 3. Neither Longforan, nor Errol, nor Abernethy is defined as a principal settlement. The merits of proposed land allocations in these settlements to which objections have been taken are dealt with elsewhere in the report.

7. With respect to the proposed "eco-village" no specific modification to the plan is sought. However, a proposal for a development generating an estimated 174.5 jobs whether at Boreland Farm in countryside at Fearnan, or elsewhere, is likely to require the submission of a planning application. Should one emerge, along with any supporting documentation, the council will be in a position to assess the merits the proposal against the terms of the development plan and any other material considerations.

8. Policy RD3: Housing in the Countryside, as its title suggests, applies to proposals for development outwith settlement boundaries. The issues of settlement boundaries and housing in the countryside more generally is dealt with elsewhere in the report. In all cases the policy framework provided by the requirements of the development plan – TAYplan and the Perth and Kinross Local Development Plan when adopted - will apply.

9. It would not be appropriate for the delineation of housing market areas to be determined by school catchment areas. Moreover, recent research by the Strategic Development Plan Authority has found that the housing market areas identified in TAYplan remain robust.

Reporter's recommendations:

No modifications.